City of Palm Springs

Development Services Department
Planning Division
3200 East Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8245 • Fax: (760) 322-8360 • Web: www.palmspringsca.gov

August 2, 2021

Megan Kirkeby Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Subject: City of Palm Springs Draft 2021-2029 Housing Element

Dear Ms. Kirkeby:

We are pleased to submit a draft of the 2021-2029 City of Palm Springs Housing Element for review. This Housing Element describes the City's plan for addressing the housing needs of its current and future residents through May 15, 2029. Palm Springs is committed to working with the California Department of Housing and Community Development to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions. As demonstrated in the Housing Production Needs and Resources section of the Housing Element, the City has vacant land zoned to meet the needs of residents at all income levels.

We look forward to hearing from your office. Please do not hesitate to contact me at (760) 323-8245 or flinn.fagg@palmspringsca.gov with any questions regarding the draft.

Sincerely,

Flinn Fagg, AICP
Development Services Director

Attachment:
City of Palm Springs Draft 2021-2029 Housing Element

HOUSING ELEMENT

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SETTING THE CONTEXT

INTRODUCTION

Palm Springs' 2021-2029 Housing Element is the City's official plan for addressing the housing needs of its residents and workforce. It is the City's framework of goals and policies that guide future decisions and priorities with respect to housing. It also provides a detailed and practical approach, setting forth programs for meeting existing and future housing needs for residents of all income levels, abilities, and special needs.

Palm Springs is a truly unique community, one that was forged from its history and culture, natural desert environment, role as a tourist and year-round destination, and aspiration and values. Palm Springs's housing element sets forth programs that:

- Identify actions that make available adequate sites, with appropriate zoning and development standards and services and facilities to accommodate its housing needs;
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households;
- Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing for all income levels and for people with disabilities;
- Conserve and improve the condition of the existing affordable-housing stock;
- Preserve for lower income households the assisted housing developments at-risk of conversion to market-rate, which may include ways to mitigate the loss of housing; and
- Promote and affirmatively further fair housing opportunities throughout the community for all persons consistent with its commitment to social justice and equity.

The following describe the legal context, related planning efforts, and public engagement program for the housing element.

LEGAL 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—as 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 its housing need as established by the City, regional government, and the State of California.

Requirements for the content of the housing element are found in Article 10.6 of Chapter 3 of Planning and Zoning Law, commencing with Government Code Section 65580. The housing element is the most complex of the general plan elements, the only element required to be completely updated on a fixed schedule, and the only one subject to receiving a letter of compliance from the state of California.

State law prescribes the scope and content of the housing element. Pursuant to Section 65583 of the Government Code, the housing element contains five basic parts:

- Analysis of demographic, social, and housing characteristics; special housing needs; and current and future housing needs due to population growth, demographic change, and other considerations.
- Analysis of potential governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities, and programs to address actual constraints.
- Inventory of resources available to address the city's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs.
- An evaluation of the varied accomplishments with respect to housing production and assistance from the prior housing element and discussion of findings from public engagement venues on the future of housing in the city.
- Goals, policies, and implementation programs to address the development, improvement, and conservation of housing to meet current and future needs of residents and workforce in the community.

The housing element has been structured to address each of the requirements in state law, including new legislation enacted since the previous housing element was adopted by the City.

RELATED PLANS AND PROGRAMS

The City's 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 is 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" (2020) identifies housing and community development needs for lower- and moderate-income households. The "Analysis of Impediments to Fair Housing Choice" (2019) ensures that policies, procedures, and programs are in place to affirmatively further fair housing. The housing element builds on these plans, and its goals, policies, and programs are consistent with applicable federal and state law.

Regional Housing Needs Assessment

State housing element law requires the Southern California Association of Governments to determine the amount of housing needed in its region and allocate the housing production 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, infrastructure, and services are available to facilitate housing production commensurate with assigned need. Palm Springs' housing element sets forth goals, policies, and programs to address its share of the region's housing need.

General Plan Consistency

State law requires that general plans contain goals and policies that are internally consistent within each element and the general plan. For example, policies within the housing element must be consistent with one another and other elements, including the land use element, circulation elements, safety element, and others. 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 goals, policies, and programs. The General Plan update also includes an update to the safety element to incorporate climate change, resiliency, and environmental justice.

PUBLIC OUTREACH AND ENGAGEMENT

State law requires that local governments make a "diligent effort" to achieve participation by all segments of the city in the development of the housing element. Palm Springs solicited input from the public throughout the process—during development of the draft element, public review of the draft element, and the adoption process. These opportunities allowed the community to provide valuable input.

The City's program for participation is listed below and described later in the program evaluation of the housing element.

- **ConPlan and AI**. In 2019/2020, the City prepared two studies mandated by the federal government that address the needs of low- and moderate-income households and special needs groups and fair housing needs. Each planning effort included broad public engagement in accordance with the City's adopted Citizens Participation Plan.

- **General Plan Outreach**. The General Plan update occurred concurrently with the housing element. It included a general plan steering committee, community surveys, road shows, and public workshops, among others. These venues provided opportunities for participants to shape the City's vision; land use plan, including housing sites; and other related matters.

- **Consultations**. Direct consultations occurred with a wide range of stakeholders, residents, and neighborhoods, including those historically underrepresented (e.g., Demuth Park and Desert Highlands). Consultations also occurred with the Agua Caliente Band of Cahuilla Indians. These consultations helped identify housing sites, refine goals and priorities, and draft programs for the housing element.

- **Public Hearings**. The Planning Commission and City Council were briefed on new housing legislation early in the process. The Affordable Housing Subcommittee of the City Council also provided formative direction. Elected bodies reviewed the draft housing element prior to its release to the Department of Housing and Community Development. Adoption hearings were also duly noticed for the public.

The final 2021-2029 Housing Element was adopted by the City Council on month, date, year.

COMMUNITY PROFILE

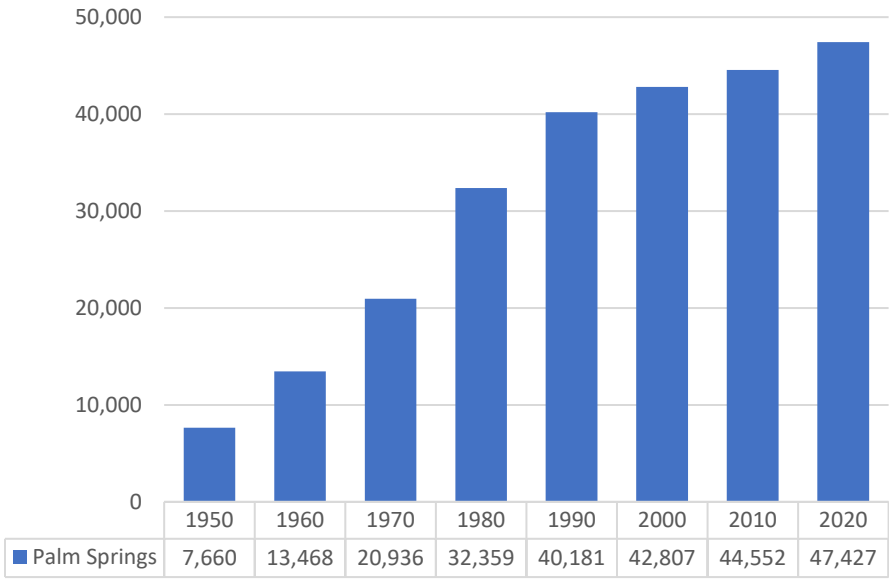
The community profile provides the context that informs the goals, policies, and programs for meeting the city's housing needs. This section describes housing needs in Palm Springs, focusing on demographics, housing characteristics, special needs groups, and housing that is available for meeting the city's housing needs.

DEMOGRAPHIC PROFILE

Population Growth

As of 2020, Palm Springs' year-round population is 47,427 residents, according to the Department of Finance. Historically, the city's population has increased by 5,000 to 10,000 persons every decade since the 1950s, but since 1990, the population has increased at a much slower rate (Figure 3-1).

While the census does not estimate the Palm Springs seasonal population, local reports estimate that the population swells to almost 75,000 residents during the winter. Many seasonal residents and snowbirds also rent or occupy timeshares, resort condominiums, or second homes during the winter season.



Source: California Department of Finance

Figure 3-1 Palm Springs Population Growth, 1950–2020

Population Characteristics

Palm Springs has experienced gradual changes in racial and ethnic composition over the past decade. As shown in Table 3-1, White residents compose the majority of residents (61 percent), and Hispanics are the second largest group at 28 percent. Since 2010, notable trends include a 9 percent decline in African Americans and double-digit increases in other minority groups.

As a resort-retirement community, Palm Springs has a very low ratio of children to adults. As shown in Table 3-1, almost two-thirds of its residents are middle age and seniors. Of particular note, seniors 65 years and older made up the majority of population growth since 2010. In 2018, many senior residents are age 75 years and older. As a result, the median age of Palm Springs residents, at 55 years, is among the highest in California.

Table 3-1 Population Trends, 2010–2018

Race/Ethnicity	2010		2018		Pcnt Change in Residents
	No. of Residents	Percent	No. of Residents	Percent	
Total Population	44,552	100%	47,525	100%	7%
+ White	28,313	64%	28,871	61%	2%
+ Hispanic	11,286	25%	13,225	28%	17%
+ African American	1,850	4%	1,686	4%	-9%
+ Asian	1,977	4%	2,356	5%	19%
+ Other	1,126	<3%	1,387	3%	23%
Age Groups					
+ 0–17 (children & youth)	6,124	14%	5,871	12%	-253
+ 18–24 (college age)	2,573	6%	2,610	5%	37
+ 25–44 (young adults)	8,625	19%	8,456	18%	-169
+ 45–64 (middle-age)	15,419	35%	15,798	33%	379
+ 65+ (seniors)	11,811	27%	14,790	31%	2,979
Median Age	51.6		54.8		

Source: U.S. Census, 2010; American Community Survey 2014-2018.

Each age group tends to have different housing needs. Generally, college-age adults ages 18 to 24 desire affordable rental options. Adults between ages 25 and 44 look for more affordable housing options. Middle-age adults look for larger single-family homes that can accommodate families, while seniors may wish to downsize into smaller single- or multiple-family developments.

Household Characteristics

A household is defined as all members living in the same home. The Census Bureau defines two basic types of households: family and nonfamily. Family households refer to related persons living in the same home. Nonfamily households refer to single-persons or unrelated individuals living together in the same housing unit. These distinctions have general implications for housing need.

Since 1990, family households declined 54 percent to 38 percent in 2010, before increasing to 43 percent by 2018. The overall decline is due to the aging of the population and emergence of Palm Springs as a retirement destination, but the recent reversal is due to changes in the census, which now includes same-sex married couples in the category for family households.

Single persons remain the most common type of household (Table 3-2). Over the past eight years, the number of one-person households increased while larger households (typically families with children) with five or members declined. These trends are due to aging residents, where the entire increase in householder by age was in the 65 years and above group. As a result, the city has the one of the lowest average household sizes in California.

Table 3-2 Household Trends, 2010–2018

Household Type	2010		2018		Pct Change in Hhlds
	Nos. of Hhlds	Percent	Nos. of Hhlds	Percent	
Households	22,746	100%	23,719	100%	4%
+ Family Households	8,865	38%	10,218	43%	18%
- with own children	2,891		2,560		
+ Single Persons	10,006	44%	10,663	45%	7%
+ Unrelated Individuals	4,075	18%	2,838	12%	-30%
Household Size					
+ One Person	10,006	44%	10,663	45%	7%
+ Two to Four	11,624	51%	12,088	51%	4%
+ Five or More	1,116	5%	968	4%	-13%
Householder Age					
+ Less than 35 years	2,422	11%	2,141	9%	-12%
+ 35 to 64 years	12,107	53%	11,873	50%	-2%
+ 65 years and older	8,217	36%	9,537	41%	16%
Average Household Size	1.94		1.98		

Source: U.S. Census, 2010; American Community Survey, 2014-2018.

Employment

Palm Spring residents are employed in a variety of occupations that influence the income (discussed later) and type of housing that residents can afford. As shown in Table 3-3 and described below, the City's occupational profile is mostly either higher or lower median earnings. There are generally fewer moderate-income earning occupations than would be expected. Retirees are not included in the following statistics.

The primary occupational group is management, business, science, and arts occupations, composing 38 percent of all occupations. The median earnings vary significantly depending on full-time/part-time status. Full-time employees earn upwards of $88,100 annually. The prevalence of arts and community services jobs in this category reduces its median earnings. Many of the other occupations' earnings exceed $100,000.

The two next largest categories of occupations held by Palm Springs residents are services and sales/office, which make up 27 and 22 percent of all jobs, respectively. Earnings range from $21,000 to $50,000 annually depending on occupation and full-time status. The last two categories—production/transportation/material moving and natural resources/construction/maintenance—total 13 percent of all jobs and have median earnings of $27,000 to $44,000.

Table 3-3 Occupations and Annual Earnings

Occupations	Total Part- & Full-Time	Percent of Occupations	Median Earnings (rounded $1,000s)
All Occupations	19,536	100%	
Management, business, science, and arts occupations	7,457	38%	All jobs: $68,000 FT only: $88,100
Services (healthcare support, food prep, bldg. maintenance, personal care)	5,244	27%	All jobs: $21,100 FT only: $26,400
Sales and office occupations (including administrative support)	4,342	22%	All jobs: $30,200 FT only: $49,000
Production, transportation, and material-moving occupations	1,360	7%	All jobs: $27,300 FT only: $33,300
Natural resources, construction, and maintenance occupations	1,133	6%	All jobs: $34,000 FT only: $44,100

Source: American Community Survey, 2014-2018. Tables B24011; B24021.

Household Income

Palm Springs residents have a median household income of $50,000, up slightly since 2010. Therefore, in comparison with the region, Palm Springs' median household income is about 79 percent of the county median income. The household income profile generally shows that approximately 50 percent of households have incomes below $50,000, 25 percent have incomes from $50,000 to $100,000, and 25 percent have incomes that exceed $100,000.

Though the Census Bureau does not track inflation-adjusted income over time, many of the number of households in an income category have remained relatively constant in size. Others have recorded significant change, such as a 15 percent decline in the $25,000 to $34,999 and 16 percent decline in the $35,000 to $49,999 household income brackets. Of note, there was also a 35 percent increase in the $100,000 to $150,000 income bracket and 24 percent increase in the $150,000-plus income bracket.

As expected, the median income of households differs by tenure. According to the 2018 American Community Survey (ACS), renter households earned a median income of about $34,000; homeowners earned $66,000 annually, or almost twice the median household income of renters. Altogether, 12 percent of families in Palm Springs live in poverty. Table 3-4 summarizes household incomes in Palm Springs and changes since 2010.

Table 3-4 Household Income, 2010–2018

Household Income	2010		2018		Change in Nos. Hhlds
	Total Hhlds	Percent	Total Hhlds	Percent	
Total Households	23,357		23,719		
+ Less than $15,000	3,142	13.5%	3,052	12.8%	-3%
+ $15,000 to $24,999	3,081	13.2%	3,057	12.9%	-1%
+ $25,000 to $34,999	3,180	13.6%	2,683	11.3%	-16%
+ $35,000 to $49,999	3,499	15.0%	2,983	12.6%	-15%
+ $50,000 to $74,999	3,561	15.2%	3,864	16.3%	9%
+ $75,000 to $99,999	2,371	10.2%	2,269	9.6%	-4%
+ $100,000 to $149,999	1,938	8.3%	2,616	11.0%	35%
+ $150,000 or more	2,585	11.1%	3,195	13.5%	24%
Median Household Income	$44,731		$50,361		
Percent of County Median	77%		79%		

Sources: U.S. Census, 2010; American Community Survey, 2014-2018.

The State of California, Department of Housing and Community Development (HCD), analyzes household income according to different categories relative to the county median family income (CMFI). These categories are: extremely low, very low, low, moderate, and above moderate. Extremely low and very low income are often combined into one category, very low. The three low income groups are often considered "lower" income.

Table 3-5 shows the number and percentage of households by income and tenure in Palm Springs. Among renters, households are equally distributed among income groups, except for moderate and above moderate income renters (39 percent). Among owners, the households are generally distributed equally except above moderate income households, which comprise 50 percent.

Household income differs among different race and ethnic groups. Not controlling for household characteristics (such as householder age, retiree status, number of household members, or type) Asians have the highest median household income, followed by Whites, Blacks, and Hispanics. With regard to persons living in poverty, approximately 16 percent of Asians and Whites live in poverty, and about 26 percent of Hispanics and Blacks.

Table 3-5 Households by Income Category

Household Income[1]	Renter Hhlds	Owner Hhlds	Total Hhlds	Percent of Total
Total Households	9,690 (100%)	13,870 (100%)	23,560	100%
+ Extremely Low	2,020 (21%)	1,375 (10%)	3,395	14%
+ Very Low	1,900 (20%)	1,255 (9%)	3,155	13%
+ Low	1,965 (20%)	1,925 (14%)	3,890	17%
+ Moderate	1,480 (15%)	2,355 (17%)	3,815	16%
+ Above Moderate	2,330 (24%)	6,960 (50%)	9,290	39%
Household Income Characteristics[2]	**Income Profile by Race and Ethnicity**			
	White	**Hispanic**	**Asian**	**Black**
+ Median Household Income	$51,000	$38,000	$59,000	$43,000
+ Percent of Residents in Poverty	16%	26%	16%	27%

Sources: 1. Comprehensive Housing Affordability Strategy, 2013-2017; 2. American Community Survey.
Notes:
Extremely low income: defined as earning 30 percent or less of the CMFI
Very low income: defined as earning between 31 and 50 percent of CMFI
Low income: defined as earning 51 to 80 percent of CMFI
Moderate income: defined as earning 81 to 120 percent of CMFI
Above moderate income: defined as earning more than 120 percent of CMFI

HOUSING PROFILE

This section describes and analyzes housing characteristics and trends to provide a basis for assessing the match between the demand and supply of housing in Palm Springs. These include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership.

Housing Growth

Palm Springs has 36,012 housing units as of 2020. This does not include the significant inventory of accessory dwelling units in the community. From 2010 to 2020, the city experienced modest housing growth, averaging 250 new units built annually (Table 3-6). Of that increase, 85 percent were single-family detached units. Looking forward, the City has approved a significant number of applications for housing development that total approximately 2,262 single-family and condominium units.

Over the decade, there has been a minimal increase in attached single-family units, smaller two- to four-unit projects, and projects with five or more units (typically apartments). These types of housing units typically are more affordable to middle income persons. The City has recognized this imbalance and, in 2019, adopted a program to facilitate and encourage production of these housing types. This housing element also contains policies and programs to support the construction of these types of housing products in the city.

Table 3-6 Housing Growth, 2010–2020

	Housing Units			
Unit Type	**2010**	**Percent**	**2020**	**Percent**
Total Units	34,794	100%	36,012	100%
1 unit detached	12,665	36%	13,706	38%
1 unit, attached	8,410	24%	8,504	24%
2 to 4 units	2,905	8%	2,931	8%
5 or more units	8,667	25%	8,724	24%
Mobile home	2,147	6%	2,147	6%
Housing Types				
Single-Family	21,075	61%	22,210	62%
Multiple-Family	11,572	33%	11,655	32%
Other	2,147	6%	2,147	6%

Source: Department of Finance, 2010-2020.

Housing Types

Palm Springs offers diverse housing stock consisting of single-family homes, condominiums/townhomes, apartments, and mobile homes. The following provides a brief description and illustrations of the primary types of housing in the community.

Single Family Homes

Single-family housing is the predominant type in Palm Springs. Single-family homes range from smaller, 1,000-square-foot homes to homes in affluent areas that are 10,000 square feet or more. Approximately 22,210 homes are single-family residential units.





Condominiums

Palm Springs has an extensive inventory of 13,511 condominiums, comprising nearly one-third of all homes in Palm Springs. Condominium projects come in multiple styles, from single-story flats to multistory complexes, and are also owned as second homes. These numbers do not include resort condominiums.





Apartments

Apartments are the most common rental housing product, totaling 7,251 units or 17 percent of homes in Palm Springs. Apartments come in many styles and product types, including a mix of garden-style projects, low-rise apartment projects, mixed residential-commercial use, live-work, and other styles.





Manufactured Housing and Accessory Units

Palm Springs has 11 mobile home parks, with a total of 2,147 mobile home units, or 6 percent of the city's entire housing stock. Two of the mobile home parks are resident owned; the remainder are not. Manufactured (micro) homes are provided in mobile home parks.

In addition, Palm Springs has about 860 accessory dwelling units and casitas that are built in existing single-family neighborhoods. These types of units are built as detached or attached units, typically one story in height, and dispersed in different neighborhoods.





Housing Characteristics

As of January 2020, approximately 47 percent of all homes in Palm Springs are single-family homes, with a considerable share being attached units. Multiple-family housing composes 47 percent of homes, and mobile home units compose 6 percent.

Table 3-7 describes the key characteristics of single-family, condominiums, and mobile homes. Similar data are not available for apartments, which are tracked in a different manner.

- **Bedrooms**. Single-family homes are predominantly two- and three-bedroom units, larger than condos or apartments (which are predominantly one- or two-bedroom units). The vast majority of mobile home units have two bedrooms.
- **Lot Sizes**. Single-family homes have significantly larger lot sizes compared to mobile homes and condominiums. This is a function of the type of development and the minimum density and lot sizes required by the zoning code.
- **Unit Size**. Single-family homes are the largest housing type; 75 percent are larger than 1,600 square feet, and the median is 2,030 square feet. Condos average 1,000 square feet or smaller and are slightly smaller than mobile homes.

Table 3-7 Characteristics of Housing Sold in 2019

Characteristics	Housing Units by Type		
	Single Family	Condos	Mobile Homes
Bedrooms			
+ 1 or less	--	24%	10%
+ 2 beds	13%	57%	76%
+ 3 beds	56%	19%	14%
+ 4 or more	32%	--	--
Lot Size (in square feet)			
+ 1st Quartile	8,276	871	N/A
+ 2nd Quartile	10,454	1,307	N/A
+ 3rd Quartile	12,197	2,178	N/A
Unit Size (in square feet)			
+ 1st Quartile	1,584	854	1,000
+ 2nd Quartile	2,030	1,188	1,344
+ 3rd Quartile	2,649	1,501	1,450

Sources: Redfin, 2019-2020.

Housing Tenure

An appropriate number of ownership and rental opportunities is essential to attract and retain Palm Spring residents. As of 2018, homeowners comprise 61 percent of households (14,371 households). The homeownership rate is highest in single-family homes and mobile homes. Given the production of single-family homes and condominiums over the past decade (and limited apartment construction), homeownership rates are increasing.

As a resort community, Palm Springs has a number of visitors each year who stay in vacation homes during the summer or winter months in addition to the many who own second homes. The City has registered approximately 2,000 short-term rentals that are used for recreational purposes. The City has passed and amended ordinances that prohibit accessory dwelling units and apartments from being used as short-term rentals so as to maintain a sufficient supply of affordable rental housing in the community.

Vacancies are a key driver of the rent and sales price of housing. The vacancy rate reflects the balance between the demand for housing and the availability of housing. Typically, a vacancy rate of 5 to 6 percent for rentals and 1.5 to 2 percent for ownership housing is optimal, offering a variety of choice and price competition. In 2018, 4 percent of ownership units and 10 percent of rentals were vacant, according to the California Department of Finance.

Table 3-8 details changes in housing tenure in Palm Springs housing stock between 2010 and 2018.

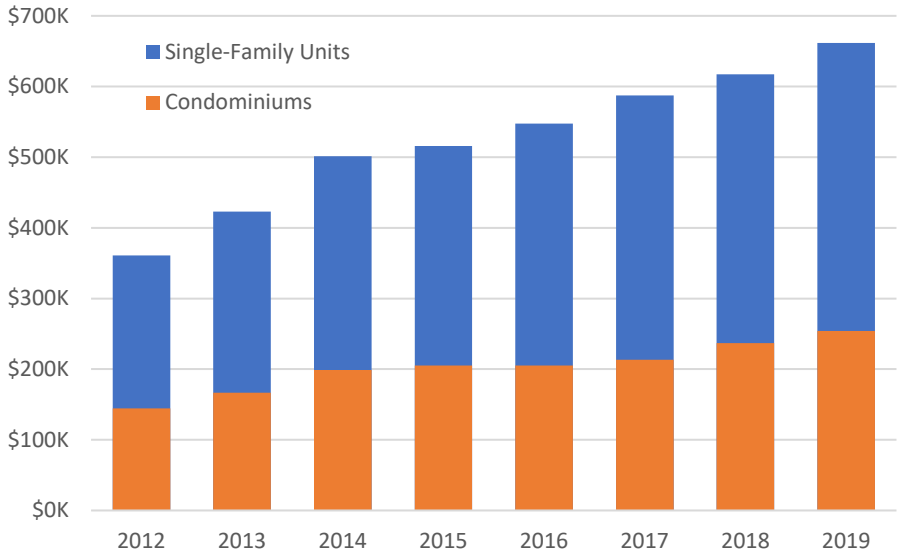
Table 3-8 Housing Tenure, 2010–2018

	2010		2018	
	Number	Percent	Number	Percent
Total housing units	34,794	--	37,434	--
Occupied housing units	22,746	--	23,719	--
Owner occupied	13,349	59%	14,371	61%
Renter occupied	9,397	41%	9,348	39%
Vacant housing units	12,048	35%	13,715	37%
+ Seasonal or recreational use	8,151	23%	10,258	27%
Homeowner Vacancy Rate	6.7	--	4.0	--
Rental Vacancy Rate	15.5	--	10.4	--

Sources: U.S. Census, 2010; American Community Survey, 2014-2018.

Housing Prices

Palm Springs has seen a dramatic increase in home prices. As shown in Figure 3-2, the median sales price increased 83 percent for a single-family home and increased by 75 percent for condominiums from 2012 to 2019. Housing prices increased more than six times the change in median household income.



Source: Redfin

Figure 3-2 Palm Springs Median Housing Price, 2012-19

Table 3-9 displays median home prices in Palm Springs as of 2019/2020. Single-family homes sold for a median price of $675,000, and condos sold for a median price of $255,000, with variations according to the size of home. Mobile homes are the most affordable housing option, with a median sales price of $135,000.

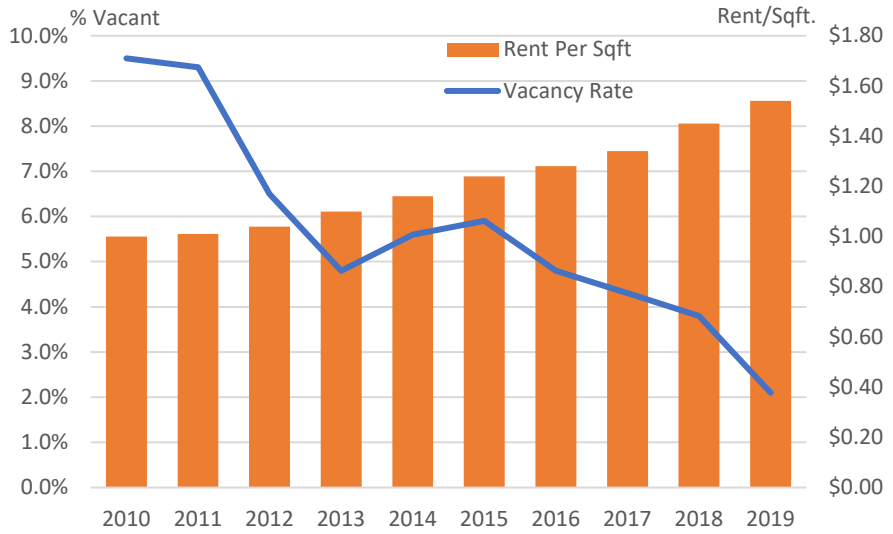
Table 3-9 Existing Home Prices, 2019-2020

	Housing Sales Price		
Size	Single-Family	Condos	Mobile homes
Median Price	$675,000	$255,000	$135,000
1 bedroom	N/A	$136,500	$125,000
2 bedrooms	$547,500	$279,500	$145,000
3 bedrooms	$650,000	$355,500	N/A
4 bedrooms	$849,000	N/A	N/A

Source: Redfin 2019-2020.

Apartment Rents

Apartment rents increased more than 50 percent during the 2010s. As shown in Figure 3-3, asking rents remained low because the vacancy rate was high, but rents began increasing with falling vacancy rates. Compared to household income, asking rents rose five times faster than changes in the median household income.



Source: Costar

Figure 3-3 Palm Springs Apartment Rents, 2010–2019

As of 2020, the median apartment rent ranged from $915 for a studio unit to $1,500 for a three-bedroom unit (Table 3-10). Of the 31 apartment complexes surveyed, only 2 offered three-bedroom units. As listed later in this element, about half of the publicly assisted apartments in Palm Springs offer three-bedroom units.

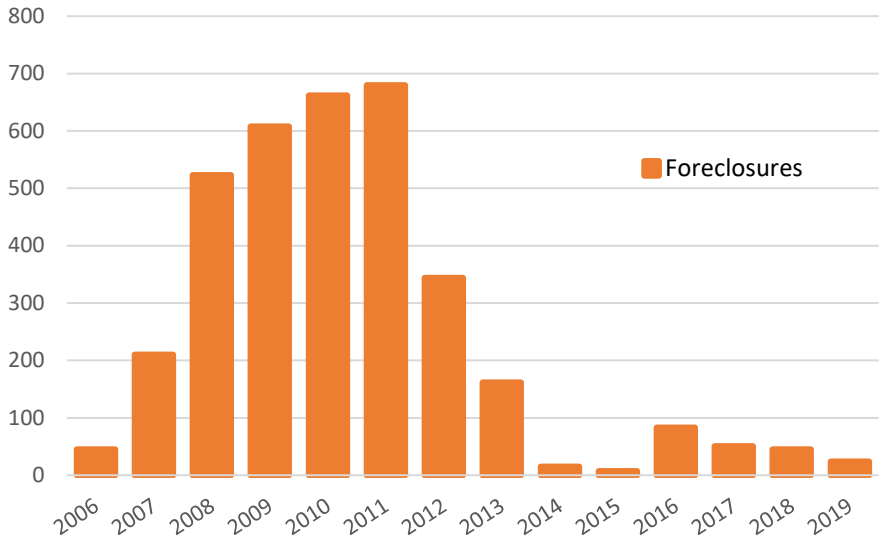
Table 3-10 Apartment Rents, 2020

	Apartment Survey		
Size	**# Properties**	**Quartile Range**	**Median Rent**
Studio	6	$907 – $1,019	$915
1 bedroom	23	$1,040 - $1,310	$1,150
2 bedrooms	28	$1,228 – $1,552	$1,350
3 bedrooms	2	$1,368 – $1,653	$1,500
4 bedrooms	0	N/A	N/A

Source: Costar 2020.

Housing Foreclosures

Foreclosures are a key indicator of Palm Springs' housing market. During the 2008 to 2011 recession, foreclosure rates soared, with the number of annual foreclosures 10 times higher than in prerecession years (Figure3-4). Palm Springs, like many cities in the Coachella Valley, adopted a number of programs to reduce the number of foreclosures and rehabilitate foreclosed homes.



Source: Southern California Association of Governments

Figure 3-4 Palm Springs, Foreclosures, 2006–2019

As the market began to recover in 2012, foreclosures declined. Since then, the median value of single-family homes has risen 75 to 85 percent. The recovery in home values, strong job growth, and refinancing of mortgages to historic low rates has virtually ended recent memory of the foreclosure crisis in Palm Springs. This is evidenced in part by the doubling in the value of residential alterations and additions since 2010.

As of 2020, the prevalence of "seriously underwater" properties is very low in Palm Springs, according to ATTOM Data Solutions. A seriously underwater property is one in which the loan to value ratio is 125 percent or above, meaning the property owner owes at least 25 percent more than the market value of the property. As of 2019/2020, however, only 3.5 percent of residential properties in Palm Springs are considered seriously underwater.

Housing Affordability

Housing affordability is an important policy issue for communities. 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.

HCD is the state agency responsible for reviewing housing elements and assessing the need for housing assistance. HCD and the Regional Housing Needs Assessment use the same four household groups based on their income level—specifically very low, low, moderate, and above moderate. A household should not pay more than 30 to 40 percent of gross income for housing costs; otherwise, the housing is considered not affordable.

Table 3-11 compares the maximum housing price and rent that could be afforded by households for each of the four income ranges. It should be noted, however, that the table refers to the maximum income of households within each income group. As a result, households in the lower end of an income group may be unable to afford the maximum home price or rent shown for that group.

Table 3-11 Housing Affordability

Income Level Category	Percentage of County MFI	Maximum Household Income[1]	Maximum Affordable Price[2]	Maximum Affordable Rent[3]
Extremely Low	Less than 30%	$26,200	$106,000	$505
Very Low	31% to 50%	$37,650	$156,000	$791
Low	51% to 80%	$60,250	$262,000	$1,356
Median	100%	$75,300	$335,000	$1,732
Moderate	81% to 120%	$90,350	$409,000	$2,108

Source: https://www.zillow.com/mortgage-calculator/house-affordability/.
Notes: Figures are estimated and will vary slightly depending on project specifications.
Assumptions:
1 Household size of four persons. 2020 maximum income limits are established by the California Department of Housing and Community Development according to median family income (MFI).
2 Assumes 30-year loan, 3.5% interest rate, 1.2% property tax, $25,000 downpayment, and $250 monthly debt, Debt-to-income ratio is 36%, though certain loans allow higher DTIs, such as FHA (43%) and VA (41%).
3 Rental payment is assumed at no more than 30% of income since rent is not tax deductible. Assumes total utility allowance of $150 monthly, which is deducted to arrive at the maximum monthly rent.

Housing Affordability by Income Level

The following summarizes the affordability of housing based on the housing price and rental surveys (summarized in Tables 3-9 and 3-10) and the affordability assumptions in Table 3-11.

Very Low Income (0 to 50 percent AMFI)

Very low income (VLI) housing is affordable to households earning up to 50 percent of the area median family income (AMFI). Extremely low income (ELI) refers to up to 30 percent of AMFI. A four-person VLI household can afford a home priced at up to $156,000 and an apartment for $791 per month. ELI households can afford a home priced at $106,000 and apartment rent of $505. Based on housing surveys, no ownership units of any type are affordable except mobile homes. No apartments, except publicly subsidized units, are affordable to VLI and ELI households. However, accessory dwellings are affordable to this income group.

Low Income (51 to 80 percent AMFI)

Low income (LI) housing is affordable to households earning 51 to 80 percent of the AMFI. For a four-person household, this percentile translates into a home that is priced at up to $262,000 and apartment rent of $1,356 per month. Though a low income household could not afford the median priced single-family home, condo, or townhome, they could afford most mobile home units as well as the median apartment rent for two-bedroom units in the city. The City has some of the more affordable apartments in Riverside County, even for luxury apartments. Accessory dwelling units are also affordable to this income group.

Moderate Income (81 to 120 percent AMFI)

Moderate income (MI) housing is affordable to households earning 81 to 120 percent of the AMFI. For a four-person household, this translates into a single-family home priced at up to $409,000 and an apartment renting up to $2,108 per month. At these levels, a moderate income household could afford a limited number of existing condominiums, but townhomes and single-family homes remain unaffordable. All mobile home units are affordable to moderate income households. A moderate income household could readily afford the broad range of apartment rents for two- or three-bedroom units in the community.

Housing Overpayment and Overcrowding

The mismatch between household income and housing costs typically results in two problems: overpayment and overcrowding. Households spending too much for housing have limited income left for other basic necessities of life. To avoid paying too much for housing, households may double up with others. This may lead to overcrowding, traffic and parking shortages, increased wear and tear on a home, and undesirable and unhealthful living conditions.

Housing overpayment refers to a household that pays more than 30 percent of its gross income for rental or ownership costs. According to the Census Bureau, 56 percent of renters and 35 percent of homeowners overpay for housing in Palm Springs. Half of these owners and half of these renters spend more than 50 percent of their income for housing, which is considered "severe overpayment." This is much more prevalent among lower income households (see Table 3-12).

Housing overcrowding refers to a situation where a household has more members than habitable rooms in a home. Habitable rooms exclude halls, kitchens, bathrooms, and other nonhabitable rooms. The 2014-2018 ACS reports overcrowding in 3.5 percent (828) of all units in Palm Springs. Of these 828 units, 667 are renter occupied and 161 are owner occupied. These rates of overcrowding are very low and reflect the very small household size in Palm Springs.

Table 3-12 Housing Problems

		Household Overpayment			
Household Tenure	**Units**	**None**	**Moderate**	**Severe**	**Total**
Renters	9,348	37%	27%	29%	100%*
Owners	14,371	63%	18%	17%	100%*
Total	23,719	53%	21%	22%	100%*
		Household Overcrowding			
Household Tenure	**Units**	**None**	**Moderate**	**Severe**	**Total**
Renters	9,348	93%	5%	3%	100%
Owners	14,371	99%	1%	0%	100%
Total	23,719	97%	2%	1%	100%

Source: American Community Survey, 2014-2018.

Notes:
Moderate overpayment refers to households spending 30% to 50% of income on housing
Severe overpayment refers to households spending more than 50% of their income for housing.
Moderate overcrowding refers to a housing unit with an average of 1.0 to 1.5 persons per habitable room.
Severe overcrowding refers to a housing unit where there are 2.0 or more persons per habitable room.

Housing Condition

Palm Springs strives to ensure that neighborhoods provide a safe and healthful environment for residents. Housing that contains substandard living conditions affects the health of residents and the quality of the neighborhood. Housing conditions in Palm Springs can be estimated in different ways.

- **Code Violations**. Substandard housing is defined by Uniform Housing Code Section 1001 to include: inadequate sanitation, structural hazards, nuisances, faulty weather protection, fire hazards, inadequate maintenance, overcrowding, or hazardous wiring, plumbing, or mechanical. Data are unavailable for these conditions in Palm Springs.

- **Housing Age**. Housing condition is often inferred by age. Homes built in the last 30 years are generally in good condition, but older homes are likely to need reinvestment. Homes built before 1978 may contain lead-based paint, which is a health hazard, especially to children. Given the many historic homes in Palm Springs, however, housing age is not an appropriate measure of housing conditions.

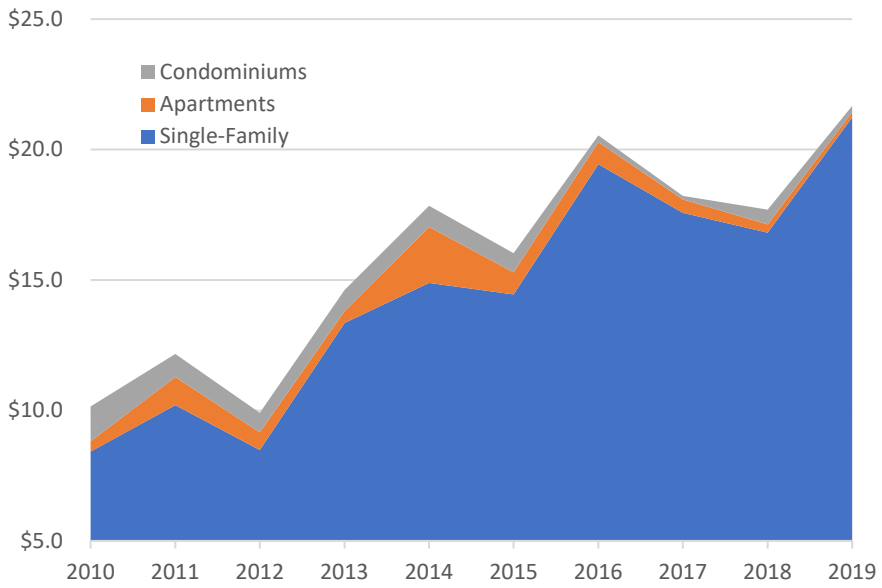
- **Incomplete Facilities**. The lack of complete plumbing or kitchen facilities is often pointed to as substandard housing. According to the 2012-2016 CHAS, 20 owner-occupied units lacked complete facilities, and 315 rented units lacked complete facilities. However, accessory units may share complete facilities (kitchen) with a main house. Less than 1 percent of homes were not heated by gas or electricity, although many homes in Palm Springs are powered by solar.

- **Vacant/Boarded-up Housing**. Code compliance staff enforce a boarded/vacant building and property maintenance codes. The codes were passed in the early 2000s to address distressed properties from prior recessions. With improvements in home appreciation since then, the number of distressed properties has declined. Approximately 50 single-family and 10 multiple family units need replacement.

It is estimated that 1 percent of all homes, both single-family and multiple-family dwellings, either lack complete plumbing or kitchen facilities, are boarded up, or are considered substandard and in need of substantial rehabilitation.

Palm Springs takes great pride in the quality and distinctive character of its housing and neighborhoods. Maintaining the condition and appearance of housing is essential for maintaining the value of homes and ongoing quality of life of a neighborhood. Monitoring the value of residential alterations and additions can provide useful information on how well housing is maintained.

Since 2010, the city has experienced a significant increase in the dollar value of residential alterations and additions. As shown in Figure 3-5, the value of residential addition and alteration permits jumped considerably following the end of the recession in 2012. During the decade, more than $158 million was invested in residential improvements. Permit valuation increased 100 percent, from $10 to $22 million annually over the decade.



Source: City of Palm Springs, Building and Safety

Figure 3-5 Residential Alterations/Additions ($millions)

Though Palm Springs experienced property maintenance challenges in the early 2010s, housing reinvestment has improved. Of the total value of residential alterations and additions, single-family homes comprised 91 percent of the value, followed by apartments (5%), and condominiums (4%) of all permit valuations.

SPECIAL NEEDS GROUPS

Special needs are those associated with specific demographic or occupational groups that call for specific program responses. Section 65583(a)(7) of the Government Code specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. This assessment has been expanded to include persons with HIV/AIDS.

These special-needs groups often spend a disproportionate amount of their income to secure safe, decent, and appropriate housing and are sometimes subject to discrimination based on their specific needs or circumstances. They also have limited housing opportunities in the private market. Table 3-13 provides a summary of the number of special needs housing groups in Palm Springs.

Table 3-13 Special Housing Needs

Housing Needs Group	Number of People or Households	Percent of People or Households
Senior Households[1]	9,537	40%
Family Households with Children[1]	2,560	11%
Female Headed Family Households[1]	821	3%
Large Family Households[1]	957	4%
People with Disabilities[1]	8,156	17%
People with HIV/AIDS[2]	2,900	N/A
People who are Homeless[3]	189	<1%
People employed in Agriculture[4]	<26	<1%

Sources:
1. American Community Survey, 2014-2018
2. Riverside County Public Health Department, 2020
3. 2020 Riverside County Homeless Count (http://rchi.cs.ucr.edu/CityBreakdown)
4. The ACS reported 26 people employed in the farming, fishing, and forestry industries.

The following section contains a detailed analysis of the housing needs of special needs groups. The constraints analysis in the housing element addresses specific issues that may impede the development, maintenance, and improvement of needed housing. Goals, policies, and programs to address special housing needs are included in the "housing plan" portion of the housing element.

Seniors

Seniors have special needs because limited income, disabilities and health costs, and the need for transportation and supportive services make it more difficult for them to find and retain adequate affordable housing. As of 2017, the city had 14,790 seniors ages 65 and older and 9,537 senior-headed households (40 percent of all households). Of these households, 74 percent owned a home and 26 percent rented a home.

Seniors have been the fastest-growing segment of the Palm Springs population, increasing by approximately 20 percent each decade since 1990. The percentage of Palm Springs' population aged 55 years and older increased from 39 percent in 2000 to 44 percent in 2010 to at least 50 percent of all residents in 2018. If these trends continue and seniors stay in Palm Springs, the City can expect an increasing number of elderly residents needing assisted living care.

As seniors age, they have a higher incidence of disabilities that affect how well they can manage daily personal needs. According to the ACS, 33 percent of Palm Springs' seniors have a disability. Approximately 60 percent of seniors earn moderate or above moderate income incomes and only 20 percent overpay for housing. Among the many low income seniors (35 percent of owners and 60 percent of renters), 76 percent of them overpay for housing.

Providing appropriate housing for seniors remains an important issue. An appropriate mix of affordable support services can allow seniors to live as independently as possible without changing their residences. Services can include transportation, health care, home maintenance assistance, and lower-cost loans or grants to rehabilitate homes. The County provides seniors with rent vouchers for affordable housing.

According to the City's 2020-2024 Consolidated Plan, the primary housing-related needs for Palm Springs' seniors are:

- Affordable senior rental housing (apartments), in particular homes affordable for lower income households.
- Housing assistance, specifically, funding to repair homes, provide utility assistance, and home maintenance.
- Supportive services for living independently, including food, health care, and other services.

Palm Springs offers a variety of housing opportunities for seniors. Table 3-14 lists the types and quantity of age-restricted housing available in the community and its affordability level.

Table 3-14 Senior Housing Communities

Housing Project	Address	Units	Affordability
Vista Del Monte Co-op Apartments	1207 E. Vista Chino	51 Apts	Lower Income
Vista Serena Co-op Apartments	1201 E. Vista Chino	59 Apts	Lower Income
Palm Springs Pointe Apartments	3200 Baristo Rd	116 Apts	Lower Income
El Dorado Mobile Home Park	6000 E Palm Canyon	377 MHs	Lower Income
Sahara Mobile Home Park	1955 S. Camino Real	255 MHs	Lower Income
Four Seasons Retirement	Four Seasons Blvd	477 SFR	Market Rate
Palm Springs View	6300 Bolera Dr	184 MHs	Market Rate
Ramon Mobile Park	1441 E. Ramon Rd	264 MHs	Market Rate
Parkview Mobile Estates	393 W. Mesquite Ave	187 MHs	Market Rate

Source: PlaceWorks 2020.
Notes: MH = mobile home; SFR = single-family residential

In addition to independent living options, the city also has assisted living options for elderly residents. This includes 16 residential care facilities for the elderly in facilities serving six or fewer residents. In addition, the city has 6 larger facilities, serving 300 plus residents.



Proposed senior housing project in Palm Springs

Family Households

State law requires that the housing element include an analysis of the housing needs of two types of families—large families with five or more members and female-headed households. Family households in Palm Springs have special needs for a variety of reasons, including the lack of larger rental and ownership housing, higher housing costs, and higher expenses for children.

Large families with five or more persons have special needs due to a lower per-capita income, the need for affordable childcare, and the need for affordable larger units, which are often in limited supply. In 2017, Palm Springs had 957 large family households. In this group, 346 large families, or 36 percent of the group, own a home, and 611 large households, or 64 percent, rent housing.

Palm Springs has 2,560 families with children under the age of 18. Of these, 1,392 are married couples with children, 347 are-male-headed families, and 821 are female-headed families. The majority of single-parent households are renters; 72 percent of male-headed family households with no wife present and 64 percent of female-headed households with no husband present rent housing.

Palm Springs offers many housing opportunities for families. Though most families reside in conventional single-family homes, the City has been active in providing apartments, mobile homes, and single-family housing developments as well. Table 3-15 provides a summary of several deed-restricted projects in Palm Springs.

Table 3-15 Affordable Family Housing

Housing Project	Address	Units	Affordability
Coyote Run I Apartments	3601 N. Sunrise Way	140	Lower Income
Coyote Run II Apartments	3401 N. Sunrise Way	66	Lower Income
Rosa Gardens Apartments	555 Rosa Parks Rd	57	Lower Income
Sunnyview Villa Apartments	2950 N Indian Canyon Dr	44	Lower Income
Palos Verdes Villas	392 E. Stevens Rd	98	Lower Income
Pacific Palms Apartments	423 S Calle El Segundo	140	Lower Income
Rancheria del Sol Apartments	303 S Calle El Segundo	76	Lower Income
Santiago Sunrise Village MHP	1500 E. San Rafael Rd	175	Lower Income
Single-Family Homes	Scattered	54	Low//Moderate

Source: PlaceWorks 2020.

People with Disabilities

The State of California defines disability as a physical or mental impairment that "limits a major life activity" (Government Code Sections 12926 to 12926.1). Because of these limits, disabled persons have special needs for accessible housing. Many disabled persons live on fixed incomes, which limits their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes, projects with elevators, need for a service animal).

The ACS tallies people with a disability who live in housing; people living in assisted living care facilities or group quarters are not included. Therefore, the count of disabled people is a conservative estimate. According to the 2018 ACS, 8,156 Palm Springs residents (17 percent of "noninstitutionalized" residents) had one or more of these disabilities:

- Ambulatory Difficulty: 4,520 people (9.9 percent)
- Independent Living: 3,047 people (7.4 percent)
- Hearing Difficulty: 2,753 people (5.8 percent)
- Cognitive Difficulty: 2,689 people (5.9 percent)
- Vision Difficulty: 1,685 people (3.6 percent)
- Self-Care Difficulty: 1,408 people (3.1 percent)

Planning for the housing needs of people with disabilities involves a multifaceted approach: 1) Ensure that affordable housing is accessible; 2) Allow residents to modify or retrofit their homes to accommodate their disability; 3) To the extent feasible, ensure that housing is linked with services (such as transportation and social services) that allow residents to live at home; and 4) Provide fair housing services and education so that people are treated fairly.

Palm Springs' affordable apartment housing that was constructed with state and federal funds is accessible to people with disabilities, as required by the federal American with Disabilities Act. The City also has a reasonable accommodation ordinance that allows residents to modify their homes to accommodate a disability. Finally, the City currently contracts with a fair housing service provider to address fair housing concerns that might arise for property owners, landlords, or people with disabilities.

Developmental Disabilities

A developmental disability, according to the Welfare Institutions Code, Section 4512, is one that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and is a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation. In 2019, the Inland Regional Center (IRC) reports that 150 developmentally disabled people live in Palm Springs. The majority of disabled people reside in a private home with their parent or guardian. With respect to age, about one-third are under age 18.

Individuals with developmental disabilities require housing types with varying levels of care—from independent living facilities, to group quarters, to institutional environments that provide on-site medical care. Important considerations are accessibility of the home and surroundings, access to medical care, affordability, and proximity to public transportation. The City's continued implementation of the Americans with Disabilities Act and California Building Code, as well as thorough permitting and inspection practices, will ensure that housing is safe, adequate, and functional for this population.

Several nonprofit organizations provide housing and services for developmentally disabled people in the Coachella Valley. Angel View operates 19 group homes that house more than 100 children and young adults. Three of these facilities are in Palm Springs. The Inland Regional Center oversees eight single-family, supervised residential facilities that house four to six residents each. In Cathedral City, Casas San Miguel de Allende provides 38 apartments, and Canyon Springs is a State-operated intermediate care facility for 63 adults.

IRC is the State-designated coordinating service agency for people with development disabilities. It contracts with community-based service providers to help IRC consumers live the most independent and empowered lives possible. Although there are no intermediate care facilities for this group in Palm Springs, Desert Arc serves developmentally disabled people throughout the larger Coachella Valley. This nonprofit provides employment training, employment, adult daycare, and independence training. Of its more than 500 clients, 36 are Palm Springs residents.

People Living with HIV/AIDS

Persons living HIV/AIDS (PLWH/A) may face biases and misconceptions about their illness that affect access to housing. Such persons may also be the target for hate crimes. As of December 2018, 8,984 PLWH/A were living in Riverside County, and 5,977 were in east Riverside County. A large number of PLWH/A reside in Palm Springs, where the prevalence rate for PLWH/A is 7,170 per 100,000, or 20 times the rate in California (376.0 per 100,000).

PLWH/A have a wide range of housing and service needs. Short-term housing needs for persons with HIV/AIDS may include independent housing, shelters or transitional housing, and hospice. Long-term needs include affordable housing in close proximity to public transportation and health care facilities. As with other persons with disabilities, persons with HIV/AIDS may face discrimination that affects their access to housing due to fear, the need for reasonable accommodations, or other factors.

Affordable housing for PLWH/A is in very short supply. The City participated in the financing of Vista Sunrise, an 80-unit apartment project that provides special-needs, affordable housing for PLWH/A and those at risk of homelessness. Desert AIDS Project in Palm Springs provides medical care and support services to people living with HIV/AIDS in the desert. AAP–Food Samaritans maintains an active program for distributing food vouchers to men, women, and children living with HIV/AIDS and other chronic illnesses.



Vista Sunrise is an 80-unit, special-needs housing project

Homeless People

In 2020, the Riverside County Department of Public Social Services conducted a "point-in-time" countywide survey of the homeless population. Information from the survey is summarized in the Riverside County 2020 Homeless Count and Subpopulation Survey. The purpose of the project was to identify demographic information and assess the service needs of the homeless population.

The 2020 point-in-time count identified 189 unsheltered persons in Palm Springs. As detailed at http://rchi.cs.ucr.edu/CityBreakdown, the following characteristics were identified:

- 61 percent were adult males, 26 percent adult females, and 13 percent unknown.
- 49 percent were White, 20 percent Black or African American, 23 percent Hispanic, and all others totaled 8 percent.
- 9 percent were victims of domestic violence and 23 percent had post-traumatic stress disorder.
- Disabilities included mental (30 percent), substance abuse (27 percent), physical (24 percent), and developmental (12 percent).
- 90 percent reported no HIV/AIDS, <1 percent reported living with HIV/AIDS, and the status was unknown for 10 percent.

In July 2016, AB 1816 established the No Place Like Home Program "to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services." The County of Riverside, as a lead agency, developed its No Place Like Home program and will use state bonds to fund the program. Palm Springs receives funds for homeless outreach under this initiative.

Palm Springs is also a participant in the Coachella Valley Housing First Program. Funding will be allocated to the 25 Familiar Faces Bridge Housing Palm Springs Pilot Project. The project will focus on transitioning a segment of the unsheltered homeless population known to service providers, first responders, hospitals, and community members. This pilot project will address the lack of transitional housing units in western Coachella Valley through collaboration and repurposing resources.

Palm Springs has made additional efforts to provide housing for homeless people. In 2019, the City amended its zoning code to allow emergency shelters as a by-right use in the M-2 zone. More than 60 acres of vacant land are available. The zoning code was amended to allow for transitional and permanent supportive housing. The City Council also provided financial assistance to rehabilitate Nightingale Manor for permanent supportive housing.

The City also supports a wide variety of service agencies. These services include emergency rental assistance, food/groceries and hot meals, physical and mental health services, social services, and jobs and employment training. Table 3-16 is a partial summary of the expanding services available in Palm Springs.

Table 3-16 Homeless Services Provided

Facilities and Organizations	Types of Services
Housing Crisis Response Team	Palm Springs partners with Riverside County to provide two mental health housing crisis teams to engage and refer individuals to resources for housing, mental health, and substance-use treatment. The focus is on reaching out to "on-the-street" homeless people.
Temporary and Permanent Housing	Palm Springs assists in the provision of housing, including 18 scattered transitional apartments (Desert Horizons), 40 scattered apartments (Desert Vista), 25 permanent supportive units (Path of Life), 6-bed transitional facility for LGBTQ youth ages 18-21 (Sanctuary), and 10 SRO apartments for formerly homeless and disabled persons.
Wrap-Around Services	Under contract with Martha's Village and Kitchen, Palm Springs offers wrap-around services to assist residents in obtaining appropriate housing, accessing health/disability /social security and other benefits, employment training and jobs, and providing a variety of other support services for Palm Springs' homeless population.
Other Supportive Services	Palm Springs participates with agencies to provide other services. These include grocery distribution and hot meals (Well in the Desert), emergency rental assistance food and shelter (Catholic Charities and St. Theresa's church), and emergency assistance to seniors (Jewish Family Services and Senior Advocates of the Desert).

Source: City of Palm Springs, 2020.

In 2019, the State Legislature approved a one-time grant to Palm Springs for $10 million to develop a strategy and plan for services for addressing homelessness in the community. Following public workshops on the potential uses of funding, the City is dedicating the funds to assist in the development of three projects that will accommodate local residents who are at risk of homelessness.

HOUSING PRESERVATION NEEDS

This section provides an inventory of the city's affordable housing. In accordance with Government Code Section 65583(a)(9), this section contains an inventory of publicly subsidized multiple-family projects in Palm Springs and an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions.

Palm Springs has a large inventory of residential developments that have received government assistance or are under rent control—6 percent of all housing units. These include 1,167 apartment units, 832 mobile home units regulated by affordability agreements or rent control, and 53 single-family homes. An undetermined number of additional housing units in Palm Springs were assisted by other programs not directly under City jurisdiction.

Figure 3-6 provides a summary of the affordable housing projects by number and type of occupancy in Palm Springs.

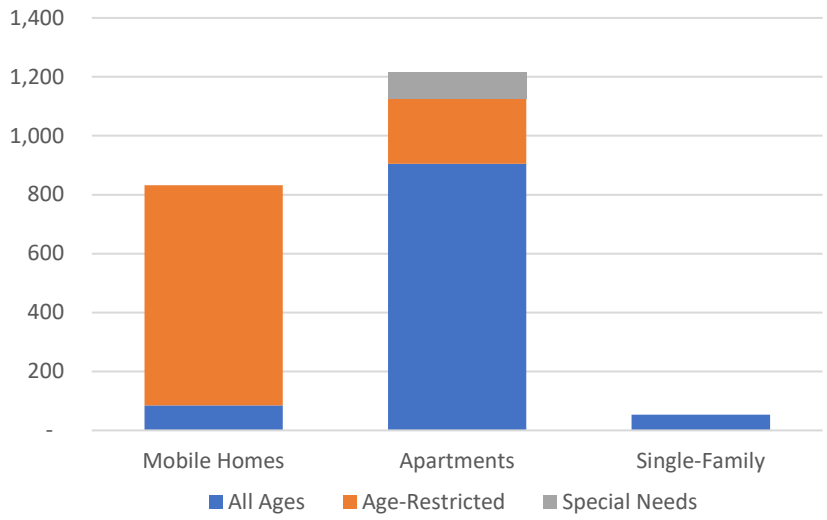


Figure 3-6 Assisted Affordable Housing in Palm Springs

Table 3-17 provides an inventory of publicly subsidized apartments in the city, followed by a description of each project, affordability covenants, and other project information.

Table 3-17 Assisted Multifamily Housing

Development Name	Type of Unit	Form of Assistance	Units | Affordable	Subsidy Terminates
Vista Del Monte 1207 E. Vista Chino	Senior/ Disabled	Original: HUD 202/811	51 DU 50 LI	2039
Vista Serena 1210 E. Vista Chino	Senior/ Disabled	Original: HUD 202/811	59 DU 58 LI	2036
Heritage Apartments 300 S Calle El Segundo	Seniors	Former CRA Funds	136 DU 68 LI	2026
Palm Springs Pointe 3200 Baristo Road	Senior	Original: HUD 202/811 New: 4% LIHTC (2006)	116 DU 115 LI	2062
Sunnyview Villas 2950 N. Indian Canyon	Family	Original: Section 221(d)(4) New: HAP – 20 years	44 DU 44 LI	2040
Rosa Gardens 555 Rosa Parks Road	Large Family	4% LIHTC (2009); HOME; MHP; CRA	57 DU 56 LI	2069
Pacific Palms Apartments 410 S. Calle Encilia	Non-Targeted	Original: 4% LIHTC (2000) New: 4% LIHTC (2020)	140 DU 138 LI	2075
Coyote Run I Apartments 3601 N. Sunrise Avenue	Large Family	LIHTC (9%), HCD-RHCP, former CRA	140 DU 139 LI	2048
Coyote Run II Apartments 3401 N. Sunrise Avenue	Large Family	LIHTC (4%); HCD-HOME and MHP, former CRA	66 DU 65 LI	2061
Rancheria del Sol 303 S. Calle El Segundo	Family	Original: Section 236(d)(1) New: 4% LIHTC (2014)	76 DU 75 LI	2069
Seminole Garden 2601 S. Linden Way	Large Family	Original: Section 221(d)(3) New: 4% LIHTC (2002)	60 DU 60 LI	2032
Tahquitz Court Apartments 2890 E. Tahquitz Canyon	Family/ Senior	Original: Tax Exempt Bond; City Assistance	108 DU 107 LI	2023
Palos Verdes Villas 392 E. Stevens Road	Family	Original: CalHFA (1992); former CRA funds (1992)	98 DU 20 LI	2025
Racquet Club 2383 E. Racquet Club	Family	Riverside County Housing Authority; public housing	9 DU 9 LI	perpetuity
Calle de Carlos-I & II 3721-3989 Calle de Carlos	Family	Riverside County Housing Authority; public housing	4 DU 4 LI	perpetuity
Palm Springs View Apts. 500 W San Rafael Dr	Non-targeted	Tax Exempt Bond (1986), 9% LIHTC (1990); bond (1996).	119 DU 119 LI	2031
Vista Sunrise Apartments 1313 E. Vista Chino	PLWH/A	HOME; 4% LIHTC; former CRA; CalHFA	80 DU 79 LI	2062
Nightengale Manor 2951 De Anza Road	Homeless	Former CRA funds; County of Riverside	12 DU 12 LI	2068

Source: City of Palm Springs, 2020.
CRA: Palm Springs Community Redevelopment Agency (former)
LIHTC: Low income housing tax credits
MHP: California Multifamily Housing Program
HOME: State Home Investment Partnership Funds
CalHFA: California Housing Finance Agency (bonds)
Sections 221, 236, 241: Federal HUD financing for affordable housing

Senior Housing

Vista Serena and Vista Del Monte

Palm Springs has a large population of retired senior residents. Vista Serena Co-op, completed in 1998 with 59 units, and Vista Del Monte Co-op, completed in 2001 with 52 units, offer affordable units to very low income seniors. Both projects were financed under HUD's Section 202 Supportive Housing for the Elderly Program. The City sold land at a subsidized price to help finance these projects. HUD provided interest-free capital advances to finance the construction, rehabilitation, or acquisition of structures. The capital advance does not have to be repaid as long as the project serves very low-income seniors for 40 years. These projects are deed restricted as affordable until 2036 and 2039, respectively.

Palm Springs Pointe

Palm Springs Pointe Apartments provide 116 units of affordable housing to very low income seniors. Originally built in 1981 with federal financing, this property had been receiving project rental assistance contract funds, which makes up the difference between the reduced rents that eligible seniors pay and the operating expenses of a particular development. The City has been assisting the project by providing an extended free lease on the land in return for 45-year affordability covenants. In 2006, the Las Palmas Foundation acquired/renovated the project using 4 percent low income housing tax credits (LIHTC). The City also extended the project's ground lease. Under the LIHTC, a covenant requires that all 116 units remain affordable for lower income seniors until 2062.

Heritage/La Ventana Apartments

The Heritage Apartments is a 136-unit apartment complex built on allottee land that offers affordable rents for lower income seniors. Built in 1979, the property was originally financed without public subsidy. In 2000, the new property owners sought to make significant repairs to address long-term deferred maintenance. The City of Palm Springs entered into an owner participation agreement (OPA) in which the former community redevelopment agency (CRA) provided $450,000 in set-aside funds in return for a covenant to reserve 68 units as affordable for very low income households. The owner also matched the agency's funds in interior improvements. The covenant runs for 25 years to 2026, so the complex is at risk of conversion during this housing element cycle.

Large-Family Housing

Rosa Gardens

Rosa Gardens Apartments is a 57-unit apartment complex that offers affordable housing for very low/low income large families. The City entered into an OPA with the developer to finance construction, contributing $1.6 million in gap financing and an additional $400,000 in Neighborhood Stabilization funds for mitigation of on-site stormwater runoff. In addition, the project received $3 million in LIHTC funds, $4.1 million in HOME Investment Partnership funds, $4 million in State Multifamily Housing Program funds, and other funding. The total project cost was estimated at approximately $21.1 million. Upon completion in 2011, the Rosa Gardens project was deed restricted as affordable, with a covenant running for 55 years ending in 2069.

Coyote Run I

Coyote Run I Apartments is a 140-unit project that offers affordable housing for lower income families. Coachella Valley Housing Coalition owns and operates the project. In 1991, the Palm Springs CRA approved an OPA to finance the construction of the project, providing a loan of $200,000 and contributing land for the project. HCD provided $4.5 million in loans under its Rental Housing Construction Program. The project is deed restricted with a requirement of a minimum of 100 percent of units for low and very low income residents earning less than 60 percent of median family income. The affordability covenant for the Coyote Run I apartments runs for 30 years until May 2048.

Coyote Run II

Coyote Run II Apartments is a 66-unit project that offers affordable housing for lower income, large families. The Coachella Valley Housing Coalition owns and operates the project. Built in 2006, the former CRA entered into an OPA to finance expansion of the project, providing $1.7 million in former Palm Springs funds, including land. The project also received funding through a 4 percent LIHTC in 2003 and HCD HOME and Multifamily Housing Program funds. The land was previously owned by the City as a remainder parcel from the original Fredericks Development project (Sunrise Norte) and conveyed to the Coyote Run project. The affordability covenant for the Coyote Run II apartments runs for 55 years until 2061.

Family Projects

Rancheria del Sol

Rancheria del Sol Apartments is a garden-style apartment project that offers 75 units affordable to lower income families. Built in 1972, the project was originally constructed with a CHFA loan and later refinanced with a HUD Section 236(j)(1) loan. The apartment project had a 40-year low income use restriction, which matured in 2012, and the project was assisted with a Project Based Section 8 rental subsidy. In 2014, Rancheria Housing Partners secured a 4 percent LIHTC for the purpose of rehabilitating and preserving the project. Under this program, the project offers units at the following affordability levels: 12 very low income and 63 low income units. The mortgage maturity date was extended 55 years to 2069, so the project is not at risk of conversion.

Palos Verdes

In 1992, the former Palm Springs CRA approved an OPA pursuant to Res. No. 849 to assist in facilitating construction of a 98-unit apartment project. The OPA pledged a financial subsidy of $1.468 million in exchange for the dedication of 20 units set aside for 30 years as affordable to households earning below 50 percent of median income. Over the following decades, the developer, CRA, and the California Housing Finance Agency entered into four subordination agreements, the most recent in 2016. In 2016, a CalHFA loan of $8.3 million was approved to finance rehabilitation and preservation of the project. Under the current agreement, the project will continue to be affordable until 2025; therefore, it is at risk of conversion during this housing cycle.



Pacific Palms Apartments

Pacific Palms

Pacific Palms Apartments is a garden-style project that provides 138 housing units affordable to very low and low income families. Originally built in January 2000, the project was financed with a 4 percent LIHTC, with affordability covenants put in place until the year 2055. Over the next 20 years, the project gradually needed rehabilitation. In 2019, the City held a public hearing to authorize the release of up to $23 million of tax-exempt bonds to purchase and rehabilitate the project. Land and acquisition will cost $18 million. Rehabilitation costs of $4 million will also upgrade the project to comply with current building codes and energy efficiency standards. As a condition of the tax credit financing, the affordability covenant was extended 55 years (until 2075).

Tahquitz Court

Tahquitz Court is a garden-style apartment project that provides 108 units of housing affordable for lower income families. The project was originally built in 1963 as the San Carlos Apartments. In 1993, the Corporate Fund for Housing (CFH) bought the property and rehabilitated it using proceeds from a $3.4 million tax exempt bond. To support the effort, the City approved a $590,000 forgivable grant for rehabilitation costs and bond issuance. In return, a 30-year affordability covenant was included in the 1993 Regulatory Agreement, guaranteeing the affordability of the project until 2023. The bond has since been repaid. In 2012, LINC (the successor to CFH) proposed but was not approved for $16 million in tax credits. Therefore, the project's affordability controls will expire in 2023.



Sunnyview Villas

Sunnyview Villas

Sunnyview Villas Apartments offers 44 affordable units for low income families. Built in 1980, this project was financed through a Section 221(d)(3) market rate mortgage and received a Project Based Section 8 subsidy to ensure the affordability of its units. Under the Section 8 program, HUD directly pays the property owner the difference between a tenant's rent contribution (30 percent of monthly income) and the fair market rent set by HUD. Only very low income households are eligible to occupy the units. In 2020, Sunnyview Villas' rental affordability covenant expired when the mortgage matured. In 2020, HUD granted an extension to the project's housing assistance payments contract, extending its affordability covenant for another 20 years till 2040.

Seminole Gardens

Seminole Gardens is a garden-style apartment that offers 60 units affordable to very low and low income families. Built in 1964, this apartment project was originally financed by a Section 221(d)(3) market rate mortgage. When the original mortgage expired, however, the affordability of rents was maintained with project-based Section 8 vouchers. In 2002, the Jamboree Housing Corporation and Preservation Partners Development rehabilitated the project with 4 percent low income tax credits. Under terms of the financing, the affordability of 60 units to lower income households was extended for 30 years until 2032. Therefore, this residential project is not considered at risk of conversion.

Special Needs Housing

Nightingale Manor

Since the late 1980s, the County has owned this property for the purpose of providing housing for homeless people. On July 11, 2011, the Palm Springs City Council approved an OPA for $80,000 with Jewish Family Services of San Diego to rehabilitate the Nightingale Manor as a 10-unit, single-room occupancy (SRO), permanent supportive housing. The target population is persons who are homeless or at risk of being homeless. Under the terms of the OPA, the project has a new affordability covenant of 55 years for low income households (< 60 percent of MFI). The project's affordability covenant was extended to 2068 and is therefore not at risk of conversion. Jewish Family Services operates the project.

Vista Sunrise

Opened in 2007, Vista Sunrise is an 80-unit project affordable for very low and low income residents living with HIV/AIDS. This project includes social service facilities provided by the Desert AIDS Project and health care provided by the County of Riverside, which also provided $1.5 million in HOME funds. Additional funding included a 4 percent LIHTC, an Affordable Housing Program loan, and a Multifamily Housing Program loan from HCD. The City of Palm Springs also contributed an additional $2 million, including $1.3 million in cash; 1.2 acres of land; and waiver of park, transportation, and completion of off-site improvements. The total development cost of the project was approximately $11 million. Covenants will guarantee affordability for 55 years till December 29, 2061.

Palm Springs View

Palm Springs View is a 119-unit apartment project. To finance its construction in 1986, the City issued a bond of $5.4 million subject to the condition that 60 percent of the project units be affordable to low income residents. The maturity date was to be 45 years from the date of issuance. In 1990, the project financing was restructured as a condition of receiving a 9 percent LIHTC. The length of the covenant pursuant to the tax credits is unknown. In 1996, pursuant to the amended regulatory agreement, the City issued a bond not to exceed $3.12 million to refinance the project. In the restated agreement, 119 units were to be affordable to low income residents. The affordability term of the project is assumed to be 45 years, meaning that the covenant would extend until 2030/2031.

Preservation Analysis

Palm Springs has four affordable housing projects in which affordability covenants will expire on 314 units by 2031. These are Palm Springs View, Tahquitz Court, Palos Verdes, and Heritage Apartments. The City will be faced with how to preserve existing affordable projects. Available options fall into four categories:

- **New Construction**. National studies show that median total development costs per unit for affordable apartments in California are $250,000 (land included) and $200,000 (without land) based on a sample of LIHTC projects. Under this scenario, replacing the 314 at-risk affordable units would cost between $62.8 million (without the land) and $78.5 million (inclusive of land).

- **Acquisition/Rehabilitation** (A/R). Over the past five years, several apartment A/R projects were completed in Palm Springs. The average total development cost (inclusive of land) for such projects was $180,000 per unit. Under this scenario, replacing the at-risk units in Palm Springs would cost an estimated $56.5 million. Because these are existing projects, the total development cost is inclusive of land costs.

- **Rehabilitation**. There is no industry standard for estimating rehabilitation costs for multiple-family housing since the cost depends on the improvements (e.g., energy conservation, roofing, or deferred maintenance). If apartment rehabilitation projects average $100,000 per unit, the cost of preserving units (assuming deed restrictions were extended) would translate to $31.4 million.

- **Extend Rent Subsidies**. The cost depends on the difference between the market rent and subsidized rent and length of affordability control. Given the average difference in the low rents in Palm Springs versus County fair market rent (about $100 per month), it would cost an estimated $20.7 million to extend rent subsidies for 55 years. This is the least costly scenario, but it would not qualify for RHNA credits.

Option 4 would be the most affordable way to preserve at-risk projects in Palm Springs, particularly given that rent increases on older projects are controlled under state law until 2029.

Mobile Home Parks

Palm Springs has 13 mobile home parks, providing an estimated 2,147 units of housing. Typically, mobile home parks offer one of the more affordable housing options for families and seniors.

- **Rent Controlled**. Four mobile home parks are subject to rent control: Ramon Park, Safari, Palm Springs View Estates, and Sahara. Rent increases for applicable units are controlled to a percentage of the consumer price index. Rent-controlled mobile home parks must provide and maintain services and facilities in accordance with the City's rent control ordinance.
- **Not Rent Controlled**. Mobile homes are generally exempt from rent control if the unit is not the principal residence of the owner, the park is situated on Indian trust or allottee land, or the mobile home park is used for recreational vehicles. However, affordability controls on the mobile home units may still apply if the project has received financial assistance from a private or governmental agency.
- **Resident Owned**. The City has two mobile home parks (El Dorado Mobile Homes and Parkview Mobile Estates) that are resident owned, where the property owner owns the trailer and holds common interest in the underlying land. Such mobile home parks are similar to condominiums. El Dorado also received state funds for conversion to ownership.



Of the 13 mobile home parks in Palm Springs, the City has provided financial assistance to 3, so these parks have affordability controls in place beyond the rent control ordinance. These projects are described following Table 3-18, which lists all mobile home parks in Palm Springs; their occupancy characteristics (senior age restricted or all ages); affordability controls, if any; and the number of trailers in the park. Figure 3-7 at the conclusion of this section shows the location of affordable housing in Palm Springs.

Table 3-18 Mobile Home Parks and Regulatory Restrictions

Development Name	Occupants	Total Units | Affordability Controlled	Rent Control	Publicly Assisted	Resident Owned
Palm Canyon Mobile Club 1880 S. Palm Canyon Drive	All Ages	229 DU N/A	No	No	No
Golden Sands MHP 1900 San Rafael Road	All Ages	152 DU N/A	No	No	No
Horizon Mobile Village 3575 E. Palm Canyon Drive	All Ages	168 DU N/A	No	No	No
Sun Canyon Estates[1] 22840 Sterling Avenue	All Ages	202 DU N/A	No	No	No
CareFree Mobile Village[1] 17069 N Indian Canyon Dr	All Ages	96 DU N/A	No	No	No
Western Village Ranch 88 Bonanza Road	All Ages	129 DU N/A	No	No	No
Happy Trailer RV Park 211 W Mesquite Ave	All Ages	137 DU N/A	No	No	No
Parkview Mobilehome Estate 393 West Mesquite Ave	Seniors	187 DU N/A	No	No	Yes
Ramon Park 1441 E. Ramon Road	Seniors	264 DU 117 DU	Yes	No	No
Safari Park 2601 Cherokee Way	Seniors	215 DU 83 DU	Yes	No	No
Palm Springs View Estates 6300 Bolero Rd	Senior	184 DU 184 DU	Yes	No	No
Santiago Sunrise Village 1500 E. San Rafael Road	All Ages	175 DU 85 LI DU	No	Yes	No
Sahara Mobile Homes 1955 S. Camino Real	Seniors	254 DU 252 LI	Yes	Yes	No
El Dorado Mobile Homes 6000 E. Palm Canyon Drive	Seniors	377 DU 111 LI	No	Yes	Yes
Total		2,769 DU 832 LI			

Source: City of Palm Springs 2020.
Note: Number of affordable units in rent-controlled parks refer to the units under rent control.
1. Mobilehome parks located in the City's Sphere of Influence

El Dorado Mobile Home Park

The El Dorado MHP is a 377-unit project. In 2000, its property owners notified the City of the desire to convert the park from rental to ownership status. To facilitate that effort, the former Palm Springs CRA assisted tenants to buy land in advance of the conversion of the park to condominium ownership. The Palm Springs CRA assisted 17 moderate-income purchasers at a cost of $85,000 and provided $39,000 to low income renters for their income certifications. The park received $1 million from the Mobile Home Park Resident Ownership Program to assist low income buyers. Presently, there is no affordability covenant because the City funds were not provided with a condition of guaranteeing rents. No additional information is available on the other affordable units.

Santiago Sunrise Village

Santiago Sunrise Village is a 175-unit mobile home park built in 1982. The former CRA provided assistance with financing its construction in return for an agreement that 85 units (50 percent) be deed restricted at rents affordable to low income residents. In 2004, the City facilitated conversion of the project to a nonprofit corporation, acquisition/rehabilitation of the park, and purchase of the ground land lease and adjacent 20 acres of land. Financing was obtained by the issuance of $3.77 million in Multifamily Mortgage Revenue Bonds (including the underlying fee interest of the land at a value of $392,000). In 2014, the owner refinanced the mortgage loan to address other rehabilitation needs. As a CRA-funded project, the affordability covenants extend for 55 years until 2058.

Sahara Mobile Home Park

Sahara MHP is a 254-space park built in 1955. Over the years, Sahara MHP had incurred significant need for rehabilitation and modernization. To facilitate that effort, the CRA entered into an owner participation agreement in 2002 (amended in 2007) with Millennium Housing and provided loans totaling $850,000 for acquisition and rehabilitation costs. In return, Millennium deed restricted 50 percent of units (127 spaces) as affordable to very low and low income units for no less than 55 years for rental units and 45 years for owner-occupied units. The other 125 units are rent controlled spaces. In 2012, the City issued $15 million in refunding bonds through the Independent Cities Finance Authority to further finance ongoing rehabilitation. This action extended the expiration date of the covenants to 2067.

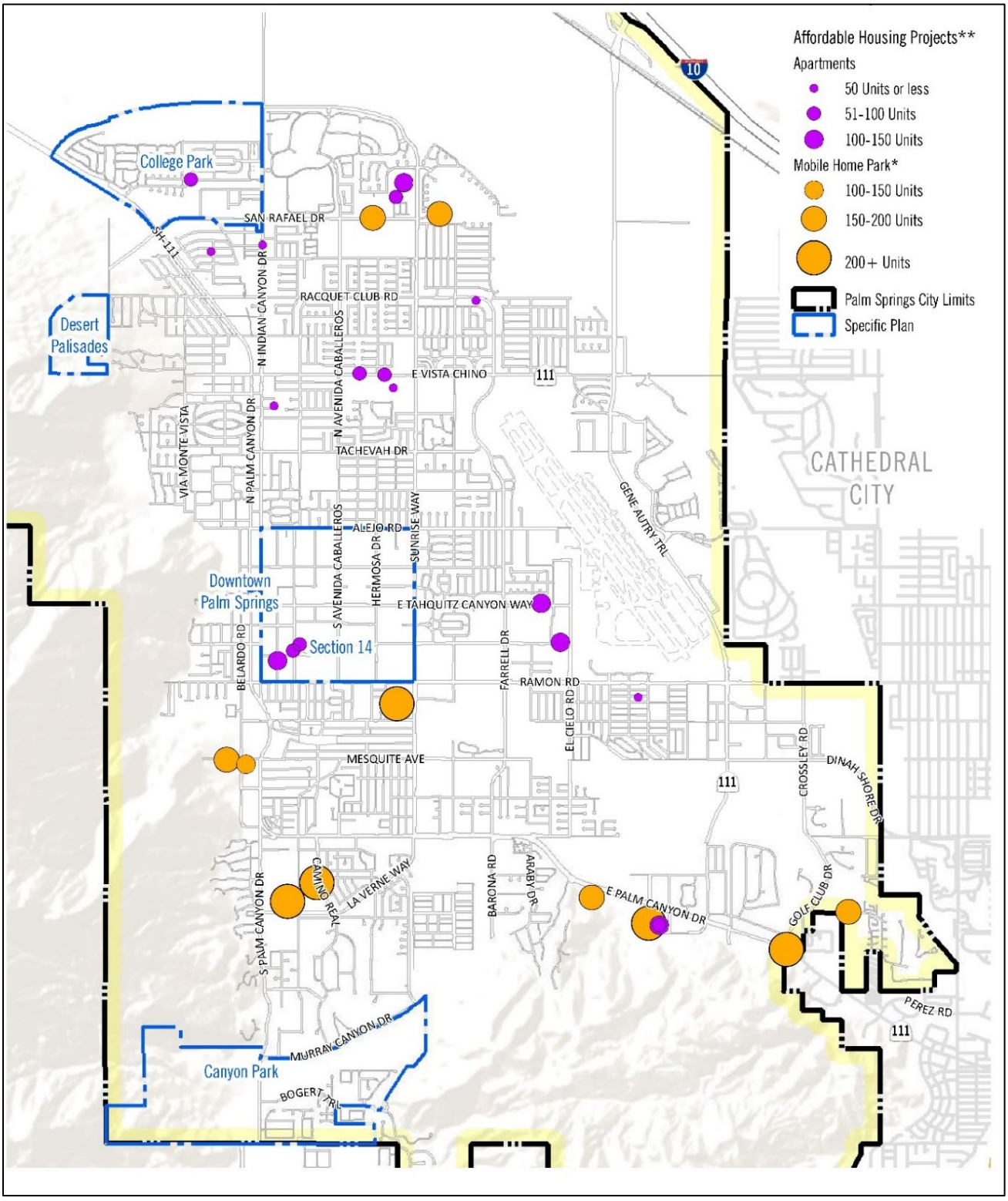


Figure 3-7 Affordable Housing Projects in Palm Springs

CONSTRAINTS ANALYSIS

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, Analysis of Impediments, and other documents that identify public policies and governmental regulations that may limit or enhance housing opportunities in Palm Springs.

NONGOVERNMENTAL CONSTRAINTS

There are a number of nongovernmental constraints to the ability to deliver housing, especially affordable housing, in Palm Springs. The most severe of these are high land costs, high construction costs (for labor, materials and financing), and financing availability.

Land Prices

Land costs are typically one of the primary costs of building housing. Land costs include the costs of raw land, site improvements, and all associated costs. Residential land in the Coachella Valley is relatively affordable compared to other Southern California markets. However, increased in-migration and competing land uses will continue to place significant upward pressure on land costs, particularly in Palm Springs and other upscale resort cities.

The supply of undeveloped land has historically not been a constraining factor to development in Palm Springs, although the cost of the land is a consideration. 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.

Raw land for residential uses ranges in cost from approximately $20 to $30 per square foot in most of the urban areas of the city. Land zoned for higher density housing will cost more as more units are allowed per acre. Vacant land that is zoned for multifamily residential use is valued at $8 to $15 per square foot for R-2 zoned land, and $25 to $30 per square foot for R-3 and R-4 zoned land.

Land Ownership

Palm Springs has a unique pattern of land ownership. The city is divided into Indian and non-Indian property holdings in a grid of square-mile sections of alternating ownerships. This pattern dates back to the establishment of the Agua Caliente Indian Reservation in 1876.

Reservation lands fall into three categories:

- ***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 amendments to this agreement, the Tribe consults with the City on land use and development proposals located on Tribal Trust Lands, with the Tribal Council retaining final authority over land use matters on Indian lands.
- ***Allotted Trust Lands.*** These lands are where title is held by the United States for members of the Tribe (Allottee). The Tribe retains sovereign authority over land uses and regulation, but the lands are subject to the same development standards and regulation as land owned by non-Indians (per agreement between the Tribe and the City). With consent of the U.S. Department of the Interior, Bureau of Indian Affairs, an Allottee can sell or lease such lands.
- ***Fee Lands.*** Fee lands are parcels that 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.

The City continues to issue building permits for housing on Indian- and non-Indian-owned land. Although the Tribe maintains appeal authority on Allotted Trust lands, they have not disapproved a housing project in years. Though the present land ownership pattern has not constrained the production of housing, the City does not include tribal trust lands as a means to achieve its RHNA.

Construction Costs

Construction costs for residential development vary considerably. Factors to consider include the cost of land, which varies depending on topography or presence of environmental constraints. The availability of infrastructure to serve development is also a large cost component, particularly if water, sewer, and drainage facilities are needed. Finally, the quality of materials is also a consideration.

Single-Family Development

Construction costs include labor, materials, site improvements, and developer profit. R.S. Means and Reed Construction Data provide construction cost manuals for calculating the average cost per square foot of residential construction in Southern California. Regionwide numbers may not accurately reflect the actual costs of building in Palm Springs. Construction costs range from $120 to $180 per square foot, or an average of $150 per square foot. This translates into a cost of $300,000 for a 2,000 square-foot home.

Multifamily Development

The California HCD analyzed approximately 400 low income housing tax credit projects and found that construction costs were 70 percent of the cost of developing and building affordable housing. Total costs averaged $250,000 per unit or $300 per square foot. Other costs included developer fees (13 percent), demolition and site preparation (8 percent), and other fees (10 percent). Though reducing the quality of materials is often cited as a way to reduce building costs, the City must consider such strategies in light of the long-term impact on the life cycle cost of projects.

Manufactured Housing

Manufactured housing is a more cost-effective alternative for developing housing than conventional single- and multiple-family housing. However, travel costs must also be factored into the price. In Palm Springs, the cost savings are maximized if the home manufacturer is in the Coachella Valley. No estimates are available for constructing such housing. However, given that the sales price is only one-half that of single-family residence, one can assume substantially lower development costs.

The above estimates should be considered average costs and not applicable to every community or development type in the city.

On- and Off-Site Improvements

The City's Engineering Division provides services to developers and residents. The Division is responsible for setting conditions of approval on private projects in the city, based on municipal code, ordinances, policy, state regulations, and federal regulations. The Division also coordinates all of the development issues relating to street improvements, property drainage, sewer, and domestic water supply. These include residential and commercial construction, land subdivision, and property line adjustments.

Typical improvements may include public improvements within the development site ("on-site improvement") or adjacent to or near the development site ("off-site improvement"). These include:

- Street development or improvement, including streetlights, street trees, traffic signals, pedestrian walks, and alleys.
- Utilities, including water, sewer, storm drains, and dry utilities to support new residential development.
- Land for park and recreational purposes, or easements for other public improvements.

If these or other necessary on- or off-site improvements are not already in place, their installation will be required as conditions of approval of the subdivision, parcel map, or site development permit.

Requirements for infrastructure improvements increase the cost of housing, but are necessary to ensure public safety and quality of life in the city's neighborhoods, to mitigate identified environmental impacts, and to ensure the orderly development of land. Moreover, foregoing these improvements creates a long-term burden on the community and will eventually impede the viability and desirability of development. Such improvements are also mandated by the State Subdivision Map Act and the California Environmental Quality Act.

The City recognizes that the conditions of approval requiring on- and off-site improvements may be reduced when housing projects are in built-out neighborhoods. At times, the City has contributed to the cost of installing off-site improvements when affordable housing is proposed. However, because most affordable housing projects are built in developed areas of the community, extension of core infrastructure is often not necessary.

Local Government Fees

Palm Springs, like other cities throughout the region, charges various fees and assessments to cover the cost of processing development permits and ensuring that adequate public facilities, infrastructure, and municipal services are available to support residential developments. Table 3-19 provides a general estimate of residential development fees and their total cost for both single-family and multiple-family homes.

Residential development fees range from $23,000 to $37,000 per unit depending on the project's size, density, and location, especially if it is in an environmentally sensitive area. The City makes a concentrated effort to waive fees for affordable housing projects. In accordance with Resolution No. 24654, the City will substantially reduce or waive fees for apartments, affordable apartments, and accessory dwelling units. Therefore, residential development fees are not a constraint to the production of affordable housing.

Table 3-19 Residential Development Fees

City Fees	Single-Family Housing (46 units)	Multiple-Family Housing (17-units)	Reduction or Waiver for Affordable Hsg
Planning Fees	$46,353	$10,128	Yes
Engineering Fees	$142,478	$36,822	Partial
Building Fees	$172,930	$44,540	Yes
Impact Fees			
Public Art (1/4% value)	$24,929	$9,687	Yes
Park In-lieu ($5,781/du)	$265,926	$11,247	Yes
Construction Tax	$42,703	$10,371	
Other Agencies			
County Drainage Fee	$37,122	$8,266	
Water Fees ($10-16/du)*	$460,000	$90,000	
Sewer ($3,000/du)	$138,000	$51,000	Yes
TUMF ($1,778 | $1,330/du	$61,180	$22,610	
School ($3.37 | $3.79/ sf)	$275,592	$99,947	
CVMSHCP	$61,226	$4,199	
Total	$1,728,439	$398,817	
Fees Per Market Rate Unit	$37,575	$23,460	

Source: City of Palm Springs Planning Department, 2020.
Note: Projects may require site-specific environmental assessments, not included in table totals.
* Water fees depend on zone.

Fee Reductions

In order to help educate the public on the City Council's stated goal of incentivizing lower-cost housing, workforce housing, or affordable housing residential projects, the City adopted Resolution No. 24654. This resolution approved the "Affordable and Multi-Family Housing Incentive Program." This program provides relief from payment of development impact fees and/or developer fees, and deferral of the payment of fees until certificate of occupancy.

This program applies to:

- **Affordable Housing.** Construction of new housing (for sale or rent) restricted to occupancy by lower-income households is eligible. The program allows reduction of both developer fees and development impact fees on a sliding scale from 100 percent to 1 percent reduction, depending on the total number and percentage of affordable units.
- **Multifamily Apartments.** Construction of new apartment projects that do not provide affordable dwelling units, but provide new apartment units for lease to the public at market rental rates, is eligible for a 50 percent reduction of applicable developer fees and development impact fees. This is intended to encourage development of apartments.
- **Accessory Dwelling Units (ADUs).** The Program allows for: 1) 100 percent reduction of developer fees for any ADU built as an affordable rental unit to a third party, pursuant to a covenant, or 2) 50 percent reduction of developer fees for any ADU built as a rental unit to a third party, at market rents, or for use by a member of the applicant's family. An ADU must be affordable to very low or low income people.
- **Condominiums.** Construction of residential condominium units that propose some or all as inclusionary units at a sale price affordable to middle income are eligible for reduction of both developer fees and development impact fees on a sliding scale up to 100 percent, depending on the total number and percentage of inclusionary units.

The percentage developer fee reductions available (as specified in the ordinance) are proportional to the number and percentage of affordable units offered in the affordable housing, multiple family apartments, or multiple family condominium project.

Land Donation/Subsidies

To mitigate the cost of market rate and affordable housing, the City recently updated its density bonus ordinance to allow greater density for housing development, lowering the cost of land per unit. However, the City has historically been involved more directly in providing land for affordable housing at a low cost or lease.

Examples of projects where the City of Palm Springs has contributed land for affordable housing include:

- In the early 2000s, the CRA assembled 12 single-family lots for the Coachella Valley Housing Coalition and County of Riverside to facilitate development of single-family homes.
- In the early 2000s, the former CRA sold 2.72 acres of land at a subsidized rate to Vista Chino Housing to finance the project providing affordable housing units for senior residents.
- In 2000, the former CRA assisted tenants of the El Dorado Mobile Home Park to buy land in advance of the conversion of the park to condominium ownership.
- In 2004, the former CRA assisted a nonprofit purchaser of Santiago Sunrise Village Mobile Home Park by contributing the underlying fee interest of the land at a value of $392,000.
- In 2004, the City facilitated conversion of the Santiago Sunrise MHP to a nonprofit corporation, and purchase of the ground land lease and adjacent 20 acres of land.
- In 2006, the City donated land to the Coachella Valley Housing Coalition to facilitate the construction of the Coyote Run II apartments for lower income families.
- In 2007, the former CRA contributed about $2 million in land and cash to assist in the development of the Rick Weiss Apartment project for people living with HIV/AIDS.
- During 2018 to 2020, the City has been negotiating the provision of land at a below market lease or sale to facilitate the development of affordable housing.

GOVERNMENTAL CONSTRAINTS

Potential government constraints to the production of housing include land use controls, development requirements, permit processes, and other codes. The following analyzes these topics in an effort to identify potential governmental constraints. If actual constraints are identified, however, the Housing Plan proposes specific programs to mitigate them to the extent feasible.

Land Use Policies

The land use plan prescribes allowable uses of land in the city. Land use categories are provided to guide the type, intensity, or density of development. The General Plan sets five primary residential land use categories and several mixed residential-commercial land use categories, described in Table 3-20.

Table 3-20 General Plan Designations Allowing Housing

General Plan Land Use	Intended Uses	Zoning District	Minimum lot sf/unit	Density
Estate Residential (0 to 2 du/ac)	Large estate single-family homes, many of which are near the foothill areas.	GR-5 R-1-A	40,000 sf 20,000 sf	1 du/ac 2 du/ac
Very Low Density (2.1 to 4.0 du/ac)	Single-family homes situated on generally larger residential lots	R-1-B R-1-C	15,000 sf 10,000 sf	3 du/ac 4 du/ac
Low Density (4.1 to 6.0 du/ac)	"Typical" single-family detached homes on standard lots.	R-1-D R-G-A (6)	7,500 sf 7,000 sf	6 du/ac 6 du/ac
Medium Density (6.1 to 15 du/ac)	Single-family attached and detached, multiple-family units, mobile homes.	R-1-E R-G-A (8) R-2	5,000 sf 5,000 sf Per GP	8 du/ac 8 du/ac Per GP
High Density (15.1 to 30 du/ac)	Higher density residential use (duplexes, town-homes, and apartments)	R-3 R-4	Per GP Per GP	Per GP Per GP
Central Business District[1]	Commercial, residential, and office uses at a high intensity and density	CBD	No min. lot sq. ft./unit – see density)	21-30 du/ac, up to 70 du/ac in the Downtown Core*
Mixed-Use and/or Multi-Use	Commercial, residential, and office uses at a low concentration and density	C-1; R-2	No min. lot sq. ft./unit – see density)	Per GP

Note: Palm Springs allows residential development in other lower density residential land use categories not listed above. These designations can be found in the General Plan land use element.
* Conditions apply to receive up to 70 du/ac in the downtown.

Specific Plans

The City has adopted five specific plans that provide more guidance for the type of development and land uses desired. These specific plans are consistent with the land use designations in the 2007 General Plan and proposed 2021 update of the General Plan. The five specific plans that apply are:

- College Park Specific Plan
- Desert Palisades Specific Plan
- Downtown Palm Springs Specific Plan
- Canyon South Specific Plan
- Section 14 Specific Plan

Each of these specific plans has General Plan designations and zoning districts that are consistent with the City's General Plan. However, the symbols (acronyms) may differ slightly to distinguish the specific plan. Later sections of this element, in the land inventory, describe sites from these specific plans that are intended to address the City's share of the regional housing need.

In 2007, the City adopted a comprehensive update to its General Plan. As part of this effort, new general plan land use designations were adopted to encompass current zoning districts. Much of the city has consistent General Plan and zoning districts. In certain areas, there remain inconsistencies between the General Plan designation for a specific parcel and the underlying zone. Code amendments are prepared as inconsistencies are identified.

In past years, existing law required that county or city zoning ordinances, including certain ordinances of a charter city with a population of two million or more, be consistent with the general plan. However, this did not apply to all charter cities. In 2018, the legislature approved SB 1333, effective in 2019, which requires that the zoning ordinance and general plan be consistent and applies this consistency requirement to all charter cities.

As part of the General Plan update, the City will address the remaining inconsistencies. While ordinances have been adopted in 2019 and 2021 to further this end, the Housing Plan contains a program to identify remaining General Plan and zoning inconsistencies and make ordinance revisions to address them.

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 in a community. This includes not only conventional single- and multiple-family housing, but housing for persons with disabilities, people who are homeless, families with children, and other groups that require specialized housing.

The zoning code is the primary regulatory document that determines the type of housing provided. (The zoning code is part of the Palm Springs Municipal Code [PSMC].) Table 3-21 lists the types of housing allowed in different zones.

Table 3-21 Zoning and Residential Land Use Designations and Associated Regulatory Processes

	Zoning Districts					
	R-1	R-G-A	R-2	R-3	R-4	Other
Conventional Housing						
• Single-Family	P	P	P			
• Manufactured Housing	P	P	P			
• Multiple-Family		P	P	P	P	
• Mixed Use (see narrative)						
• Accessory Dwelling	P	P	P	P		
• Mobile Home Parks						MHP: P
Special Needs Housing						
• Residential Care ≤ 6 beds	See narrative in text					
• Residential Care ≥ 7 beds	See narrative in text					
• Assisted Living		CUP	CUP	CUP	CUP	
• Emergency Shelter						M-2: P
• Transitional Housing	P	P	P	P	P	
• Permanent Supportive Hsg	P	P	P	P	P	

Source: Palm Springs Zoning Code, 2020.
Notes: P designates a use permitted by right; CUP designates a conditionally permitted use
The City also allows residential development in the Open Space/Conservation, Mountain, and Desert and other land use designations. Please refer to the land use element for greater detail.

The following describes state law requirements and zoning code provisions that allow for housing other than more conventional single-family and multiple-family housing in the community.

Conventional Housing

The City permits a wide range of conventional single-family and multiple-family housing in numerous zones in the community. The following describes these provisions.

Multifamily Residential

Multifamily residential housing is permitted in a variety of residential and commercial-oriented zones. Multifamily housing is permitted in the R-2, R-3, and R-4 zones as a by-right use. In commercial-oriented zones, multifamily housing is conditionally permitted in the C-1 and CBD zones, permitted by right in the C-1AA zone, and permitted in the Resort Overlay Zone.



Mixed-use developments in Palm Springs

Mixed-Use Development

The zoning code allows mixed use by-right in the CBD, C-1, and C-2 zones. Special incentives are available to facilitate its development. In the CBD zone, residential density of 21 to 30 units per acre is permitted. Up to 70 dwelling units per acre are permissible in the Downtown Central Core, subject to a Planned Development District or Specific Plan. Residential units, when part of a mixed-use project that exceeds 20,000 square feet, require one-half parking space per bedroom for the first two bedrooms and no additional spaces for units with more than two bedrooms.

Manufactured Housing

Government Code Section 65852.3 requires that all cities allow manufactured homes on lots zoned for single-family homes if they are certified under national manufactured housing construction and safety standards and on a foundation system, pursuant to Section 18551 of the Health and Safety Code. Except for architectural requirements, a city shall only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family home on the same lot would be subject. The City permits manufactured housing in all residential zones and requires the same development standards as other single-family homes in the same zone.



Ravinia Communities is building 100 micro homes in Palm Springs

Mobile Home Parks

State law requires that all cities must allow a mobile home park in a designated zone, but can require a use permit (Government Code Section 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 has developed a special zone, the Residential Mobilehome Park zone (R-MHP), to accommodate these types of housing products subject to conformance with City conditions and design standards. Mobile homes are an important source of affordable housing in Palm Springs for low and moderate income families and seniors.

Housing for People Who Are Homeless

State law requires cities to identify adequate sites and standards to facilitate and encourage the development of emergency shelters, transitional housing, and permanent supportive housing. The City therefore adopted Ordinance 1974 to comply with Senate Bill 2.

Emergency Shelters

The PSMC defines "emergency shelters" as housing for homeless persons for interim occupancy, intended for a period of less than six months and where no person is denied occupancy because of an inability to pay rent. Emergency shelter uses are now permitted in the M-2 zone subject to development standards and the permitting process that applies to all land and buildings in the M-2 zone. No conditional use permit or other discretionary action is required for emergency shelters. The zoning code should be amended to require a management plan that addresses operations for such land uses to ensure effectiveness and compatibility with surrounding uses .

Transitional Housing

The PSMC defines "transitional housing" as buildings configured as rental housing developments, but operated under programs that require termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is allowed as a residential use of property, subject only to the restrictions that apply to other residential dwellings of the same type in the same zone. The zoning code should be amended to list such housing as a by-right use in all residential zones.

Supportive Housing

The PSMC defines "supportive housing" as housing with no limit on length of stay, occupied by the target population, and linked to an on- or off-site service that assists the resident with retaining the housing, improving their health status, and maximizing their ability to live and work in the city. Supportive housing is allowed as a residential use, subject only to restrictions that apply to other dwellings of the same type (both single or multiple family) in the same zone. Per AB 2162, the zoning code should be amended to allow such housing as a by-right use in zones where multifamily and mixed uses are permitted, if the proposed housing project meets specified criteria.

Low Barrier Navigation Center

Passed in 2018, AB 101 requires that a Low Barrier Navigation Center development be a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing by providing temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The bill provides that CEQA does not apply to an action taken by a public agency to facilitate the use, and prescribes requirements for how facilities are permitted. The bill repeals these provisions as of January 1, 2027.

Accessory Dwelling Units

State law requires local governments to adopt an administrative approval process for accessory dwelling units. An ADU is any attached or detached residential dwelling unit situated on the same parcel as an existing, primary, single-family dwelling and that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, cooking, and sanitation. An ADU can be an efficiency unit or a manufactured home, as defined in the Health and Safety Code. The City has amended its ADU ordinance in accordance with new state law; however, the continued changes in state law merit a review of the municipal code for consistency with legislation adopted in 2020.

Daycare Homes

Under the California Child Day Care Facilities Act, the State Department of Social Services licenses and regulates family daycare. A small family daycare home, which may serve up to eight children, is considered a residential use of property for purposes of all zoning. A large family daycare can provide care for up to 14 children. SB 234 (2019) requires a large family daycare home to be treated as a residential use of property for purposes of all local ordinances. Daycare homes should be allowed in specified residential zones. The City has long allowed family daycare homes, small and large, in specified residential zones in the community. In 2020, the City Council adopted Ordinance No. 2020 to revise City codes and regulations to reflect the recent changes to state law.

Housing for People with a Disability

The City provides a range of housing types suitable for people living with a disability. These facilities are described below along with recommended program changes.

Residential Care Facilities

State law requires licensed residential care facilities serving six or fewer people be allowed by right in all residential zones, and not to 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, but administrative practice is to follow state law. This can become very challenging given the many types of residential care facilities permitted as a by-right use in various state codes. The Housing Plan proposes a program to specify and define residential care facilities and clarify how such uses are permitted in accordance with state law to remove a potential impediment to fair housing.

Assisted Living Facilities

The PSMC defines assisted living facility as "a special combination of housing, supportive services, personalized assistance, and health care, licensed and designed to respond to the individual needs of those who need help with activities of daily living. Supportive services are available 24 hours a day to meet scheduled and unscheduled needs in a way that promotes maximum dignity and independence for each resident and involves the resident's family, neighbors and friends, and professional caretakers." Palm Spring has conditionally permitted about two dozen assisted living facilities in the city in residential and nonresidential zones.

Single Room Occupancy (SRO)

AB 2634 amended Section 65583(c)(1) of the Government Code, requiring cities to allow SRO units. SRO units are small, one-room units intended for occupancy by a single individual. An SRO is a different type of housing than a studio or efficiency unit, which must contain a separate kitchen and bathroom. SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SROs are not defined in the municipal code, although the City has permitted several SROs.

Reasonable Accommodation

An important way to meet the housing needs of people with a disability is with a reasonable modification or accommodation. A reasonable modification is a structural change made to the premises, and a reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service. An example of a reasonable modification is the installation of a wheelchair ramp to a front door. A reasonable accommodation would include making an exception to an existing 'no pet' rule to permit a service dog.

In 2019, the City amended the Municipal Code (Ord No. 1975) to allow for reasonable accommodations. The ordinance was enacted so that persons with disabilities or developers of housing for persons with disabilities have flexibility in how they apply land use, zoning, and building regulations; policies, practices, and procedures; or waive certain requirements to eliminate barriers to housing opportunities for persons with disabilities.

Requests are made to the Planning Director on an approved application and decisions are made within 30 days of submittal. Prior to approval, the following findings must be made consistent with the FHA, FEHA, and Government Code Section 12927(c)(1):

1. The housing, which is the subject of the request for reasonable accommodation, will be used by a person with disabilities protected under fair housing laws.

2. The requested accommodation is necessary to make housing available to a person with disabilities protected under the fair housing laws.

3. The requested accommodation would not impose an undue financial or administrative burden on the city.

4. The requested accommodation would not require a fundamental alteration in the nature of the city's land use, zoning or building policies, practices or procedures, including consideration of alternatives which may provide an equal level of benefit.

5. The requested accommodation will not result in a direct and significant threat to the health or safety of other persons or substantial physical damage to the property of others.

Development Standards

The zoning ordinance provides residential development standards for different types of housing. Table 3-22 provides a summary of the residential development standards for the primary residential, commercial, and mixed use zones:

- G-R-5 Guest Ranch
- R-1 Single-Family
- R-G-A Residential Garden Apartment
- R-2 Limited Multi-Family Residential
- R-3 Multi-Family Residential
- R-4 Multi-Family Residential
- C-B-D Central Business District
- R-MHP Mobile Home Park

Table 3-22 Development Standards in Residential Zones

Zone	Development Standards				
	Density Range[1]	Minimum Lot Size	Maximum Bldg Height	Front, Side, & Rear Yard	Lot Coverage
G-R-5	2 du/ac	5 acres	1 story (15')	50' x 50' x 50'	20% max
R-1-A	2 du/ac	20,000 sf	1 story (18')	25' x 10' x 15'	35% max
R-1-B	3 du/ac	15,000 sf	1 story (18')	25' x 10' x 15'	35% max
R-1-C	4 du/ac	10,000 sf	1 story (18')	25' x 10' x 15'	35% max
R-1-D	6 du/ac	7,500 sf	1 story (18')	25' x 7.5' x 15'	35% max
R-1-E	9 du/ac	5,000 sf	1 story (18')	15' x 6' x 15'	45% max
R-G-6	6 du/ac	2 acres	1 story (24')	25' x 10' x 20'	50% max
R-G-8	8 du/ac	2 acres	1 story (24')	25' x 10' x 20'	50% max
R-2	15 du/ac	20,000 sf	2 story (24')	25' x 10' x 10'	50% lot[2]
R-3	21 du/ac	20,000 sf	2 story (24')	25' x 10' x 10'	None
R-4	30 du/ac	2 acres	30' maximum	30' x 10' x 20'	None
CBD	30 du/ac[3]	9,600 sf	30' maximum	PC determined	55% lot
R-MHP	—	5,000 sf	2 story (24')	40' x 15' x 15'	None

Source: City of Palm Springs Zoning Code 2020.

Notes: Additional zones allow for residential uses with a conditional use permit or planned development. In addition, certain open space lands also allow for limited residential development where appropriate.

1. Maximum density is determined by the General Plan and minimum lot size required for each unit.
2. For R-2 developments that include structures taller than 18' or 1 story, the max. lot coverage is 30%.
3. Ordinance #1977 allows for a maximum density of 70 du/ac in the CBD with a PD or Specific Plan.

The most pertinent development standards that affect the construction of new housing are summarized below.

- ***Density Standards.*** The City's residential density standards 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 wide range of densities, from a low of 19 units per acre to a high of 35 units per acre. These housing densities are allowed and achieved in the R-3 and R-4 zones. Higher densities are allowed in commercial mixed-use zones.

- ***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 average homeowner has 1.6 vehicles; the average renter has 1.3 vehicles. The City's zoning code requires two parking spaces per single-family unit. 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 per unit in condominium developments (but not apartments). Multifamily housing must have 1 guest space for each 4 units.

- ***Open Space Standards.*** The City's open space requirement for housing is regulated by lot size and coverage. However, to ensure 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 balconies, terraces, roof decks, patios, landscaped areas, and similar areas to be counted as open space. This requirement has not constrained the production of affordable housing; half of the affordable housing units developed since 1998 were subject to R-2 and R-3 standards.

- ***Lot Size Standards.*** For multiple-family residential uses, the City requires a minimum lot size of 0.5 acre in both the R-2 and R-3 zones and a minimum of 2.0 acres in the R-4 zone. These minimum lot size standards are designed to facilitate affordable housing and ensure that lots are not fragmented and that they provide enough acreage for amenities. Affordable developers often seek lots of 1.5 to 2.0 acres that can accommodate 40 to 60 units, realize economies of scale, and help secure competitive grants for affordable housing.

Parking Standards

Adequate parking is an important component of well-designed development, contributing to the value of a project, the safety of residents, its appearance, and livability. The City's parking regulations in Table 3-23 are intended to promote efficient land use, reduce street congestion and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to finance a project.

Table 3-23 Parking Standards in Residential Zones

Type of Residential	Parking Standards	
	Required spaces	Guest Parking
Single-Family	2 spaces within a garage or carport	none
Condominiums and Apartments	Studio: 1 primary space per unit	1 designated guest parking space per 4 dwelling units
	1 bdrm: 1¼ primary space per unit	
	2 bdrm: 1½ primary space per unit	
	3 bdrm: 2 ¼ primary space per unit	
Mobile Home	2 spaces per mobile site	1 space per 7 units
Mixed Uses	0.5 space per bdrm for the first two units, but are not required to provide additional parking for larger units.	
Density Bonus projects	See Section 93.23.17 PSMC	
Emergency shelter, transitional and supportive housing.	Not specified	
Single-Room Occupancy	Not specified	
Assisted Living	Ranges from ¼ to ¾ space per unit/bed depending on type of unit	1 space per 5 units/beds
Accessory dwelling unit	One space, unless waived per State law	

Source: City of Palm Springs Zoning Code 2020.

Where the parking requirement for a use is not specifically defined, it is determined by the planning commission in the manner in zoning code Section 94.01.00, based on the requirement for the most comparable use. In addition, the PSMC contains a density bonus ordinance that offers regulatory concessions for the construction of housing affordable to lower income households and/or other eligible occupants. Developers may request and receive reductions in parking space requirements, as outlined in Section 93.23.17 of the municipal code.

Regulatory Incentives

The City uses several planning tools to facilitate and encourage housing projects. The three primary means are Minor Modification, Density Bonus, and Fee Reductions and Waivers.

Minor Modification

The Planning Director may allow a minor modification in residential development standards to facilitate housing projects. Modifications include the reduction of open space (up to 20 percent), lot area and dimensions (up to 10 percent), parking spaces (up to 10 percent), and others. The zoning ordinance has been amended to ease the standards for minor modifications, which require the director's decision with no public hearing or public notice.

The findings needed to approve a minor modification are:

- The requested minor modification is consistent with the general plan, applicable specific plan(s), and overall objectives of the zoning ordinance.
- The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.
- 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.
- The minor modification is justified by environmental features, site conditions, location of existing improvements, or historical development pattern of the site or neighborhood.

Density Bonus

In January 2019, the City updated its density bonus ordinance for residential projects when specific affordability targets are met. Ordinance No. 1976 defines the term "affordable housing" as housing that is affordable to households with very low, low, or moderate incomes, as those categories are established by HCD. The categories are generally defined as follows:

- Very-Low Income: 50 percent of AMI
- Low-Income: 80 percent of AMI
- Moderate Income: 120 percent of AMI

In accordance with state law, developers of affordable housing will be able to request density bonuses based on the percentage of affordable units for eligible projects, which include:

- Housing projects that include at least 10 percent of the total units for low-income households or at least 5 percent for very low income households (either for sale or for rent)
- Market-rate senior housing (either for sale or for rent), including mobilehome park
- Common interest projects that include at least 10 percent of the units for moderate-income households (for sale)
- Housing for transitional foster youth, disabled veterans, or homeless persons, which includes at least ten (10) percent of the total units of the project for such groups
- Subdivision maps where at least 10 percent of the total lots are donated to the City for the development of housing for very-low income households
- Affordable housing that includes a childcare facility that provides requisite affordable units
- Conversion of apartments into condos where at least 33 percent of the total units are affordable for low or moderate income households

Palm Springs has typically not seen many applications for density incentives; the prevalent type of affordable housing has been garden-style apartments. The City has instead relied on land donations to reduce the cost of developing affordable housing. However, minor modifications have been used for the Coyote Run, Villa Del Sol, Vista Serena, Vista Del Monte, and other projects. Due to the increased price for residentially zoned land in recent years, affordable projects proposed in the future would be expected to use density incentives as a mean to improve project feasibility.

State density bonus law continues to change each year. Before 2021, the maximum density bonus was 35% for housing projects which included either 11% very low income units, 20% lower income units, or 40% moderate income units. AB 2345 (effective 2021) increased the top range of the density bonus to 50% for housing projects with 15% very low income units, 24% lower income units, or 44% moderate income units. The legislation does not modify the 80% density bonus required to be provided to completely affordable projects. The Housing Plan contains a program to update the density bonus program in accordance with AB 2345.

Adequacy of Zoning for Housing

State law allows cities to use higher density as a proxy for satisfying the mandate for facilitating and encouraging the production of affordable housing to lower income households. Parcels must be zoned at a sufficient density that will facilitate the production of affordable housing. To make this determination, the statute allows a city to: 1) demonstrate that zone(s) incorporate a "default density" or 2) provide an analysis demonstrating that current zones are suitable to address the lower income RHNA.

Government Code Section 65583.2(c)(3)(B) allows local governments the option of using "default" density standards that are "deemed appropriate to accommodate housing for lower income households." The default density option is not a mandated density. The default density standard provides a streamlined option for cities to meet the density requirement. No analysis to establish the appropriateness of the default density is required. For Palm Springs, the default density is 30 units per acre.

As an alternative, the statute provides the option of conducting an analysis that includes, but is not limited to, factors such as market demand, financial feasibility, and information based on development project experience within a zone(s), or at densities that accommodate housing for lower income households. Information from local developers on densities ideal for housing in the city and examples of recent housing projects for lower income households can establish the appropriateness of a zone.

Historically the City has chosen to complete an alternative analysis that determines the most appropriate zoning and density standard needed to facilitate the production of affordable housing. There are three primary zones where most affordable housing has been built:

- R2 zone. This zone allows for multiple family housing to be built as a by-right permitted use at densities of 11 to 15 units.
- R3 zone. This zone allows for multiple family housing to be built as a by-right permitted use at densities of 16 to 21 units.
- R4 zone. This zone allows for multiple family housing to be built as a by-right permitted use at densities of 21 to 29 units.

In the past decade, most affordable housing in Palm Springs has been built at a lower density than the "default" under state law.

Table 3-24 lists the five more current affordable housing projects. Family projects have been approved and built at densities ranging from 15 to 17 units per acre. Special needs projects (in these cases it is for persons with HIV/AIDs) have been built at slightly higher densities of 21 to 27 units per acre, though these projects were for special needs and all of the units were one-bedroom units. All the projects were built in the R2 zone on two- to three-acre sites. The City's R-2, R-3, and R-4 zones all accommodate this density level.

As is the case for affordable projects in any metropolitan area, local governments have an important role in facilitating their feasibility. In Palm Springs' case, the City has made available affordable land leases, fee waivers, and densities bonuses for these projects. The projects have also secured state and federal funding, such as low income housing tax credits, to make the projects financially feasible. Altogether, affordable housing can be built at lower densities.

Table 3-24 Adequacy of Zoning for Affordable Housing

	Built Projects			Current Proposals	
Type	Coyote Run	Vista Sunrise	Rosa Gardens	Monarch Apts.*	Desert AIDS*
Characteristics					
+ Occupancy	Family	Spec Need	Family	Family	Spec Need
+ Year Built	2006	2007	2011	2021/22	2021/22
+ Zoning District	R2	R2P	R2	R2	R2
+ Project Density	15	21	13	17	27
+ Project Units	66	80	57	60	61
Incentives Provided					
+ Land Lease	Yes	Yes		Yes	
+ Fee Waiver	Yes	Yes	Yes	Yes	Yes
+ Financial Assistance	Yes	Yes	Yes	Yes	Yes
+ Density Bonus		Yes		Yes	

Source: City of Palm Springs 2020.
* Current projects are in the process of securing state and federal funding.

In summary, the medium and higher density zones (R2, R3, R4) provide adequate density and development standards that are sufficient to support the development of affordable housing for lower income households, and the housing element relies on these zones to meet its lower income RHNA requirement.

Historical Preservation

Palm Springs is an architecturally rich community. Early settlers built notable examples of Spanish Colonial, Mission Revival, and Mediterranean-style buildings. Subsequently, Mid-Century Modernist architects designed an array of buildings in Palm Springs. The city's rich architectural collection sets it apart from other cities, creating a unique sense of place and a strong aesthetic identity.

Today, a large part of Palm Springs' charm comes from its eclectic, well-defined, single-family residential neighborhoods. Older neighborhoods (e.g., Movie Colony and Las Palmas) tend to be characterized by walls, landscaping, and unique architectural styles. Other neighborhoods, such as the Deepwell Estates and the Racquet Club Estates, are denoted by distinctive architectural styles. Newer areas along the mountain base incorporate desert landscaping and the natural environment into building and site design.

Historic resources in a neighborhood or community give it special character and cultural depth and provide tangible links to the community's historical and cultural heritage. Each historic building and structure represent an investment that should not be discarded lightly. Maintaining and rehabilitating older buildings and neighborhoods creates a sense of place and meaning for Palm Springs residents.



In 2019, the City Council adopted Ordinance No. 1970 for the purpose of preserving areas and specific buildings of the city that reflect elements of its cultural, social, economic, political, architectural, and archaeological history. Regulation were established to stabilize and improve buildings, structures, or areas of historical, architectural, archaeological, or ecological value; to foster civic beauty; to strengthen the economy; and to promote the use of historic resources for educational purposes.

Building Codes

The California Health and Safety Code requires cities to adopt the most recent edition of California Building Standards Codes (Title 24) for buildings, building equipment, and other features. These codes are updated every three years by the California Building Standards Commission. The most recent edition is for 2019 and was effective January 1, 2020.

On January 9, 2020, the City Council adopted Ordinance No. 2008, which adopted and amended the following codes:

- 2019 California Fire Code
- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Electrical Code
- 2019 California Green Building Standards Code
- 2019 California Energy Code
- 2019 California Existing Building Code
- 2019 California Historical Building Code
- 2018 Property Maintenance Code

Cities may adopt revisions to address local topographic, climatic, or hazardous conditions in their community, provided that the local codes still adhere to the state's minimum standards. In response to the devastating state fires in recent years, the legislature passed AB 2911 related to construction of new buildings and structures, and with vegetation and brush management to reduce the potential for wildfires in hazard zones. The City also made amendments to address seismic events and wind hazards unique to the desert.

In summary, the City has adopted California building codes to ensure that housing is built, maintained, and improved in a sound manner. These codes and their enforcement are equally applied to all property owners in a fair and consistent manner. Since these codes are required by state law and local amendments are not stricter than other cities, the City's building codes and their enforcement do not unduly constrain the feasibility of developing, maintaining, or improving housing in Palm Springs.

Permit Approval Process

Ensuring that proposed residential development is well designed is essential for a quality living environment for residents. The City Planning Division recently amended its entitlement processes under Ordinance 2042 to streamline the approval process, shorten the timeframe for review and eliminate duplicate reviews by the Architectural Review Committee and Planning Commission. The steps and time frame for processing development follow.

Presubmittal Conference

The permit approval process for proposed residential developments begins with a presubmittal conference with staff. This step allows a developer to submit a preliminary development concept to City staff for review and receive timely guidance to ensure that the formal development plan submittal is complete. City staff review location, size, and massing of structures; parking; pedestrian and vehicular access; conformance with development standards; and schematics of site plans, floor plans, elevations, etc.

Formal Development Plan

Following presubmittal conference review, the next step is to submit a formal application, identified as a Major Development Permit (MDP) to the City Planning Division, where the application is carefully reviewed for completeness by staff and circulated to the Tribal for review and action if needed. Applications are also referred to City departments and divisions—who produce a summary of issues, conformance concerns, and preliminary conditions.

The MDP is required for multiple-family projects and subdivisions with 5 or more units. The MDP is designed to ensure:

- The proposed project is consistent with the general plan, zoning code, other adopted plans, regulations, and policies.
- The proposed uses are consistent with the zone district where the project is located.
- The location, height, massing, and placement of the project is consistent with applicable standards and with its context.
- The necessary infrastructure is in place to service the proposed development.
- The environmental impacts of the proposed development have been evaluated and addressed.

Environmental Clearance and Tribal Consultation

The California Environmental Quality Act (CEQA) presents objectives, criteria, and procedures for the evaluation of projects and preparation of exemptions, initial study/negative declarations (IS/ND), and environmental impact reports (EIR). Many smaller projects have no significant impact on the environment, are exempt from CEQA, or can be processed with an IS/ND or mitigated ND. In some cases, larger projects will require a Specific Plan and EIR, and therefore require additional time to accommodate mandated public review and the complexity of complying with CEQA. Tribal consultation may also be required depending on project location.

Planning Commission/City Council

After the project application and CEQA clearance is complete, the Planning Commission reviews the project and makes an approval prior to the project proceeding. If a legislative act is required (e.g., zone change or general plan amendment), the City Council would hear the matter. In all matters, the City Council would hear appeals to decisions made by the Planning Commission or could call projects forward if the project warranted review. After approval, the project proceeds to architectural review, described later.

The average time to process and approve a residential development will depend on the type of project, its size and complexity, and required environmental clearance. For single-family developments, the review time frame can be 3 months. Multiple-family projects will take an average of 3 months for review and approval. Table 3-25 outlines the steps and time frames needed for reviewing and approving residential development projects in Palm Springs.

Table 3-25 Residential Development Approval Process

Steps Required	Single-Family	Multiple-Family Project
Presubmittal conference	2 weeks	2 weeks
Completeness review	3-4 weeks	3-4 weeks
Major Development Review	4-6 weeks	4-8 weeks
Environmental Documentation	None	2 months (including Tribal Review)
Tribal Review	None	
Planning Commission	2-4 weeks	
Architectural Review	2-4 weeks	2-4 weeks
Total Time Frame	4 months	6 months

Source: City of Palm Springs Planning Department 2020.
Note: These estimates are general time frames. Actual development processing times will depend on the project complexity, completeness of application submitted, and required environmental clearance.

Architectural Review

The City requires architectural review for single-family homes on major streets and hillsides, mobile home parks, and for multifamily housing. After receiving approval of a Major Development Permit, the Architectural Review Committee examines the application materials to determine whether the project will provide a desirable environment for its occupants and is compatible with the character of adjacent and surrounding developments.

Conformance is evaluated based on consideration of:

- The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;
- The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;
- The façade elements and fenestration are composed in a harmonious manner;
- The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;
- The proposed color scheme is appropriate to the desert environment and consistent with the site context;
- Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;
- The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;
- The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;
- The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;
- The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00 (in addition

mandatory outdoor lighting standards are set by the California Energy Code under PSMC Section 8.04.65), and the proposed lighting will not materially impact adjacent properties;

- Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;
- Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;
- The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.

While the City has made administrative changes to the architectural review process to shorten the time frame for obtaining entitlements, revising current design guidelines would also assist in streamlining the process. Many of the City's current design standards and criteria in the zoning code are subjective in nature. The City recognizes the need for design guidelines that would provide clear directions and standards to applicants.

In accordance with recently enacted legislation, the State of California requires streamlined housing approval by establishing a by-right, ministerial approval process for multifamily residential development. An important step to streamlining project approvals is the replacement of subjective design "guidelines" with objective design "standards." California State Senate Bill 35 (Government Code Section 65913.4) requires cities to establish objective design standards for multifamily residential development.

To comply with this legislation, the Housing Plan contains a program to draft objective development and design standards that can improve certainty for the development community regarding the design and financing of residential and mixed use projects while also meet the City's and community's expectations for new housing projects that provide lasting quality of life for residents.

Vacation (Short-Term) Rentals

In accordance with Ordinance 1918, the City Council affirmed the importance for the provision of permanent housing for full-time and part-time residents wo live or work in the city. Vacation rentals and homesharing are not uses expressly recognized in the zoning ordinance, nor expressly identified as uses permitted in residential zones. Vacation rentals and homesharing are similar in character and uses as hotels and other commercial short-term uses and are permitted in single-family or multifamily zones if such uses are ancillary and secondary to the residential use of the property.

To further these objectives, the City adopted a comprehensive code to regulate issuance of and attach conditions to Vacation Rental and Homesharing Lodging. The City has established a permitting process and operational requirements pursuant to PSMC Chapter 5.25 in order to minimize potential adverse impacts of transient uses on neighborhoods. The PSMC does not regulate hotels, motels, time-share units, or nonvacation rental arrangements.

Specific requirements include:

- The unit must comply with all applicable codes regarding fire, building safety, health and safety, and all other relevant laws.
- The owner is limited to no more than 32 contracts for vacation rental use of a property in any given calendar year.
- Other regulations apply, including occupancy limits, parking, noise levels, and other neighborhood regulations.
- No apartment or any portion thereof shall be provided for rent for 28 consecutive days or less to any person.
- The property owner is required to obtain a license from the City and pay all relevant taxes and associated fees.
- A prohibition on evicting any tenant or terminating a lease for the purpose of converting an apartment to a vacation rental.

The City has established a website containing all the specific regulations required for short-term vacation rentals. Approximately 2,000 units have been authorized for use as short-term vacation rentals in Palm Springs as of January 2020.

FAIR HOUSING ASSESSMENT

This section addresses the fair housing requirements for housing elements. It begins with an overview of key requirements, describes outreach efforts to date, and then provides the requisite analysis. Programs to address concerns are detailed in the Housing Plan.

Overview of Key Requirements

One of the most significant trends in state housing element law has been in the arena of fair housing. With the passage of AB 686 in 2019, all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of 2015. The goal of this assessment is to ensure that people have fair housing choice.

> Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, or other protected characteristics.
>
> AFFH Guidance Memorandum, California HCD (2021)

Affirmatively further fair housing means "taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws" (Government Code 8899.50(a)).

California HCD has issued specific requirements for incorporating AB 686 for fair housing into the update of the housing element. The following AFH conforms to these requirements, including its structure to address three primary areas required by the State.

- **Fair Housing Assessment**. A summary of fair housing issues, patterns of segregation or other barriers to fair housing, and prioritization of contributing factors.
- **Sites Inventory.** The identification of sites for housing to accommodate all income levels of the city's RHNA that also further integrated and balanced living patterns.
- **Housing Programs**. Programs that affirmatively further fair housing, promote housing choice for protected classes, and address contributing factors identified in the AFH.

Before discussing fair housing issues in accordance with AB 686, the following provides a brief overview of the history of the city that has shaped the community and housing opportunities.

Palm Springs History

Palm Springs has a complex history that has shaped its development and the housing opportunities for residents. Land ownership patterns, development of the economy, race and ethnic change, discriminatory practices, and the interplay between the federal/state/local and tribal authorities have individually and collectively resulted in unique fair housing challenges today.

Historic Land Patterns[1]

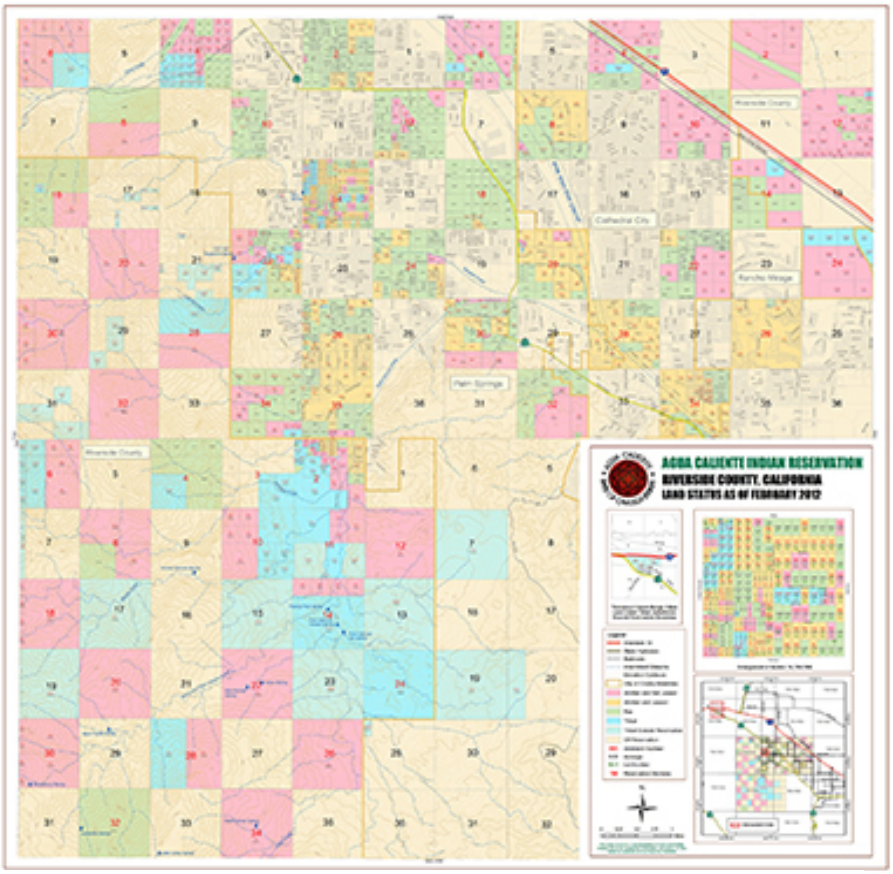
Palm Springs land ownership patterns date to the mid-1800s. As part of the Treaty of Guadalupe Hidalgo, Mexico ceded lands that became the state of California. In 1852, the federal government segmented southern California into a grid of six-square-mile squares, called townships, and one-mile squares, called sections. In the 1860s, the U.S. government granted to Southern Pacific Railroad the odd-numbered sections for 10 miles on either side of the railroad line to encourage development of a line to Yuma Arizona.

In 1876, President Grant established the Agua Caliente of Cahuilla Indian Reservation and granted the even-numbered sections to the tribe. In 1877, President Hayes expanded the Reservation to about 31,000 acres and, later, with the General Allotment Act of 1887, Congress established individual Indian ownership of land on reservations. Previously, reservation lands were held communally by the tribal governments. In 1891, Congress passed the Mission Indian Relief Act, which allotted land to Tribal members.

Despite these changes, opportunities for development were sparse. Between 1891 and 1955, the federal government allowed 5 to 25 year lease options on reservation land. These restrictions had, for the most part, reduced Indian leaseholds to transient lessees, with limited ability to lease land and produce sufficient income. In 1959, President Eisenhower signed the Equalization Act, ordering the equalization in value and distribution of collectively owned lands to Tribal members. That same year, the Indian Leasing Act was signed, allowing tribal members to lease their land in 99-year increments.

[1] Arewen Nuttal, Section 14: The Agua Caliente Tribe's Struggle for Sovereignty in Palm Springs California, Magazine of Smithsonian's National Museum of the American Indian, Summer 2019 / Volume 20. No 2.

This same legislation called for the appointment of conservators and guardians to protect Indians and their estates from "artful and designing persons" who might seek to cheat them out of their land. However, it became known that some appointed conservators and guardians took advantage of them. The conservatorship program ended in 1968 after the Secretary of the Interior's Palm Springs Task Force similarly exposed it as fraudulent and corrupt. [2]



Palm Springs' land pattern has developed into a checkerboard reflecting the federal land use policies more than a century ago. As shown, tribal land is colored blue, allotted and leased land is colored yellow, allotted but not leased land is pink, and fee land is colored green. Fee lands are owned by private individuals.

Figure 3-8 Land Ownership Pattern in Palm Springs

Today, Palm Springs "checkerboard" land ownership reflects federal policy a century earlier. However, removal of federal legal constraints allowed the Agua Caliente and its Tribal members to attract private investment and development on their land.

[2] "Palm Springs Task Force (Cox Report). Report on the Administration of Guardianships and Conservatorships Established for Members of the Agua Caliente Band of Mission Indians, California Department of the Interior, March 1968.

Modern History

Palm Village, as it was called prior to incorporation, remained sparsely populated until the early 1920s, when the first residential subdivisions were recorded on tracts immediately surrounding the existing village and the resorts. The 1920s to 1930s saw gradual development of the village of Palm Springs as a budding resort and entertainment destination for the wealthy and elite, locally and nationally. As the village grew in popularity and population, it led eventually to Palm Springs' incorporation in 1938.

World War II transformed the city into the army headquarters for the North African Offensive. Nurses were housed at the El Mirador Hotel (which later became Desert Regional Hospital); however, there was no housing for over 1,100 officers, soldiers, and civilian employees. Between 1940 and 1950, the city's year-round population increased 123 percent from 3,334 to 7,660, with a typical winter population of about 16,000 during the season. By 1948, more than 6,000 individuals lived on the reservation.

The end of World War II resulted in a population boom in southern California and locally through the 1950s and 1960s, resulting in a demand for civic necessities such as schools, libraries, museums, a city hall, and police headquarters as well as offices, stores, and housing. Palm Springs' growth as a tourist destination also increased the demand for inns, resorts, and tourist attractions. These trends spurred a demand for affordable homes, and large residential tracts began to be developed in the city.

From the 1970s through 1990s, Palm Springs continued to develop as a modern suburban community in the Coachella Valley. Development of residential tracts continued, resulting in a doubling of the city's population from 21,000 to 42,000 in just 20 years. Supporting infrastructure, such as water and wastewater treatment, roads, and parks, were built to support the community. In order to plan for the development of residential uses in an orderly manner, specific plans were prepared for many outlying areas.

The 2000s have seen significant change in Palm Springs. Although the city and the region were impacted by multiple recessions, Palm Springs has successfully adapted to changing economic conditions. Palm Springs has cemented its role as a key destination point, providing a range of artistic, historic, entertainment, cultural, and residential amenities for residents and visitors of all ages.

Contributions of Race and Ethnic Groups

Palm Springs is known for many of the original pioneers who established and developed it. However, the City's African American, Latino, Chinese, and Filipino communities made significant contributions to local industries and the city's culture.[3] Their lives and livelihoods were affected by the budding resort industry, migration, federal and local discriminatory policies, and urban renewal efforts and displacement effects.

Chinese, Japanese, and Filipino communities played a formative role early in Palm Springs' history. Chinese laborers worked on the railroads until federal policy (Chinese Exclusion Act of 1882) prohibited all immigration of Chinese laborers.[4] Chinese and Filipino immigrants worked in food preparation and services that supported many of the larger hotels. They were also employed as servants for the village's wealthy residents and contributed to the construction of railroads connecting Palm Springs to the region.

During the early 1900s, especially during the Mexican Revolution of 1910 to 1920, many families left Mexico for work in the Coachella Valley. Though few lived in Palm Springs at that time, the greater San Gorgonio township became home to many Latinos who worked either for the railroad, as day laborers, or construction workers helping to construct many of the new buildings. Latinos became the primary laborers for the railroads after the Chinese Exclusion Act curtailed further employment of Chinese labor.

African Americans also shaped the history of Palm Springs.[5] During the Great Depression, many African Americans from the South and Dust Bowl migrated westward, finding work in the hospitality industry. African Americans served as housekeepers, chauffeurs, and personal attendants to the wealthy. Influential individuals, such as Lawrence Crossley, rose to prominence and were known for building housing for displaced residents, serving prominent roles on the Water District, and operating notable local businesses.

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[3] Context: Ethnic Minorities in Palm Springs, City of Palm Springs, Citywide Historic Context Statement & Survey Findings, Historic Resources Group, 2019.
4. Https://chsa.org/wp-content/uploads/2017/05/CHSA-CAEI-ChineseExclusionAct.pdf.
[5] African-Americans Shaping the California Desert: Coachella Valley, KCET Socal Focus, February 9, 2012.

Section 14 Housing

Section 14, a small one-mile section in the heart of the city, and the events that transpired there had a profound influence on Palm Springs. In its early days as a desert community, Palm Springs had limited housing. Though the three main resorts offered housing for employees, many newcomers had no choice but to live in Section 14, owned by the Agua Caliente band of Cahuilla Indians. Rental opportunities off the reservation were not available, and deed restrictions prevented nonwhites from purchasing land.

In its early days, no formal planning efforts were undertaken. Section 14 lacked sewer, trash pickup, fire protection, and paved roads. Water and electricity services were limited, and natural gas service was nonexistent. Structures built by the lessees were scattered and built of varying materials—brick, wood, or cinder blocks. Trailers and even tents were commonplace. Some residents offered rooms for short-or long-term rental. Shanties were common, with many residents using communal restroom facilities.

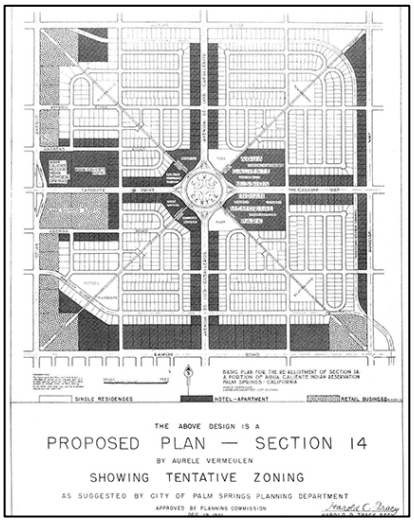


Section 14 Housing, Courtesy Palm Springs Historical Society

Despite its shortcomings and lack of community facilities and amenities, Section 14 became home to Palm Springs residents of different race and ethnic backgrounds, and people of low incomes, who were unable to secure housing elsewhere in the community or needed to live near their places of employment during the day.

In the 1950s, civic leaders began to show interest in Section 14. Multiple plans were laid out to develop Section 14 into the new downtown of the city, but the area was occupied by shanties. In 1951, the Bureau of Indian Affairs approved a city abatement program and eviction notices were served. Over the next 15 years, the City approved the razing of homes in Section 14.[6]





Eviction notices were supposedly given to residents; however, many reported never receiving them. Allegations surfaced that homes were bulldozed and burned while residents were away at work or school. Old Fire Department records in the 1960s noting that hundreds of homes in Section 14 spontaneously burned. After a series of articles in local newspapers, a California Attorney General investigation in 1968 concluded that the events that transpired in Section 14 were "a city-engineered holocaust."

Section 14 policies impacted the city's race and ethnic composition. Many African Americans, Latinos, Native Americans, and others were displaced. Without any affordable housing in the city or relocation assistance, displaced residents were on their own. African Americans relocated to north Palm Springs or the Crossley tract. Filipinos relocated to Veteran's Tract, while others left to Banning and Riverside. Meanwhile, many Latinos relocated to northern Palm Springs or eastern Coachella Valley.

[6] The Path to Paradise: Expropriation, Exodus, and Exclusion in the Making of Palm Springs, R. M. Kray, Pacific Historical Review (2004) 73 (1): 85–126.

Patterns of Integration and Segregation

The AFH requires that jurisdictions address any patterns of segregation that may disproportionately affect persons of protected classes. To inform this assessment, data were collected on demographic and housing characteristics to assess the presence of patterns that suggest fair housing concerns.

Household Income

Palm Springs' median income is about $50,000 annually—less than mid Coachella Valley (La Quinta and Indian Wells), but higher than east Coachella Valley (Indio and Coachella). Within Palm Springs, median income levels vary from $25,000 (e.g., Rimrock and El Mirador) to $35,000 to $50,000 in the northwest (Desert Highlands, Mountain Gate, and Raquet Club West) and central areas (Baristo, DeMuth Park, and Sunrise Park). Desert Parks and Ranch Club Estates have a median income topping $100,000 (Figure 3-9)

Another local dynamic is the snowbird population, that is, part-time residents who live in Palm Springs during the winter. Neighborhoods like the Movie Colony have extremely expensive homes that cost well above the median household income of residents in those tracts. Palm Springs is known to have snowbirds who own second homes and therefore report income in the community where they primarily reside. Consequently, the median income of certain neighborhoods is understated.

Low to moderate income tracts (where over 51% of households earn below 50 percent of the median family income) are in three general areas—northeast (Desert Highlands and Racquet Club West), central (Baristo, Midtown, Warm Sands, Sunrise Park), and southeast (De Muth, Rimrock, Melody Ranch, etc.). In these neighborhoods, 20 to 30 percent of residents live below the poverty line due to the incomes of those neighborhoods (Figure 3-10).

Median income levels vary significantly by race and ethnic group. Residents who identify as Asian or White earn a median income in the $50,000s. African Americans earn a median of $43,000, followed by Hispanics with $38,000. Poverty rates correspond to these income levels: White and Asian residents have a poverty rate of 16 percent; African Americans and Hispanics have a poverty rate of 26 percent. These differences are seen throughout the valley.

Race and Ethnicity

Today, Palm Springs has a majority of residents who identify as White, similar to the communities in the west Coachella Valley. However, Hispanics have become the second largest group, comprising 28 percent of residents. All other groups comprise approximately 3 to 5 percent of the population. While demographics gradually continue to change, patterns today still reflect many of the federal and local policies of the past.

While minority race and ethnic groups live throughout the city, there are certain areas where they have greater representation (50 percent plus) than their overall share of city residents (Figure 3-11). For instance, African Americans and Hispanics are concentrated in Desert Highlands/Gateway and other areas of the city. Asians (specifically Filipinos) are concentrated in Demuth Park. These patterns are consistent with historical events surrounding Section 14 and the displacement of residents in the 1950/1960s.

Racially/Ethnically Concentrations of Poverty

Racially and ethnically concentrated areas of poverty are a fair housing concern because they are evidence of segregated living. A racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the residents identifies as non-White and 40 percent or more of residents lives in poverty. There are no census tracts that are in or overlap with Palm Springs that qualify as a R/ECAP. The nearest R/ECAPs are directly north in Desert Hot Springs, directly east in Cathedral City, and further east in Indo, Coachella, and broader eastern Coachella Valley.

Racially/Ethnically Concentrations of Affluence

A racially or ethnically concentrated area of affluence (or RCAA) is essentially the opposite of a R/ECAP; it is an area in which 80 percent or more of the population identifies as White and has a median household income that is greater than $125,000 per year. Using this definition, no census tracts in or overlapping with Palm Springs qualify as an RCAA. While certain neighborhoods have a high concentration of households who earn more than $125,000, none consist of more than 80 percent White residents.

In conclusion, though Palm Springs does not have R/ECAPs or RCAAs, its racial and ethnic distribution and other characteristics (as discussed later) reflect housing policies from past generations.

Disability

In Palm Springs, 17 percent of residents living in a home had at least one disability, which is higher than most communities in California. Age and disability are highly correlated; the rate of people with a disability doubles from 14 percent for adults 35 to 64 years to 31 percent for adults 65 years and older. Palm Springs has the fourth highest prevalence rate of disabilities in the western Coachella Valley behind the communities of Desert Palms (23 percent), Sky Valley (22 percent), and Rancho Mirage (18 percent). However, as expected, the city has the fourth highest median age of communities in the region. No areas in the city have disproportionate concentrations.

The City's approach to addressing the needs of disabled people is to assist them to live independently. The Housing Plan requires new apartments to comply with accessibility standards in the California Building Code, allows homes to be physically adapted through reasonable accommodation process; and provides home rehabilitation grants for accessibility improvements. The City also continues to offers transit services with reduced fares for disabled people. However, because people with disabilities are the most frequently discriminated against, the City will also work with the FHC to provide more education and training (Program HS-5.1).

Familial Status

Palm Springs' household composition is a function of resident median age and the resort nature of the city. Palm Springs has the lowest percentage of married couple families (32 percent) than the other communities in the Coachella Valley, followed closely by Desert Hot Springs (33 percent). The city also has one of the lowest percentage of children in the western Coachella Valley; only 12 percent of households have children or youth below the age of 18.

Though the percentage of female-headed families with children is low, there are disproportionate concentrations in two census tracts north of San Rafael and west of North Indian Canyon in the Desert Highland/Gateway neighborhood. The other area is an unincorporated community in the city's sphere along SR-111. This area consists of several mobile home parks and scattered housing. The City operates community services for these areas from the James O. Jessie Desert Highland Unity Center.

Disproportionate Need and Displacement Risk

This AFH assesses disproportionate housing needs to understand how some groups of residents experience more severe (disproportionate) housing needs compared to other areas in the city and the region. The key issues assessed include housing overcrowding and overpayment, housing conditions, and the potential displacement associated with these conditions.

Overpayment

Housing overpayment—paying more than 30 percent of income toward housing—is widespread in California and Coachella Valley. In Palm Springs, approximately 35 percent of homeowners overpay for housing, faring much better than cities in the eastern valley (Figure 3-12). However, rental housing overpayment is significantly more prevalent and severe in Palm Springs than in other communities throughout the valley (Figure 3-13).

Housing affordability is a significant issue, particularly among renters. In Palm Springs, 18 percent of homeowners with a mortgage moderately overpay for housing, and 17 percent of homeowners severely overpay. Among renters, 27 percent moderately overpay for housing, and 29 percent severely overpay. Housing overpayment is more prevalent in several neighborhoods. In the Desert Highlands/Gateway, DeMuth Park, and others areas, more than 50 percent of households overpay for housing.

Overcrowding

Housing overcrowding refers to situations where a home has more than one person per habitable room. Overcrowding places stress on occupants and accelerates the wear and tear on housing. Citywide, only 3 percent of units are overcrowded—one of the lowest rates in west Coachella Valley and half the statewide average of 8 percent. Overcrowding rates vary by tenure, with only 1 percent of homeowners and 7 percent of renter households overcrowded.

Desert Highlands/Gateway and DeMuth Park neighborhoods have the highest overcrowding rates, with renter overcrowding at 15 and 24 percent, respectively, and a 10 percent overcrowding rate among homeowner units (Figure 3-14). In these neighborhoods, the median household income ranges between $35,000 and $45,000, which is very low income and lends itself to greater overcrowding.

Housing Conditions

Safe, sound, and healthy housing conditions are essential to fair housing opportunity. Palm Springs incorporated in 1938, but did not experience significant development until decades later. Approximately 34 percent of the housing stock predates 1970, another 50 percent was built from 1960 to 1980, and the remaining 17 percent was built later. Most of the city's apartment properties and mobile home parks were built during this period as well. The City has not conducted a housing conditions survey to date.

Anecdotal evidence suggests that housing requiring rehabilitation is disproportionately concentrated in certain neighborhoods. These include the Desert Highlands/Gateway, portions of Demuth Park, and Lawrence Crossley tract. All of these areas were developed shortly following the displacement of residents from Section 14. These areas also have a disproportionate percentage of residents with low to moderate incomes, overpayment, and/or overcrowding. Several mobilehome parks also have units in need of rehabilitation.

Displacement Risk

Displacement risk refers to the risk that households might not be able to retain their housing due to a number of considerations. For instance, existing affordable projects could convert to market rents that are no longer affordable to lower income households. The City has 1,200 assisted apartments and 2,700 mobile home units that are affordable to lower income households. About 300 assisted apartments are at risk of conversion to market rents by 2031. Assisted mobile home parks, while fewer in number, are generally not at risk of conversion until past 2050.

In other cases, market housing may become too expensive to afford. Concerns were expressed about displacement pressures in North Palm Springs as the demand for housing grows and neighboring projects, such as Miralon and the former proposed location of the COD campus, bring higher income developments to that area. These projects, although needed to attract the development and relocation of services to Northern Palm Springs, may increase housing prices and rents in neighborhoods directly west and south. This could have the effect of driving up land prices and housing prices in the northwest, but also attracting private investment into the area.

Communities of Interest

Throughout this fair housing assessment, efforts have been undertaken to identify communities where greater focus is needed. This may be required due to state mandates (e.g., SB 244 and disadvantaged unincorporated communities) or other local criteria.

Disadvantaged Unincorporated Communities

Senate Bill 244, effective in 2012, imposes requirements on cities with Disadvantaged Unincorporated Communities (DUC). These areas are defined as inhabited territory that includes all or a portion of a city with an annual median household income that is less than 80 percent of the statewide median. The Riverside County Local Agency Formation Commission (LAFCO) uses DUCs for municipal service reviews and sphere of influence determinations.

In 2015, the Riverside County LAFCO identified one DUC in Palm Springs (DUC-1), the Carefree Mobilehome Park, at the corner of Dillon and Indian Canyon. LAFCO is updating its DUC determinations, which may result in a second DUC in northwest Palm Springs along Highway 111. The area includes the Santiago Sun Canyon Estates, Western Village Mobile Home Park, and adjacent scattered homes in a largely undeveloped area.



Disadvantaged Unincorporated Communities

Disadvantaged Incorporated Communities

During the Housing Element update, the City conducted workshops in areas of the city known to have disadvantaged characteristics. These included Desert Highlands/Gateway, DeMuth Park, and the Crossley tract. As mentioned earlier, each of these tracts was developed following the razing of Section 14. In addition, the Desert Sands Mobile Home Park and other, older mobile home parks exhibited characteristics warranting additional attention.

Some of the conditions warranting attention include:

Desert Highlands

- Lack of community amenities, including grocery stores, health care, banks and support services, etc.
- Elevated poverty, unemployment, crime, and overpayment, and need for improving educational opportunity.
- Lack of affordable housing, lack of opportunities to own housing and build wealth, and poorer housing conditions.
- Lack of options for transit access to the rest of Palm Springs and employment centers where residents work.
- Need for improvements to neighborhood roadways and supporting infrastructure (lighting, sidewalks, etc.).
- Concentration of racial and ethnic minorities.

DeMuth Park

- Elevated poverty, unemployment, overpayment, and overcrowding, and need for improving educational outcome.
- Lack of affordable housing, lack of opportunities to own housing and build wealth, and poorer housing conditions.
- Need for improvements to neighborhood roadways and supporting infrastructure (lighting, sidewalks, etc.).
- Concentration of racial and ethnic minorities, higher levels of limited-English-speaking residents.

Access to Opportunity

AB 686 requires the Assessment of Fair Housing to evaluate access to employment, schools, transit, housing mobility, and a healthy living environment throughout the city. The analysis must also assess any disparities in access to opportunity, such as further distance to jobs, proximity to hazardous environmental conditions, or limitations in the ability to move between neighborhoods.

Opportunity Map

Government Code Section 65583 (10)(A)(ii) requires the AFH to include a map of access to resources such as living-wage jobs, good schools, quality neighborhoods, and environmental features. The California Tax Credit Allocation Committee (TCAC), with input from HCD, issues opportunity maps each year.

Key findings are shown on Figure 3-15 and summarized here:

- **High Resource Areas**. Most tracts are within "High Resource" areas. This designation covers most of the city's central, western, and southern area. This designation denotes areas with high levels of employment and close proximity to jobs, access to effective educational opportunities, a low concentration of poverty, and low levels of environmental pollutants, among others.
- **Moderate Resource Areas.** Northern and eastern Palm Springs are considered by TCAC to be moderate resource areas. These tracts generally have access to some of the same resources as the high resource areas, but have longer distances to travel to jobs, lower median home values, and fewer educational opportunities. Certain neighborhoods in central Palm Springs likely would be classified as moderate resource areas.
- **Low Resource Areas.** The TCAC maps show that lower resource areas are more predominant in Cathedral City, Desert Hot Springs, and communities in the eastern Valley. However, based on neighborhood interviews and anecdotal evidence, the Desert Highlands/Gateway and Demuth Park neighborhoods are likely low resource areas, particularly in comparison to wealthier neighborhoods in Palm Springs.

Employment Opportunities

Having adequate and decent-paying employment is a prerequisite for residents to afford adequate housing in their community. Over the past several decades, the City has pursued significant redevelopment of its downtown to generate economic activity, increase City revenues, and provide living-wage employment. However, with the significant hospitality industry in Palm Springs and the wages for the available jobs, many of the employees live outside of the community and commute from the east valley.

According to HUD's job proximity index, Palm Springs residents have excellent access to job opportunities near to where they live (Figure 3-16). Nearly 45 percent of the workforce in Palm Springs lives in the community. Cathedral City to the east and Desert Hot Springs to the north both have low access to job opportunities. Moving eastward, midvalley cities (Palm Desert, Rancho Mirage, Indian Wells, etc.) have excellent access to jobs, but access to jobs declines moving eastward to Indio and Coachella.

It is important to note that access to employment opportunities does not necessarily mean that residents hold living-wage jobs. Indeed, places like Desert Highlands has the highest unemployment rates in the city and correspondingly lower households incomes.

CalEnviroScreen

Environmental hazards, pollution, and socioeconomic conditions are known to influence the health of residents. In February 2021, the California Office for Environmental Health Hazard Assessment released the 4th version of CalEnviroScreen. The CalEnviroScreen is a GIS-based tool that ranks communities based on two dozen environmental pollution and population indicators. A community or area that ranks in the 75th percentile statewide (25 percent worst) or above is considered a "disadvantaged community."

Most of the Coachella Valley, including Palm Springs, shows very low (i.e., good) scores according to CalEnviroScreen (Figure 3-17). The city's scores reflect the lack of significant environmental pollution from industrial uses. It should be noted, however, that CalEnviroScreen scores are averages of population and environmental pollution indicators. As indicated earlier, the city still has neighborhoods where residents experience poorer health conditions or have less access to community services, and transit.

Educational Opportunity

Education is essential to securing living-wage employment that leads to more positive individual, health, and housing outcomes. Palm Springs Unified School District serves the cities of Desert Hot Springs, Palm Springs, Thousand Palms, Cathedral City, and Rancho Mirage. In Palm Springs, there are four elementary schools, one middle school, one high schools, and one alternative school.

The California Department of Education assesses the performance of local schools based on an ordinal-colored-based rating system. Colors are assigned based on the combination of a scores-based ranking coupled with the degree to which a school's performance has been maintained, improved, or declined over prior years. Shown below, most schools received yellow to orange rankings, except that Cielo Vista Elementary (all green rankings), and Palm Springs High School received a mix of yellow and green rankings.

Table 3-26 Performance Levels of Palm Springs Schools

Palm Springs School	Subject Area Performance	
	English Arts	Mathematics
Cahuilla Elementary	Yellow	Orange
Cielo Vista Charter Elementary	Green	Green
Katherine Finchy Elementary	Yellow	Yellow
Vista Del Monte Elementary	Yellow	Orange
Raymond Cree Middle	Yellow	Yellow
Palm Springs High School	Yellow	Green
Desert Learning Academy	Yellow	Orange

Source: California Department of Education, 2019 (latest available)

Best performing — Middle performing — Lowest Performing

Each local school district adopts a Local Control Accountability Plan (LCAP) to monitor expenditures and adjust programs to improve student performance. Over the last 15 years, city residents have approved more than $500 million in bonds to improve facilities, services, and educational opportunities for their children. To fund additional programs, the Palm Springs Unified School District has established a foundation to fund additional teaching efforts, ensure high-quality education, and support funding of curriculum-enhancing activities in the areas of health and wellness, science, math, technology, and the arts.

Transit Mobility

Transit opportunity (often called "transit mobility") refers to an individual's ability to navigate the city and surrounding region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, location of routes to community amenities, and frequency of transit.

SunLine Transit Agency provides bus lines and commuter routes throughout communities in the Coachella Valley. Three routes run through Palm Springs every 20 to 60 minutes, generally between 5 am and 11 pm. All services run from Monday through Sunday, except for Sunride. While services have been curtailed in recent years due to the COVID-19 pandemic reductions in ridership levels, Sunline added a I-10 commuter link to and from San Bernardino.

Transit is also available for seniors and people with disabilities. The SunDial paratransit service provides next-day transit service for persons who are unable to use regular SunLine service. SunDial is available within 3/4 of a mile from any local SunLine route and may be used on the same days, times, and frequency as local fixed-route service. Sunline also operates a half-fare program for seniors or persons with disabilities who ride SunLine's fixed routes and a free training program to learn how to ride the bus system.

Though many parents choose to drive their children or let their children walk to school, the availability of school transportation can be an important service for parents. Palm Springs offers limited transit service for elementary school children. To augment school service, School Tripper buses are added to certain routes to prevent overcrowding due to an increase in student ridership. Students can use this service in addition to the fixed-route bus service.

During fair housing outreach venues, residents in North Palm Springs noted that transit services were very limited to that area. Though routes run from early morning to late evening, they run only once per hour. Fares appear to be reasonable. However, residents noted that the routes did not necessarily connect them to desired services or jobs. Many bus stops lacked shelter or provided only a minimal seating area to protect riders from temperatures that often exceed 100 degrees during several months of the year.

Housing Mobility

Housing can be an essential tool for facilitating upward mobility for individuals and families while also providing a stable, secure, and safe place of residence. Indicators of housing mobility include the availability of rental housing vouchers; the availability of adequately sized, safe, and sanitary housing; and the ability of the household to stay in the unit (be protected from displacement).

The City has pursued the construction of affordable multiple-family housing over the last several years, resulting in the funding and approval of several upcoming affordable housing projects.

- Monarch Apartments. The City committed to assisting this 60-unit project with a loan, fee waivers, and land grant. Other funding sources include $500,000 in HOME funds, $11.2 million in MHF funds, and $8.7 million in tax credits.
- Aloe at Palm Canyon. West Hollywood Community Housing Corporation is proposing a 71-unit project affordable to lower-income seniors. The project will be financed by the donation of city land, $2.4 million in State HHAP funds, and $6.4 million in state NPLH funds.
- Desert AIDS Project. The City has approved 61 special needs apartments for extremely low/very low income households. The City committed to providing $3.6 million in HHAP funds and has approved the site plan and density for the project.

Palm Springs has approximately 400 resident who use housing vouchers to afford rental housing in the community. The distribution of vouchers by demographic groups is unknown. However, most tracts in the city have between 2 to 5 percent of rental units accepting rental vouchers. Figure 3-17 shows the general location of affordable housing in the Coachella Valley, and Figure 3-18 shows the use of rental housing vouchers.

Despite these benefits, residents in certain areas of the community noted a need for the opportunity to secure and retain their housing and build wealth through opportunities for homeownership. In the inflationary housing market of the 2020s, there are limited subsidized funding or grants for homeownership assistance. The City of Palm Springs and adjacent cities currently do not participate in the County's first-time homebuyer program.

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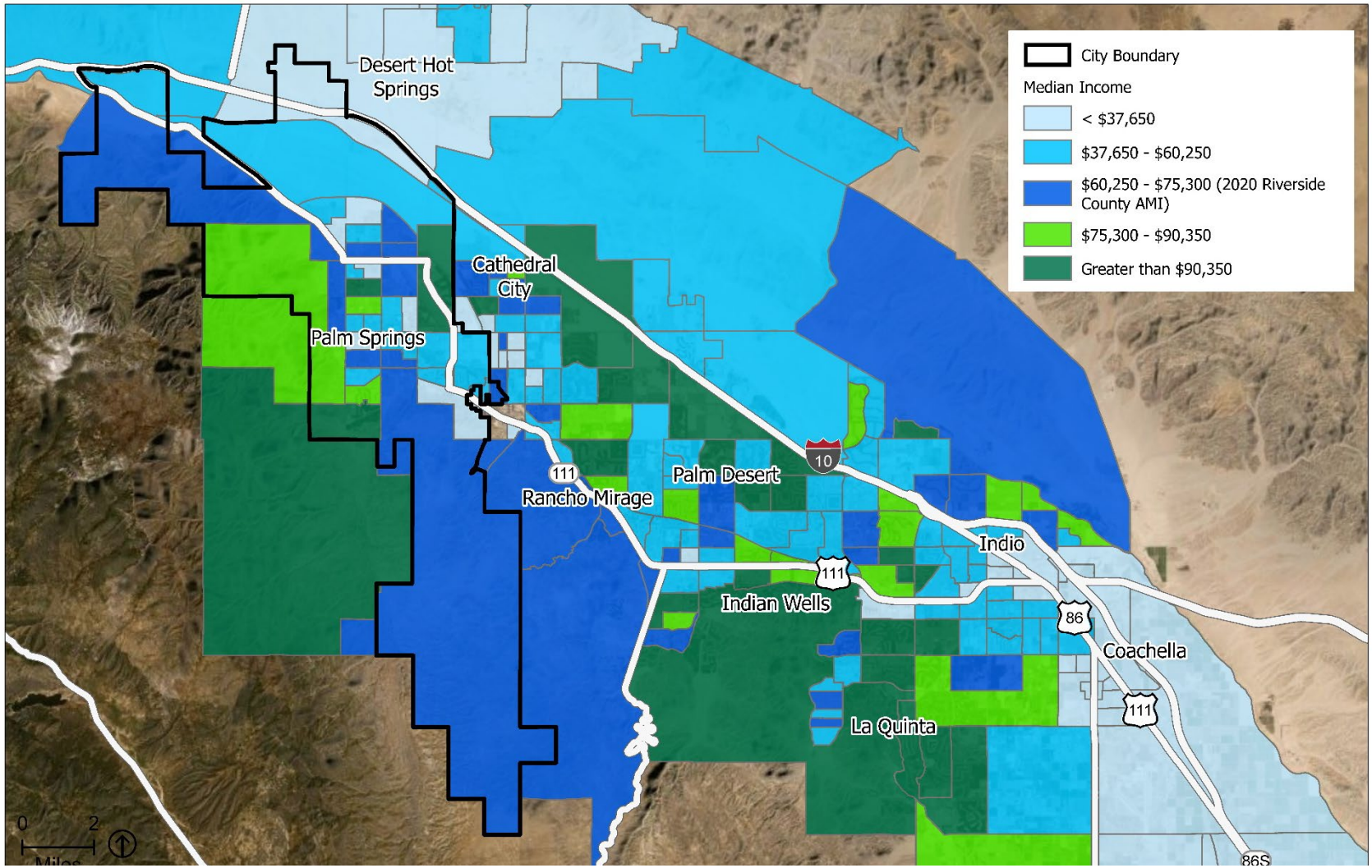


Figure 3-9 Median Household Income in Palm Springs

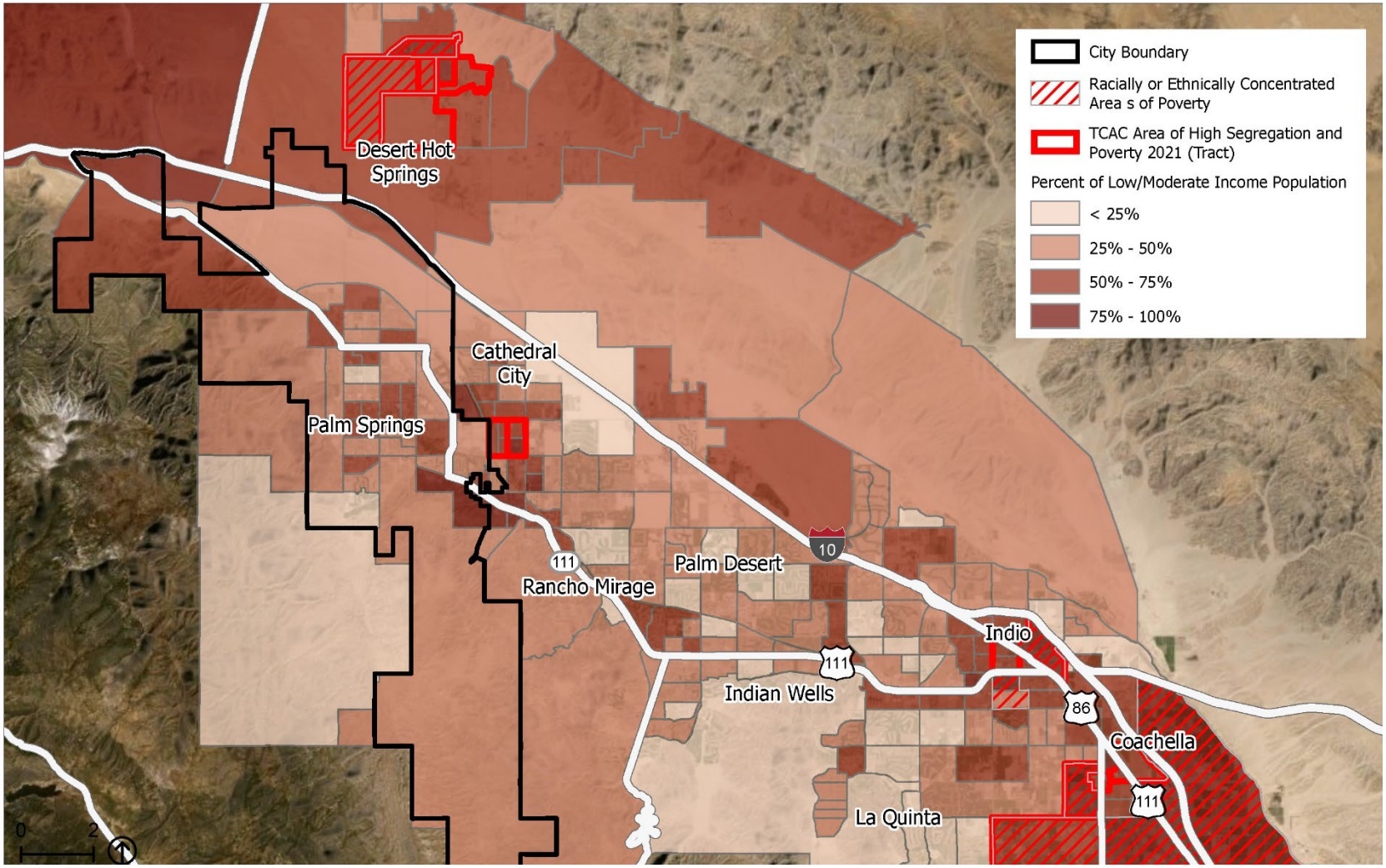


Figure 3-10 Low–Moderate Incomes in Palm Springs

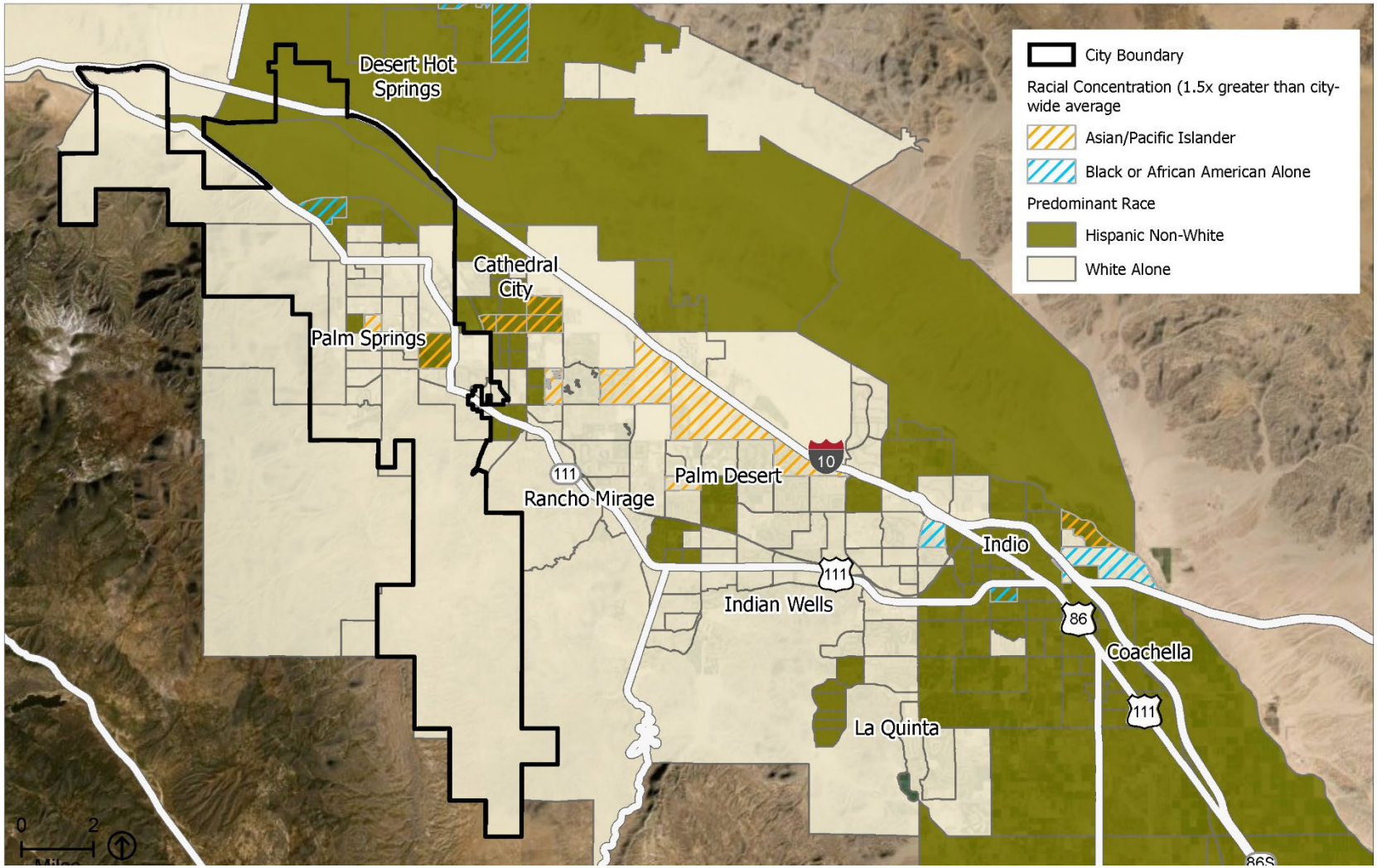


Figure 3-11 Racial/Ethnic Demographics in Palm Springs

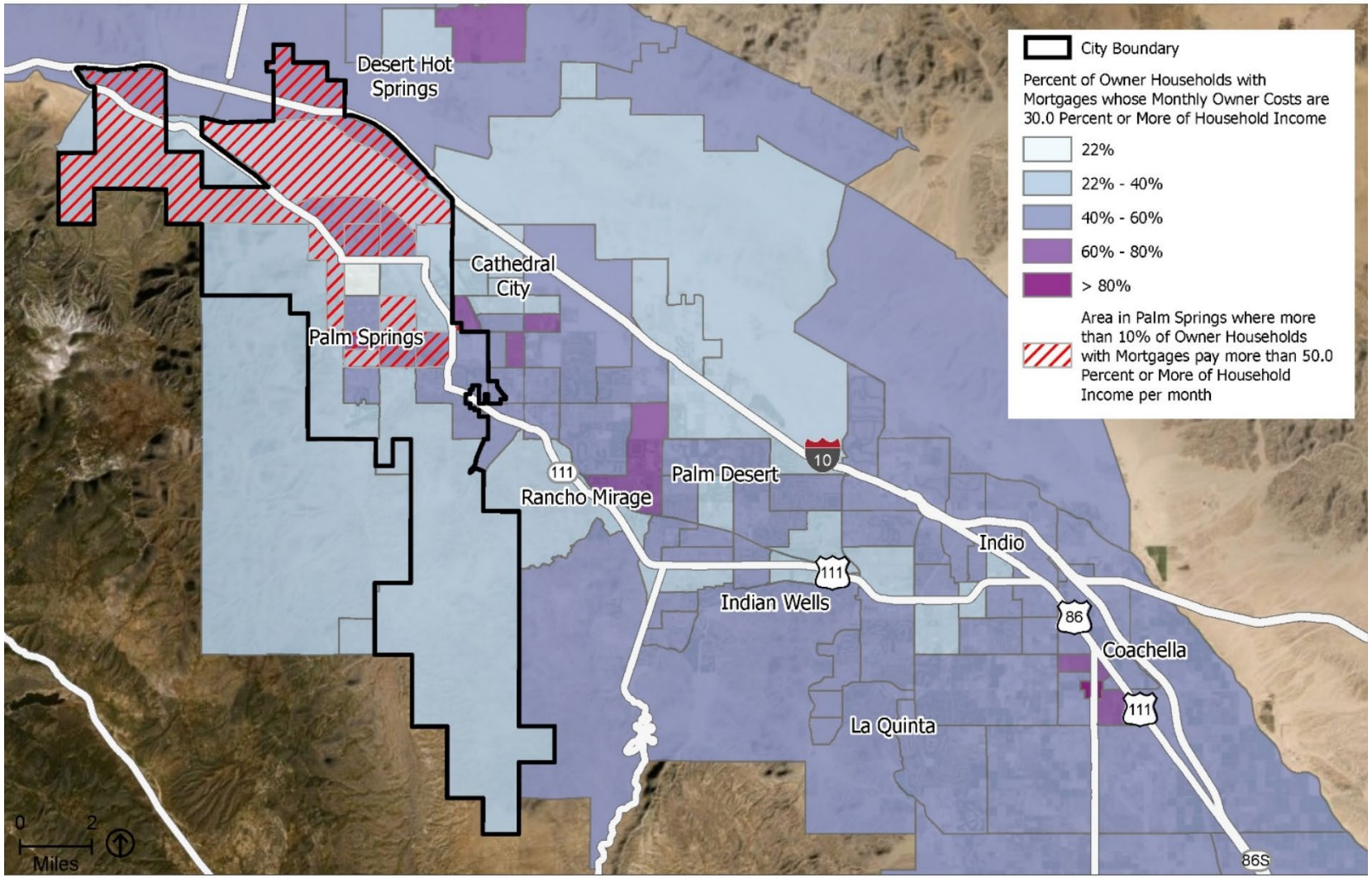


Figure 3-12 Homeowner Overpayment in Palm Springs

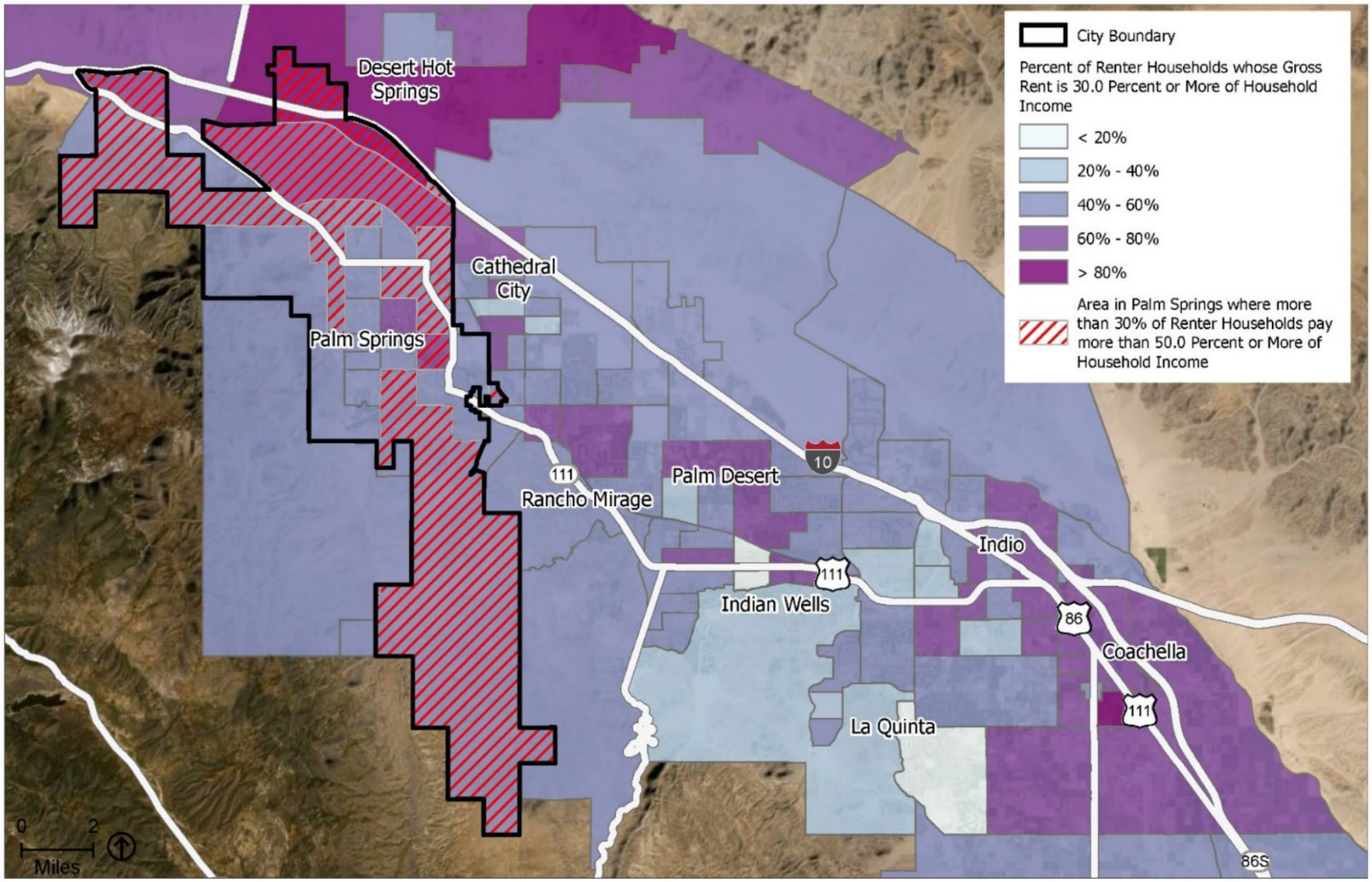


Figure 3-13 Renter Overpayment in Palm Springs

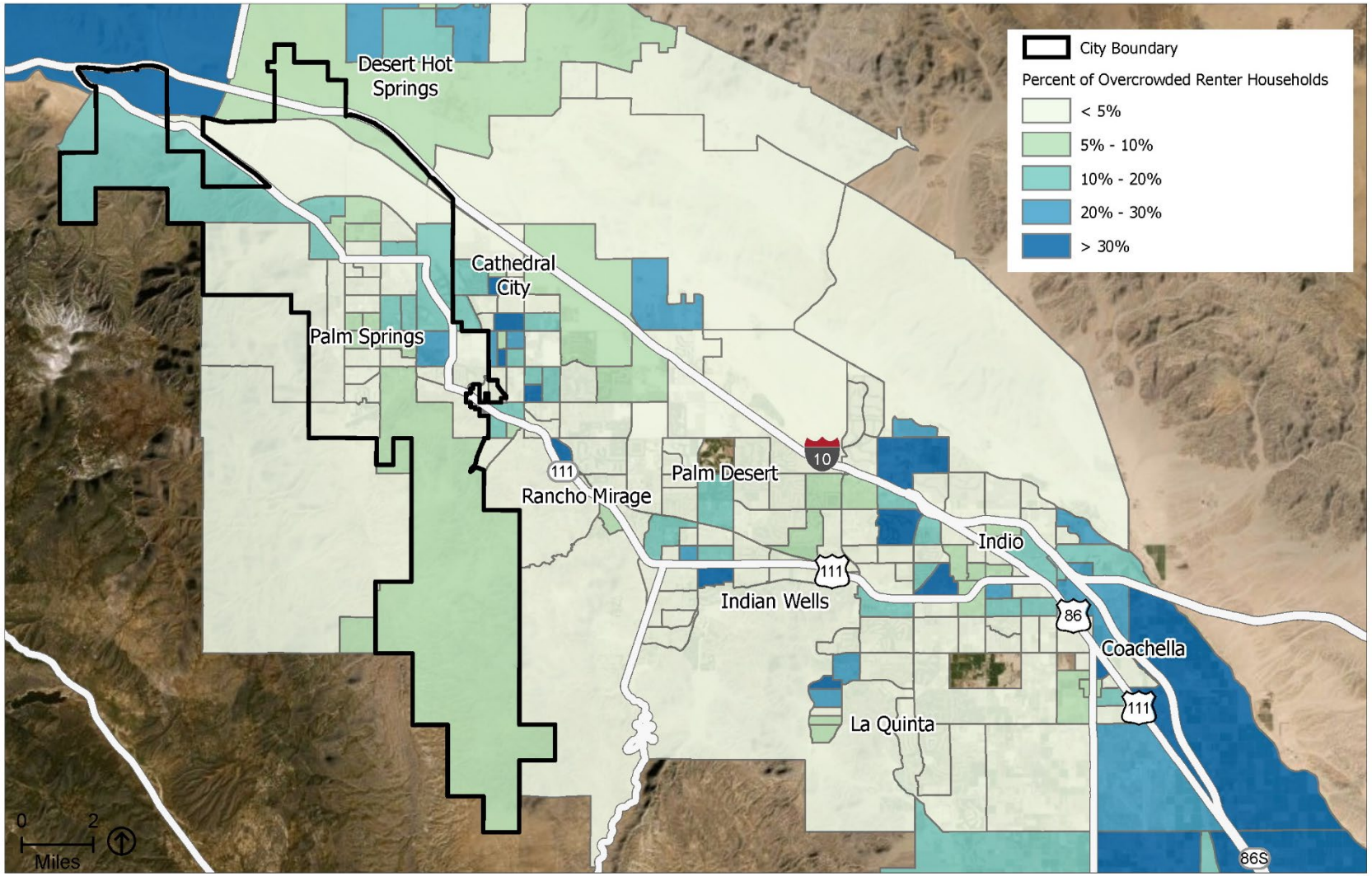


Figure 3-14 Renter Overcrowding in Palm Springs

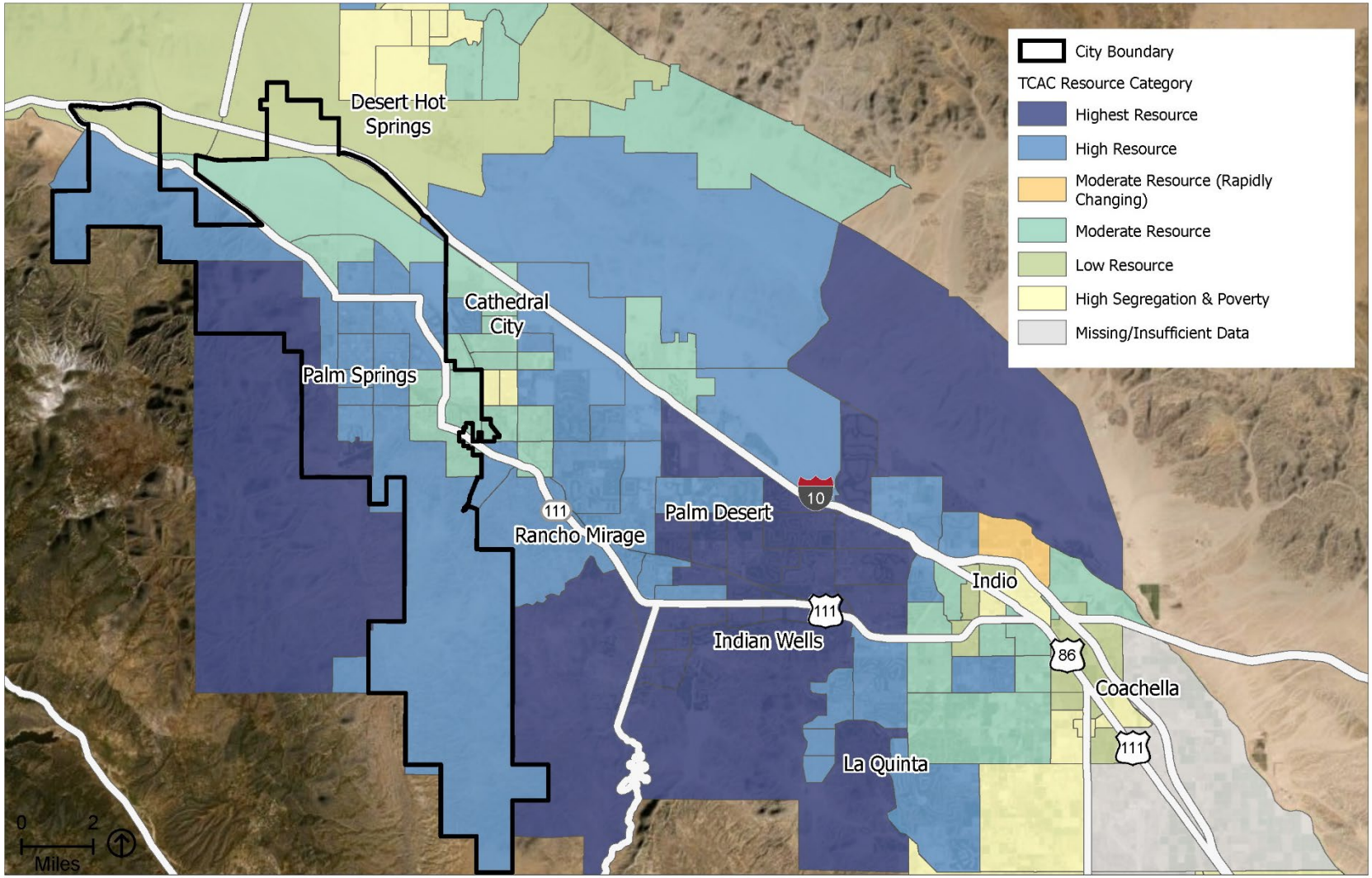


Figure 3-15 Housing Resource Opportunity Areas

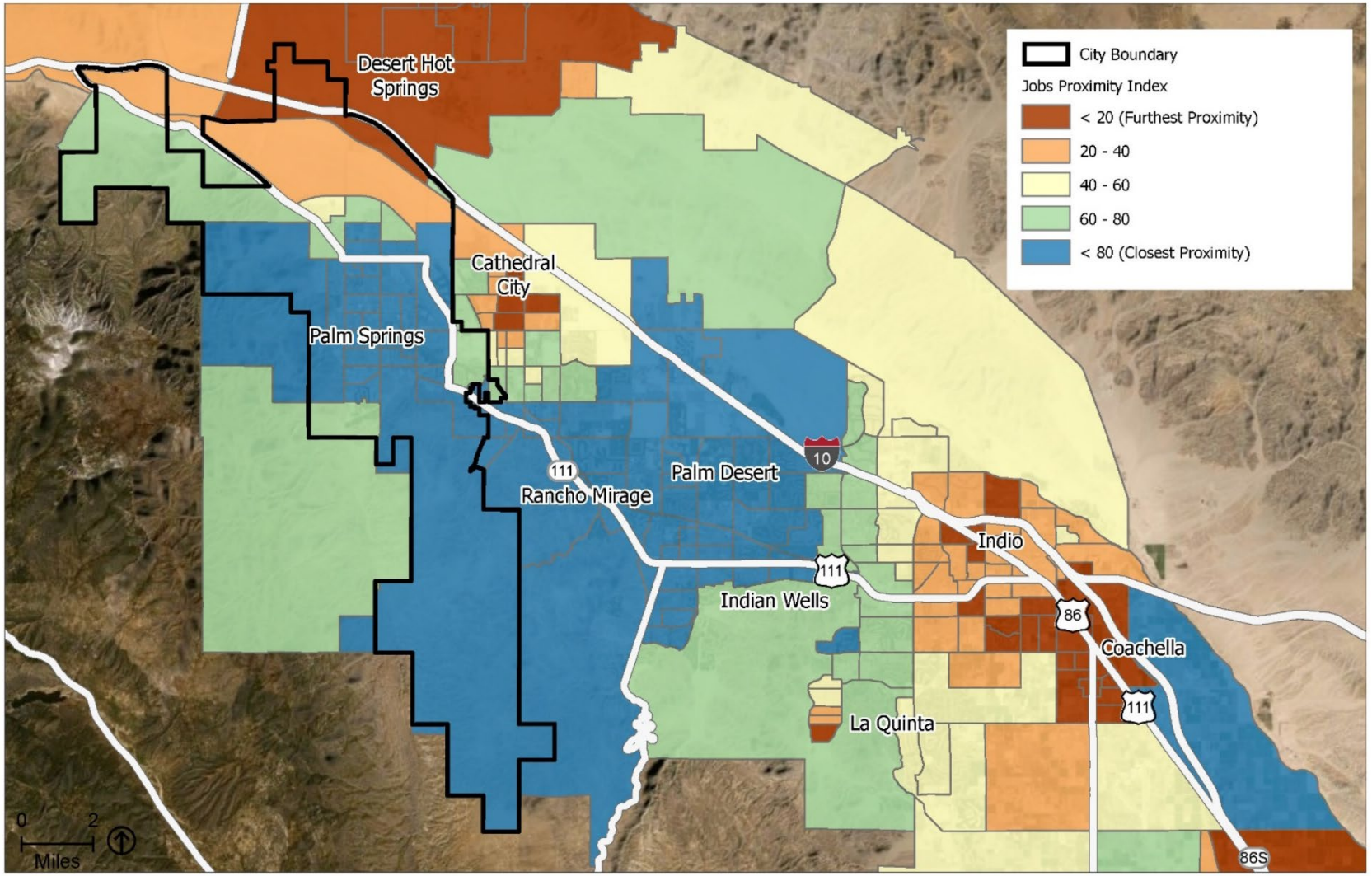


Figure 3-16 Jobs Proximity in Palm Springs

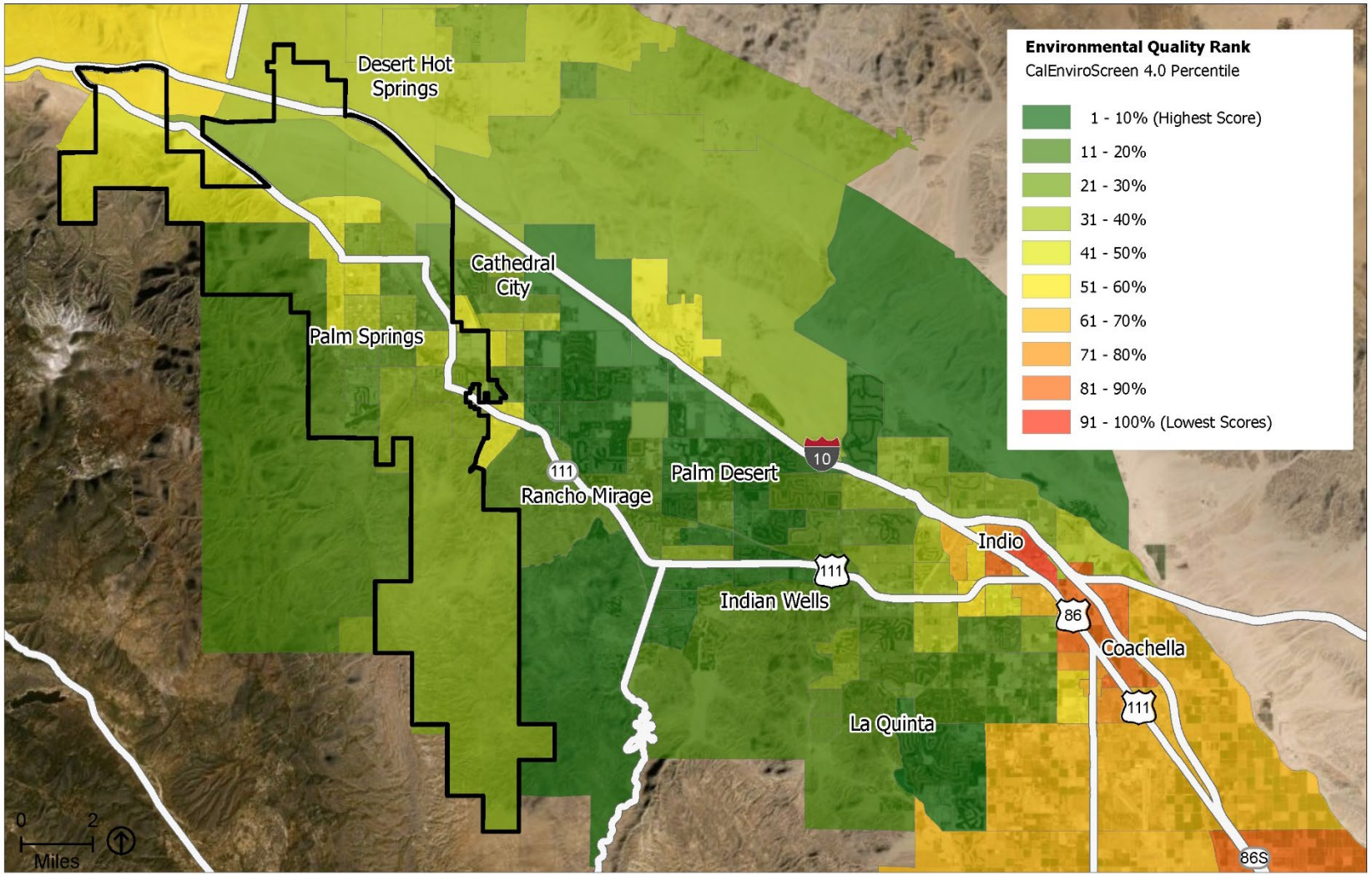


Figure 3-17 Environmental Quality, Palm Springs

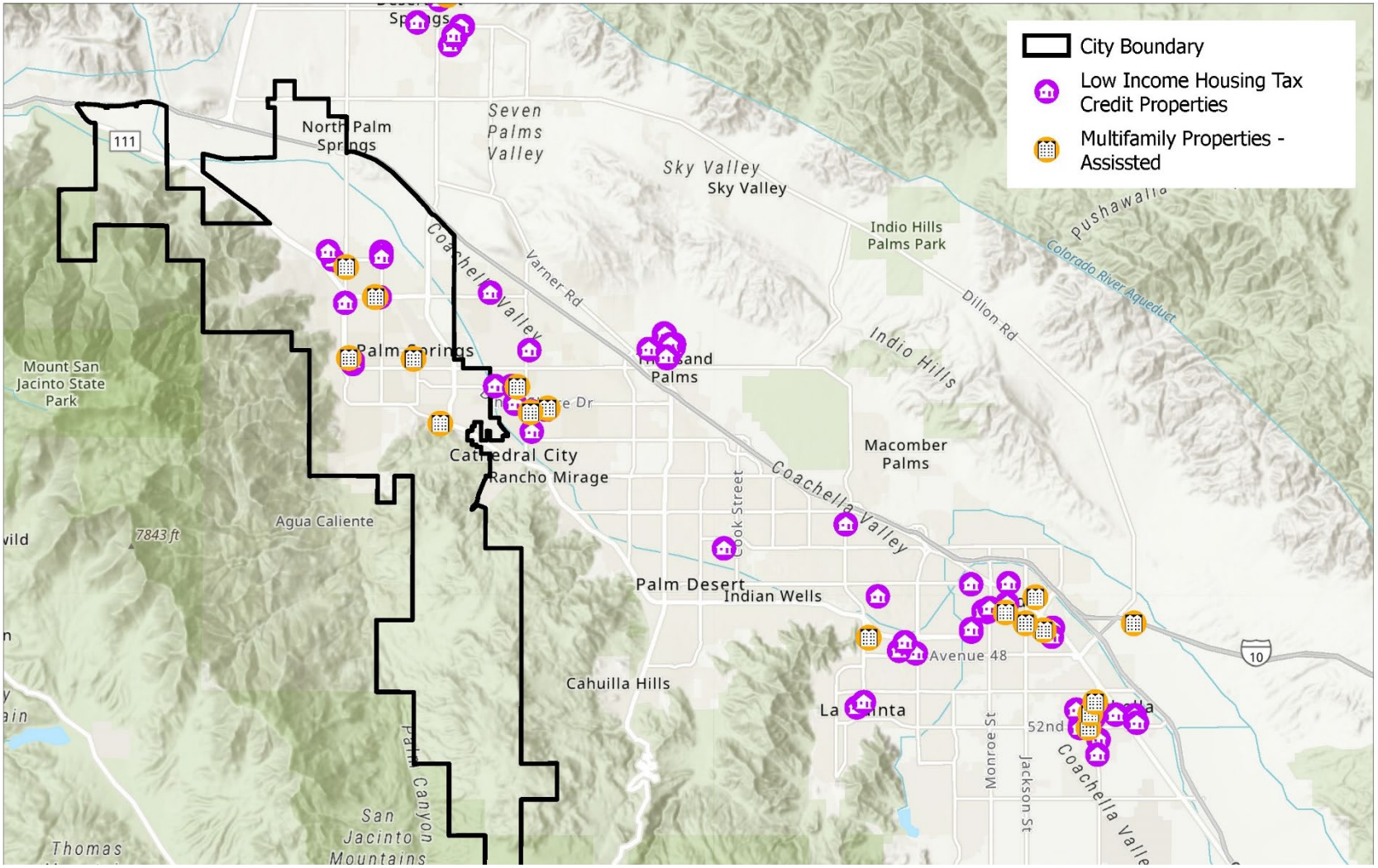


Figure 3-18 Affordable Housing in the Coachella Valley

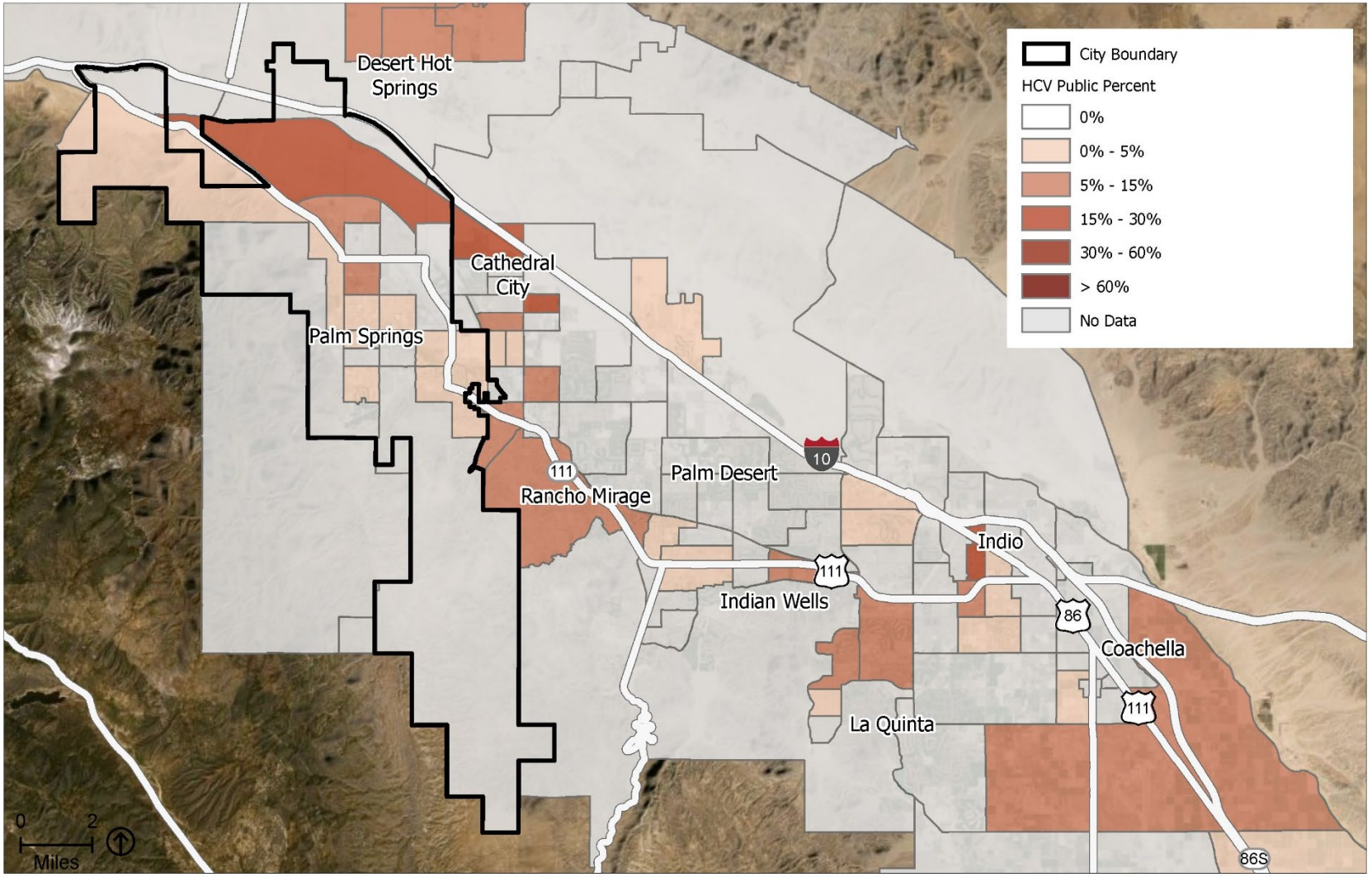


Figure 3-19 Distribution and Use of Housing Vouchers

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Fair Housing Enforcement

Palm Springs contracts with the Fair Housing Council of Riverside County (FHC) to provide fair housing and landlord/tenant services. The FHC operates from four offices in Riverside County and has a local satellite office in Palm Springs. Services provided include anti-discrimination investigations, landlord/tenant mediation services, training and technical assistance, workshops and seminars, and housing discrimination audits and tests.

Landlord-Tenant Issues

The Fair Housing Council of Riverside County provides data on the number and type of fair housing issues in the city. Housing condition (e.g., repairs, mold, habitability) was the highest rated concern. This was followed by lease/rental terms, notices, and evictions.

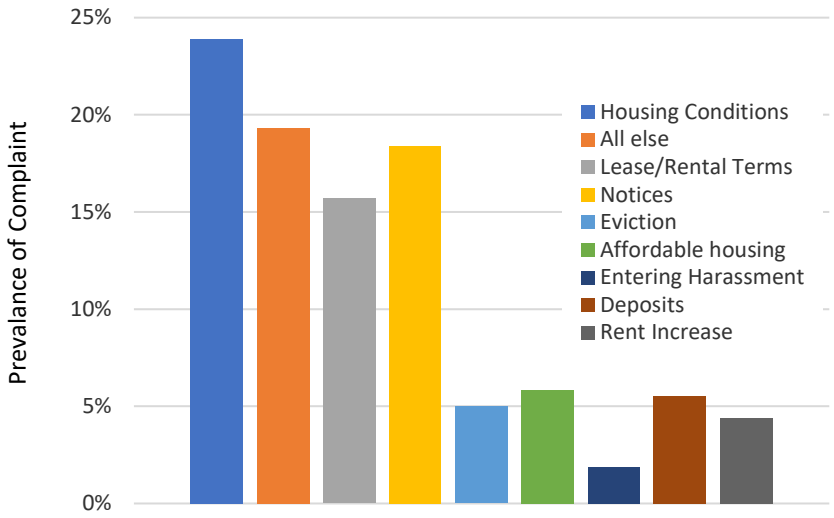


Figure 3-20 Landlord-Tenant Complaints, 2015–2020

The passage of the Tenant Protection Act of 2019/2020 protects qualified renters living in qualified projects from prohibited rent increases, unjust evictions, and evictions. Rent increases are capped at 10 percent annually for buildings older than 15 years old. FHC reports the largest category is habitability issues. Though there are many reasons for this, concern was expressed that delay in making normal repairs to rental properties will force renters to voluntarily leave their homes, allowing property owners to circumvent prohibitions in state law and increase rents.

Housing Discrimination

FHC files housing discrimination cases when warranted. From FY 2015/16 through FY 2019/20, the most common reason for alleged discrimination was mental and physical disability, accounting for 70 percent of all cases. This was followed by race/color/national origin, which comprised 15 percent of all discrimination cases. The remaining four bases—familial status, sex, sexual orientation, and others—each comprised between 3 and 5 percent of all cases.

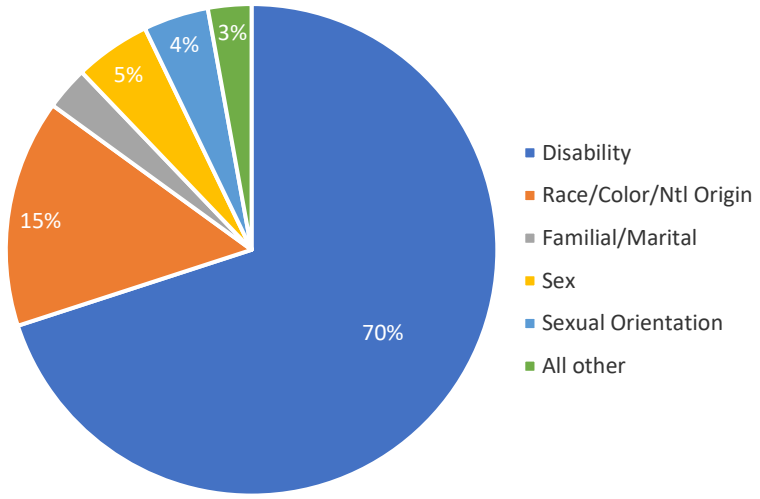


Figure 3-21 Housing Discrimination Complaints, 2015–20

The Department of Fair Employment and Housing a(DFEH) pursues fair housing discrimination cases, which are dual filed with HUD's Region IX Office of Fair Housing and Equal Opportunity. DFEH records show 19 fair housing discrimination cases were filed with and accepted by HUD from Palm Springs from 2013 through 2020. The most common alleged basis for discrimination was disability, with 13 cases (68 percent of all cases), of which the majority are for refusal of reasonable accommodation. Race/ethnicity/national origin-based discrimination cases totaled 21 percent.

Among the 19 discrimination complaints filed with DFEH, 12 complaints were dismissed with a "no cause determination," two cases were not pursued as the complainant failed to cooperate, and the remainder were resolved through successful conciliation or settlement. No inquiries or cases of discriminatory housing or housing-related actions were made against the City of Palm Springs.

School Harassment by Bias

Learning tolerance of people of different backgrounds often starts early, at school and at home. Children and youth learn from their parents, peers, and from society at large about how to live with others who may have different backgrounds, values, and priorities. Overall, 28 percent of 7th graders, 25 percent of 9th graders, and 23 percent of 11th graders experienced harassment—which is very similar to reported rates in Riverside County as a whole.

As shown Figure 3-22, the greatest frequency of harassment is based on race, ethnicity, and national origin. This is followed by gay and lesbian orientation, gender, religion, and disability. In addition, the prevalence of harassment declines from middle school to high school across all categories, except disability. Though they are not exhaustive in scope, these statistics provide an indication of where educational efforts can be targeted most appropriately.

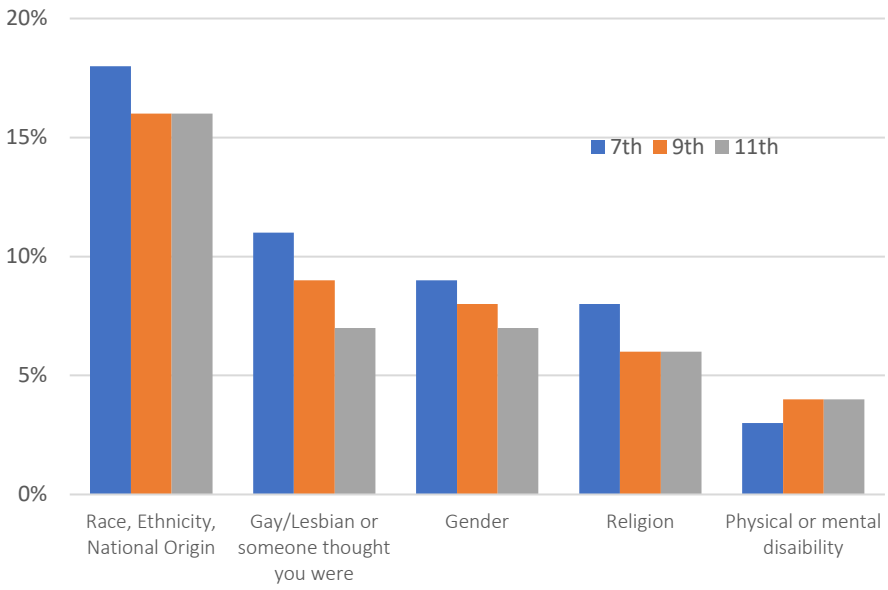


Figure 3-22 Prevalence of Harassment at School, 2015

Recent data reported by the California Attorney General indicates that hate crimes are increasing countywide from 27 crimes in 2018 to 40 in 2020. For Palm Springs, the number of hate crimes increased from 4 to 10 during the same period. Race/ethnicity, national origin, and sexual orientation are also the leading biases.

Future Housing Sites

As part of the housing element sites strategy, state law requires communities to identify and select housing sites that can accommodate the 2021-2029 RHNA in light of fair housing laws. Further assessment is required to assess sites with respect to: 1) the concentration or distribution of sites in all areas of the city; 2) the types and affordability of housing proposed for the sites; 3) and the availability of community resources within those areas.

As part of the housing element update, all affordable apartment properties and mobile home parks were mapped to review the current distribution of housing opportunities through the city. Then using the statewide opportunity map and indicators of segregation, displacement risk, and access to opportunity as overlays to the map, the City analyzed whether sites affirmatively further fair housing opportunity throughout the community for all residents.

Affordable housing properties are located citywide. Mobile homes tend to be concentrated more in south Palm Springs, northern Palm Springs, and the northern sphere of influence areas. Affordable apartment projects are in central and northern Palm Springs. Sites for affordable housing that have been approved and received funding are located near and above East Vista Chino. Vacant sites that could support affordable housing are near downtown and along Palm Canyon and Indian Canyon north of Vista Chino.

To supplement the affordable housing sites mentioned above, the City is relying on the continued production of accessory dwelling units as a key housing strategy to meet its lower income RHNA goal. The City has amended its ADU regulations several times in accordance with state law and experienced a significant increase in ADU production in existing neighborhoods and as part of new development proposals. These units are dispersed citywide.

To further fair housing opportunity, the Housing Element proposes Program HS-1.8, inclusionary housing ordinance. The City will examine feasibility of an inclusionary housing ordinance (IHO). The intent is to determine the feasibility of an ordinance under current market conditions and, if feasible, to adopt the IHO. This action will further allow the integration of affordable housing throughout the city and offer creative options for using in-lieu fees to target areas of the community or specific housing projects in need of investment.

Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors that impede fair housing and/or result in disproportionate housing needs. Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues.

Issue#1: Displacement Threat

Palm Springs is undergoing tremendous growth, with thousands of housing units in the development pipeline. The majority of units are condominiums, townhomes, and single-family residential tracts. The lower end sales prices typically start at $600,000 or more. Because of a lack of apartment construction, rents have continued to increase. As a result, overpayment and overcrowding levels are very high for renters, increasing the risk of displacement.

To address the issue of potential housing displacement, the City employs three strategies: protection, preservation, and production. The Housing Plan provides policies and programs for:

- Eviction moratorium. The Tenant Protections Act of 2019/20 limits rent increases for older apartment buildings.
- Rent stabilization. The City has rent stabilization policies that regulate space rents for four mobile home parks.
- Rental assistance. The City assists qualified residents impacted by COVID-19 through its United Lift Program.
- Hotel conversions. The City is reviewing several applications that would convert hotels into apartments.
- Fair housing counseling services. The RFHC continues to conduct mediations with landlords and tenants on evictions.
- Preservation of at risk housing. The City continues to work with property owners to extend housing covenants.
- Affordable housing production. Assisting developers to build and finance new affordable housing for residents.

Issue#2: Neighborhood Disinvestment

Palm Springs has several areas in need of ongoing physical and social investment. In some cases, the investment is physical infrastructure—roads, sewers, parks, sidewalks, and other services. In other cases, housing conditions need to be improved. In still other cases, neighborhoods may need assistance in addressing social conditions of poverty, unemployment, crime, and health. The AFH analysis revealed four areas in need of investment: two disadvantaged communities in the city's sphere of influence, Desert Highlands/Gateway, Demuth Park, and select mobile home parks.

The City employs strategies that are designed to work with individuals, blocks or neighborhoods, and citywide. The Housing Plan provides policies and programs for:

- Property maintenance. Code compliance efforts to ensure housing and property is maintained in accordance with building, safety, and property maintenance codes.
- Housing rehabilitation. Continued provision of grants for owners to make improvements to housing; working with nonprofits in the region to augment resources.
- Capital improvements. Preparing and implementing capital improvements that have citywide benefits and neighborhood benefits based on need.
- Neighborhood services. Coordinating with 50 neighborhood organizations to promote projects improving quality of life and strengthening civic involvement and collaboration.
- Resource linkages. Maintaining and expanding resource linkages to provide a range of support services tailored to residents and the needs of their neighborhoods.
- Community policing. Working at the block/neighborhood level to identify problems, prioritize concerns, and develop solutions in an environment of mutual respect.
- Place-based initiatives. Seek opportunities to initiate place-based neighborhood investments targeted to areas that have historically received less investment.

Issue#3: Systemic Bias and Discrimination

National events in 2020 (including the death of George Floyd and subsequent Black Lives Matter protests) have raised awareness of the history of racism in our nation and locally. Indeed, the National Museum of the American Indian exhibition "Section 14: The Other Palm Springs, California" in 2019/2020 raised awareness of the struggles facing the tribe over the sovereignty of its land and how Section 14 policies dislocated minorities in the 1950s/60s.

Other contemporary events have further emphasized the need to address fair housing. According to the California Attorney General, the prevalence of hate crimes is at levels not seen in several decades. From 2018 to 2020, hate crimes in Riverside County increased from 27 to 40, though 1999 had the highest number of events at 73 hate crimes. Palm Springs has also seen the number of hate crimes increase from 4 to 10 crimes during the same period.

These events have led to a reexamination of City policy. In August 2020, the City Council passed Resolution No. 24792 declaring "Systemic Racism as a Human Rights and Public Health Crisis that Results in Disparities and Reaffirming the City Council's Commitment to Advancing Justice, Equity, Diversity, and Inclusion in the City of Palm Springs." This resolution reflects the City's vision of equity, diversity, and inclusiveness in all public affairs.

To implement this resolution, the City Council authorized the establishment of an Equity and Social Justice Committee. The purpose of the committee will be to review, develop, and implement action items outlined in the Resolution and additional concerns that arise from deliberations of the committee. The committee is currently being formed, and an action plan is anticipated to be prepared by the end of the calendar year 2021.

On January 30, 2020, the City Council adopted Resolution No. 24713 in response to the City finding and declaring that there are people who reside in Palm Springs who are unable to communicate effectively in English because their primary language is not English. The Resolution established standards and procedures for providing equal access to City services and programs to all residents, including those with limited proficiency in English.

These events, policy shifts, and implementation programs will continue to be refined over the housing element period.

Summary of Priority Fair Housing Issues

Table 3-27 summarizes the fair housing issue, contributing factors, and the implementation actions designed to address them. It is recognized that fair housing issues have taken decades to develop, and the impacts will take years to address. The actions below are intended to begin that process.

Table 3-27 Priority Fair Housing Issues, Contributing Factors, and Implementation Actions

Fair Housing Issue	Contributing Factors	Sample of Implementation Actions
Issue #1: Housing Displacement	• Limited supply of apartments • Limited affordable housing • Overcrowding/overpayment • Poor housing conditions • Housing security • Loss of affordable housing	• HS1.1 Adequate housing sites • HS1.2& 3 Regulatory/Financial Incentive • HS3.1 HCV Rental Assistance • HS2.4 Housing Rehabilitation Grants • City support of tenant protection act • HS2.6 Preserve Assisted Housing
Issue #2: Neighborhood Disinvestment	• Socioeconomic conditions • Crime and public safety • Infrastructure Disrepair • Property maintenance • Poor housing conditions	• HS3.7 Resource Linkages • HS2.9 Neighborhood Safety • HS2.8 Capital Improvements • HS2.3 Code Compliance • HS2.4 Housing Rehabilitation Grants
Issue #3: Systemic Bias + Discrimination	• Race and ethnic relations • Housing discrimination • Language barriers • Hate Crimes • Lack of education	• HS5.1 Social Equity & Justice Committee • HS5.1 Fair housing enforcement • HS5.1 Language Translation Program • HS5.1 Fair housing enforcement • HS5.1 Fair housing education

The Housing Plan chapter provides specific details on individual actions to address fair housing issues identified in the AFH.

HOUSING PRODUCTION NEEDS AND RESOURCES

This section summarizes the City's share of the region's need for housing, the land available to accommodate that need, and the various financial and administrative resources that the City can leverage to address its housing production needs.

REGIONAL HOUSING NEEDS

The regional housing needs mandate is one of the more fundamental mandates required of every city in California. The State Legislature has stated that the availability of housing is of vital statewide importance, as is the early attainment of decent housing and a suitable living environment for every Californian. Therefore, HCD is required to develop housing needs projections for every region in California, including the region presided over by the Southern California Association of Governments (SCAG).

SCAG is responsible for assigning minimum housing planning goals for each jurisdiction in southern California. SCAG considers specific planning factors, but is allowed to develop a tailored model for the region. SCAG's model takes into account the availability of land, adequacy of infrastructure and services, market demand for housing, fair housing, employment and transit, local population growth estimates, and many other housing and planning factors.

The context for housing planning in California has dramatically changed since the last RHNA and housing element cycle in 2014. At that time, California was emerging from a housing recession, and the economic effects were particularly prominent in the Coachella Valley. Just years earlier, foreclosures were at all-time highs, and housing production was at its lowest in decades. Palm Springs was assigned a RHNA of only 272 units for the 2013-2021 period.

For this planning period, the SCAG region has been allocated at least 1.3 million housing units to be planned for between 2021 and 2029. This is 300 percent higher than the approximately 400,000 units required in the previous planning period. The high allocation is largely the result of underproduction of housing in the region, rapidly increasing housing prices and rents, and increasing levels of housing overpayment among residents. As a result, cities across the region are facing unprecedented housing planning goals.

Table 3-28 summarizes the City of Palm Springs' RHNA for the 2021-2029 housing element planning period.

Table 3-28 Palm Springs RHNA, 2021–2029

Household Income Levels	Definition (Percent of County MFI)	Total Units	Percent of Units
Extremely Low	Less than 30%	272	10.5%
Very Low	31% to 50%	273	10.5%
Low	51% to 80%	408	16%
Moderate	81% to 120%	461	18%
Above-Moderate	Over 120%	1,143	45%
	Total	2,557	100%

Source: Southern California Association of Governments, 2020.

Local governments are required to plan for their share of the region's housing need, and State law holds them responsible for ensuring that housing is planned commensurate with the total assigned need for each affordability category. However, state law does not require a city to build housing; that is the responsibility of the building industry.

Instead, local governments can obtain credit toward meeting their RHNA target in four ways.

- Housing Production. Housing units built and occupied (received a certificate of occupancy) after the planning period for the housing element begins on July 1, 2021.
- Planned Production. Housing units proposed for construction that have been or will be approved and built during the planning period, from July 2021 to October 2029.
- Available Land. Designation of vacant and underutilized sites with zoning, development standards, services, and public facilities in place so that housing could be built.
- Alternative Credits. Qualified projects that involve the rehabilitation, preservation, and conversion of nonaffordable units to affordable units, subject to conditions.

The following section describes how the City will address the RHNA through the use of the first three options.

REGIONAL HOUSING NEEDS CREDITS

This section describes the City's strategy for meetings its housing planning and production goals under the RHNA based on planned, approved, entitled, or under-construction residential projects, including production of accessory dwelling units.

Housing Production

Palm Springs has approved and entitled significant residential projects that will be built and receive their certificate of occupancy after July 1, 2021, during the 6th cycle housing element period. Key projects are summarized in Table 3-29. The table is followed by descriptions of key market rate and affordable housing projects that are projected to be counted toward the 6th cycle RHNA.

Table 3-29 Credits Toward the 2021–2029 RHNA

	Housing Characteristics		Affordability Level	
Projects	Type	Units	Afford.	Basis
+ Escena	SFR + Condos	245	Above Mod	Market Price
+ Canyon View	SFR	80	Above Mod	Market Price
+ Palermo Phase 2	Condominiums	88	Moderate	Phase 1 Prices
+ Cody Place	Live Work/Condos	105	Above Mod	Market Price
+ Elan	SFR + Condos	81	Above Mod	Market Price
+ Living Out	Senior Apartments	122	Above Mod	Market Price
+ Serena Park	SFRs	386	Above Mod	Market Price
+ Desert Palisades	SFR	128	Above Mod	Market Price
+ Vibrante	Condominiums	41	Above Mod	Market Price
+ Miralon-Woodbridge	SFR	95	Above Mod	Market Price
+ Miralon-Condos	Condominiums	153	Above Mod	Market Price
+ Miralon-Gallery	SFR	50	Above Mod	Market Price
+ Miralon-Aura	SFR	70	Above Mod	Market Price
+ Miralon - Remainder	SFR + Condos	782	Above Mod	Market Price
+ Virgin Hotel site	Condominiums	45	Above Mod	Market Price
+ Tahquitz Hermosa	SFR	46	Above Mod	Market Price
+ Monarch	Apartments	60	Lower	Deed Restrictions
+ Desert AIDS	Apartments	61	Lower	Deed Restrictions
+ Aloe	Apartments	71	Lower	Deed Restrictions

Source: City of Palm Springs, 2020.
Notes:
Affordability level based on analysis in Table 3-10.
+ Lower: refers to homes selling at prices from $189,000–$290,000 or rents of $790–$1,350 per month.
+ Moderate: refers to homes selling at prices of $290,000–$380,000 or rents of $1,350–$2,100 per month.
+ Above Mod: refers to homes selling at prices above $380,000 or rents exceeding $2,100 per month.

Escena Palm Springs

The Escena development was originally approved as Palm Springs Classic in 1994 with a mix of residential, hotel/hospitality, golf course, office/retail, and other land uses. The project was acquired by Lennar Communities and developed into a master planned community covering 450 acres and with 550 single-family homes. The centerpiece of the project is a top-ten-ranked public golf course for the community. As of July 2021, approximately two-thirds of the residential component of the project is fully developed.



Escena Palm Springs

As of the beginning of the 2021-2029 housing element period, 245 homes remain to be developed. The development also allows additional accessory dwelling units. Toll Brothers received approval to build 90 units in 2021. The sales prices start at $600,000, which are affordable to above moderate income households. The project could accommodate additional residential units in the future depending on whether the districts are eventually proposed for housing as opposed to commercial, retail, and hospitality uses. Until that time, the housing element projects its approved buildout of 245 units with any additional units to be credited to the 7th cycle RHNA.

Miralon Project

The Miralon project consists of 300 acres in northern Palm Springs. The project includes 752 single-family and 398 multifamily homes, an amenity center, and open spaces consisting of a mix of recreational trails, dog parks, community gardens, and sustainable landscaping/orchards. Of particular note, more than 300 acres will replace a former 18-hole golf course and include working olive gardens, community gardens, and trails. When complete, Miralon will be one of the largest agrihoods in the nation.

Three builders—Christopher Homes, Woodbridge Homes, and Gallery Homes—are approved to proceed with construction. The Miralon condo project of 153 units has also received entitlements. These homes will range in size from 1,800 to 2,200 square feet. The entry level prices will start in the low $600,000s, and are affordable to above moderate income households. Taken together, 208 single-family units and 153 condos are in the pipeline.



Miralon project

The Miralon site is completely graded and ready for development. The project will proceed in two general phases of development. Phase 1 has commenced and will result in 400 plus housing units. Phase 2 will commence in the middle of the planning period. The entire Miralon project is anticipated to build out by 2029.

Section 14 Specific Plan Area

Section 14 encompasses one of the oldest areas in Palm Springs, dating back to well before its incorporation. Today, Section 14 contains a wide mix of hotel, retail, office, restaurant, open space, entertainment/cultural uses, and institutional land uses. Section 14 is anchored by the Agua Caliente Cultural Center. In Section 14, the most prominent land use is residential, including three affordable apartment projects. Multiple family residential include condos and apartments, built at a density of 6 to 30 units per acre.

Specifically, the Section 14 Specific Plan is intended to:

- Maximize and coordinate the development potential of Indian Trust and fee lands in Section 14.
- Ensure compatibility with existing, proposed, and planned development in the downtown area.
- Provide a flexible development framework that responds to changing market conditions.
- Encourage the revitalization of existing uses and as well as the development of new ones.
- Plan for infrastructure (streets and utilities) to support the proposed land uses.
- Encourage high-quality development, architecture, and landscape continuity, independent of ownership.

Current residential projects approved for construction include the Tahquitz Hermosa, a 46-unit single-family housing project on Tribal Trust land. Multiple-family developments are also forthcoming. Living Out, a 122-unit senior apartment project on fee land, was approved for development in 2020. As mentioned above, three affordable projects have been built in Section 14—Pacific Palms (fee land), Rancheria del Sol (fee land), and La Ventana (allottee land).

Looking forward for the 2021-2029 planning period, additional residential uses are proposed for Section 14, including market rate and affordable projects. The land inventory in this chapter identifies vacant housing sites to address the low and moderate income categories of the 2021-2029 RHNA. However, should vacant sites in Section 14 be developed for uses or at a lower density than those indicated within the land inventory, the City has identified other sites in accordance with the SB 166 no-net loss requirements.

Additional Major Developments

Serena Park

Serena Park is a proposed residential development of 386 homes on 156 acres of land in northern Palm Springs, east of Sunrise Way, north of Racquet Club Drive, and west of the Whitewater River. Now renamed Serena Park, the project repurposes the former Palm Springs Country Club golf course—an abandoned golf course that encircles existing residential neighborhoods. Three residential products are offered—1,950- to 2,500-square-foot estate homes, 1,650- to 1,900-square-foot residences, and condos from 1,350 to 1,500 square feet. Each of the single-family homes comes with the option of a casita. New home prices expected to start at $600,000 and are affordable only to above moderate income households.

Desert Palisades

Desert Palisades is a proposed subdivision of custom home sites on roughly 100 acres in the Chino Cone area. The property is in Planning Area 4 of the Environmentally Sensitive Areas–Specific Plan (ESA-SP) zone. The project site is bounded by the westerly extension of Racquet Club Road to the north, Tram Way to the northwest/west, two existing reservoirs and the Little Tuscany tracts to the east, and the San Jacinto Mountains to the south. This proposed project is a gated community of 110 units on 100 acres maintaining a density of just over 1 dwelling unit per acre. Each home site is sold to an individual homeowner for development.



Monarch Apartments

Community Housing Opportunities Corporation is proposing a 60-unit affordable housing project consisting of 28 one-bedroom, 16 two-bedroom, and 16 three-bedroom units. In 2019, City Council agreed to sell a 3.6-acre site for the project. The Disposition and Development Agreement (DDA) includes a loan agreement for $2,640,000, which includes donated land ($840,000) and fee waivers ($800,000). Total project costs are anticipated to be $29.7 million. The County has committed $500,000 in HOME funds, HCD committed $11.2 million in MultiFamily Housing funds, and the project recently received a reservation of tax credits. When built, the project will provide: 7 extremely low, 24 very low, and 28 low income units. The total development cost per unit is $489,000.

Aloe at Palm Canyon

West Hollywood Community Housing Corporation is proposing a 71-unit apartment project that is affordable to lower-income seniors. The complex would feature free on-site support services for all residents, provided by Desert AIDS Project. A 3,000- to 4,000-square-foot space is also proposed for commercial or a community room. The project will provide 32 housing units affordable to very low income households, 37 units affordable to low income households, and 2 market rate units. The City will assist the project by providing $1.0 million in land and $2.4 million in State Housing, Homeless Assistance and Prevention funds. Of the 71 units, 25 will be dedicated to individuals at risk of or experiencing homelessness. The total development cost per unit is $498,000. This residential project has been approved for development.

Desert AIDS Project

Desert AIDS Project owns a campus of sites at Vista Chino/Sunrise Way from which it provides housing, health, and social services to people with HIV/AIDS. Included is the 80-unit Sunrise Vista Project. DAP received approval to its PD No. 281 to expand its facilities by 18,500 square feet and develop an additional 61 special needs apartments, of which 29 units are for those at risk of homelessness. Upon completion, the project would provide 23 extremely low and 37 very low income housing units for persons living with HIV/AIDS. The City has committed to financially assist the project by providing $3.6 million in HHAP funds. The total cost per unit is $453,000. This residential project has been approved for development.

Accessory Dwelling Units

Palm Springs has long encouraged the production of accessory dwelling units (ADUs) as an affordable housing option. Currently, there are hundreds of ADUs throughout the city. During the 5th cycle housing element planning period, an estimated 150 units were permitted. ADUs come range from traditional detached guest houses on larger lots to modern container units in backyards.





Municipal Code Provisions

The PSMC defines an ADU as an attached or detached dwelling that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary home. An ADU also includes an efficiency unit or a manufactured home as defined in state law. A Junior ADU means a unit that: a) is no more than 500 square feet in size, b) contained entirely in an existing or proposed single-family home, c) includes its own separate sanitation facilities or shares sanitation facilities with a single-family structure, and d) includes an efficiency kitchen.

State law has been amended to encourage the production of ADUs. In concert with these changes, the PSMC has been amended several times to mirror state law. The City's last code revisions (Ordinance Nos. 2023) were made in 2020. The PSMC Section 93.23.14 allows ADUs to be permitted in three primary ways:

- **Building Permit Only**. This option applies when the ADU complies with specific criteria, including being located on a single family lot, is a limited detached unit on a single-family lot, is a unit converted on a multifamily lot, or a limited detached unit on a multifamily lot.
- **Option 2: ADU Permit**. ADUs that do not meet the criteria for Option 1 require the approval of an ADU permit in addition to a building permit. Option 2 ADUs must conform to the general standards in the PSMC; however, they are still permitted ministerially without discretionary review or hearing.
- **Option 3: Nonconforming ADU and Discretionary Approval.** Any proposed ADU or JADU that does not satisfy the requirements of Options 1 and 2 may be allowed by the City upon approval of a conditional use permit in accordance with the requirements of PSMC Section 94.02.00.

ADU Production

Palm Springs has seen a gradual increase in ADU production. Prior to state law amendments, approximately 12 ADUs were built annually. When SB 1069 went into effect January 1, 2017, the City began to see an increase in ADU permits, with an average of 20 units permitted annually. With further changes in state law effective in 2019, ADU permits increased to 37 units per year, and further to 52 units in 2020 due primarily to JADUs.

Looking forward, the outlook for ADU production is strong, with development increasing through the housing element period. In 2020, the City also adopted a wide range of regulatory concessions and financial incentives (such as reduced or eliminated impact fees) to encourage the production of ADUs. Moreover, it is expected that ADU production will continue to increase as homeowners (many of whom were unemployed during the COVID pandemic) seek to supplement their income with additional rental income.

Accessory Units

Palm Springs has an established history of permitting ADUs (detached, attached, casitas, etc.) in the community. For the 2021-2029 housing element planning period, a total of 500 units are forecast, with the affordability split between lower and moderate income units.

Based on historical trends and increased resident interest, the City projects a production of 60 ADUS annually, translating into 500 units over the 2021-2029 housing element cycle. Figure 3-21 shows the number of ADUs permitted from 2015 to 2020.

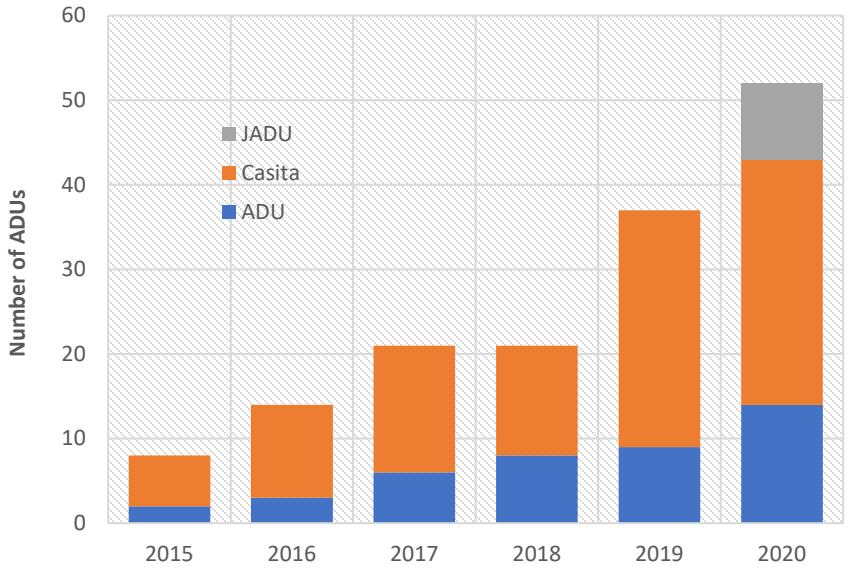


Figure 3-23 ADUs Approved in Palm Springs, 2015–2020

ADU Affordability

The City surveyed the type and price of ADUs offered for rent in the community to document the affordability of these housing units to Palm Springs residents. A survey of two local websites—Shoppok and Craigslist—was undertaken to identify asking rents for ADUs. The survey lasted approximately four months, from May through August, and revealed a total of 25 advertisements.

The ADU survey included unit and rent characteristics for each unit. These included the square footage, presence of kitchen and bathroom, rent charged, and the cost of utilities. The survey also indicated, to the extent provided, the amenities with the unit (e.g., pool access, furnished, Wifi, yard, views, and location near downtown). Photographs, when included, were also reviewed.

Once the ADU survey data was gathered, several additional assumptions were made to determine the affordability of the unit for low and moderate income households.

- **Occupancy**. HUD uses an occupancy standard of 2+1 to determine acceptable occupancy for a unit. This suggests that a two-person household is permissible in an ADU. Though some ads indicated occupancy limits (a potential fair housing concern), a maximum occupancy of one person is assumed.
- **Affordable Rent.** Affordability was based on the affordable rent for a two-person household according to HCD's 2020 income limits for Riverside County. Affordable rent was calculated as 30 percent of household income, which is a standard methodology used by governmental agencies.
- **Utilities.** Utilities can play a role in the affordability of the housing unit. However, since many ADUs are metered with the main (primary) unit, it is often difficult to determine the utility allowance. The survey found that the majority of rents advertised included utilities.
- **Use by Family/Relatives.** The analysis assumed that 15 percent of ADUs are provided free to family members and are affordable to very low income households. This assumption is based on a regional survey of ADUs (Regional Accessory Dwelling Unit Affordability Analysis, March 2020).

Table 3-30 shows details from the ADU rent survey in Palm Springs. Included are unit characteristics (square footage, number of bedrooms, baths, and kitchens), unit rent levels, and affordability. These data, although collected primarily during 2020, provide a robust sample for the understanding the types of ADUs in the city.

Table 3-30 Accessory Dwelling Unit Rent Survey, 2020

	Unit Characteristics			Unit Rent Levels		
Ad #	Sq. Ft	Bd/Ba	Kitchen	Rent	Utilities	Affordable Level
1	N/A	1+1	Y	$1,125	No	Moderate
2	N/A	1+1	N	$600	No	Very Low
3	500	1+1	Y	$1,250	Incl	Moderate
4	450	1+1	Y	$1,200	Incl	Moderate
5	N/A	1+1	N	$1,200	Incl	Moderate
6	1000	1+1	Y	$1,050	$250	Low
7	400	1+1	N	$800	Incl	Low
8	N/A	1+1	N	$1,200	No	Moderate
9	N/A	1+1	N	$975	Incl	Low
10	N/A	1+1	Y	$950	Incl	Low
11	650	1+1	Y	$1,300	Incl	Moderate
12	N/A	1+1	Y	$1,100	Incl	Moderate
13	500	1+1	Y	$1,125	$75	Moderate
14	N/A	1+1	N	$900	Incl	Low
15	N/A	1+1	Y	$700	Incl	Very Low
16	550	1+1	Y	$850	Incl	Low
17	225	1+1	N	$800	Incl	Low
18	N/A	1+1	Y	$600	Incl	Very Low
19	N/A	1+1	Y	$925	No	Low
20	300	1+1	Y	$950	Incl	Low
21	840	1+1	Y	$1,800	No	Moderate
22	250	1+1	Y	$700	Incl	Very Low
23	N/A	1+1	N	$650	Incl	Very Low
24	300	1+1	N	$925	Incl	Low
25	N/A	1+1	Y	$1,200	$100	Moderate

Sources: Shopp; Craigslist, https://palmsprings.craigslist.org/.

Note:
1. Housing affordability is based on the Riverside County household income limits in 2020 as determined by the California Department of Housing and Community Development. Housing affordability is calculated as total rent that does not exceed 30 percent of monthly income for a one-person household.
2. To project the affordability levels for ADUs built during the planning period, an additional 15 percent of the units are assumed affordable to extremely low income households. This prescribed housing affordability allocation is consistent with published SCAG studies on ADUs in the region.

ADU Credit Toward the 2021–2029 RHNA

To determine the affordability of the projected (J)ADUs, the rent distribution from Table 3-28 was applied to the projected number of ADUs to be permitted for 2021-2029. The affordability assignment follows SCAG's methodology for very low income units. The ADU affordability analysis is summarized below.

- **Very low**. The City assumes that 32 percent of ADUs will be affordable to extremely or very low income households. This estimate is based on surveys conducted in other regions of the state, such as Sacramento, confirm that at least 15 percent of ADUs are held by family members at little to no charge.
- **Lower Income.** ADUs affordable to lower income households are typically smaller sized units (< 500 square feet) which lack full kitchens and often include utilities as part of the rent. Many of the units are located in northern Palm Springs. Based on the rent survey, 33 percent of the projected ADUs will be affordable to low income households.
- **Moderate Income.** ADUs affordable to this segment are larger than 500 square feet, located in higher priced neighborhoods (e.g., Movie Colony, Las Palmas, Downtown), include full kitchens, and include amenities (pool, laundry, views, and partial or full furnishings). Approximately 34 percent of the projected ADUs will fall in this category.
- **Above Moderate Income.** None of the ADUS charged rents affordable to above moderate income households. It should be noted that the City has more than 2,000 registered vacation rentals and, prior to new City ordinances, ADUs could be advertised and rented as vacation rentals. City ordinances no longer permit ADUs for vacation rental use.

Based on the survey and 15 percent assumed extremely low income units, per SCAG's methodology, the housing element assumes the following affordability distribution for ADUs: 32 percent extremely low and very low income, 33 percent low income, and 34 percent moderate income. This affordability distribution is applied to a projected 500 ADUs projected over the 2021-2029 planning period. This calculation is used to calculate the RHNA credits for ADUs.

LAND INVENTORY FOR HOUSING

The second primary way to address the RHNA is designating sites that are zoned for new housing at the appropriate densities. Since approved residential projects providing housing affordable to households earning above moderate income exceed the RHNA target, this section provides an assessment focused on higher density sites that address the lower and moderate income RHNA.

Land Inventory Assumptions

An inventory of land was undertaken to identify suitable sites for housing commensurate with the 2021-2029 RHNA. The land inventory was refined with the following assumptions.

- 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.
- Potential housing sites must have or could readily obtain adequate sewer, water, and dry utility infrastructures to accommodate the production of new housing.
- Sites for affordable housing were limited to at least two acres in size, so as to facilitate the development of apartments most competitive for grants.
- Sites that had a general plan designation of medium or high density, which have accommodated housing projects affordable to moderate and lower income households, were targeted.
- Mixed-use sites were excluded from the site inventory due to the unique financing arrangements that often accompany such uses unless intent of development was known.
- Tribal Trust lands were excluded because land use and permitting authority belong to the Agua Caliente Band of Cahuilla Indians.

Taken together, the above filters ensured that the remaining sites are the most likely candidates for new residential development in the 2021-2029 housing element planning period.

Available Vacant Land

As summarized above, the City has met its above moderate income housing planning requirement pursuant to the 2021-2029 RHNA. Substantial portions of the lower and moderate income requirement have been addressed through approved residential projects that are either under construction or have received entitlements to proceed. ADU forecasts also projected the number of units likely to be built based on past trends. The remaining unmet need is for low and moderate income units.

In planning for the unmet RHNA, assumptions were made about the density needed to facilitate low and moderate income housing. Over the past decade (Table 3-24), affordable housing projects were built on sites of two acres or larger at densities of 13 to 21 units per acre. Recent projects were built at higher densities as these were "special needs" projects and had different requirements. All of these projects have been deed restricted entirely for low income households.

For the remaining RHNA, the City identified sites of 2 acres or larger, with an HDR designation that could accommodate 21 and 29 units per acre. Those sites are assumed adequate for housing affordable to lower income households due to the size and density allowed. Sites with an HDR designation but smaller than 2 acres were considered adequate for moderate income housing. Sites with an MDR general plan designation were considered adequate to support moderate income housing units regardless of size.

The City also identified other vacant sites in the City for rezoning or upzoning to accommodate greater residential density. Those sites were selected for their general appropriateness for housing and community input during the planning process. Sites were reviewed and approved by the General Plan Steering Committee and were also reviewed during other venues for public participation. Those sites will be rezoned as part of the general plan update.

Table 3-31 summarizes the remaining sites that are zoned at densities that can accommodate low and moderate income housing. Also included are the approved affordable housing projects that will be built during the 2021-2029 planning period.

Table 3-31 Low-Moderate Income Sites: 2021–2029 RHNA

	Property Characteristics							Ownership[1]		RHNA Credit[2]	
Site	APN	GP	Zoning	Density Range	Assumed Density	Acres	Env+Infr Constraint	Nos.	Type	Units	Afford.
Approved Affordable Projects											
A	507-100-041	MU	R2	Per PD	12	5.0	None	1	Private	60	Low
B	501-031-028	MDR	R2	Per PD	17	3.6	None	1	Private	60	Low
C	505-182-004 505-182-010	MU	R2	Per PD	41	1.8	None	1	Private	71	Low
Sites with Adequate Zoning											
1	508-086-003	HDR	HR	21-29	25	2.0	None	1	Allotted	50	Low
2	508-092-006	HDR	HR	21-29	25	1.0	None	1	Allotted	24	Mod
3	508-110-019	HDR	HR	21-29	25	3.1	None	1	Allotted	79	Low
4	508-110-053	HDR	HR	21-29	25	5.2	None	1	Allotted	131	Low
5	508-093-001	HDR	HR	21-29	25	2.1	None	1	Allotted	53	Low
6	508-093-007	HDR	HR	21-29	25	4.0	None	1	Allotted	99	Low
7	508-087-008	HDR	HR	21-29	25	2.0	None	1	Allotted	51	Low
8	508-093-012	HDR	HR	21-29	25	1.5	None	1	Allotted	38	Mod
9	508-093-010	HDR	HR	21-29	25	0.6	None	1	Allotted	16	Mod
10	501-101-029	MDR	R2	6-15	13	3.4	None	1	Allotted	44	Mod
11	669-420-011 669-420-014	MDR	R2	6-15	13	3.5 1.0	None	1	Private	46 13	Mod
12	513-280-005	HDR	R3	21-29	25	3.9	None	1	Allotted	99	Low
13	504-260-004 504-260-005	MDR	R2	6-15	13	0.4 0.4	None	1	Private	5 6	Mod
14	19 ad. parcels	MDR	R2	6-15	13	7.7	None	1	Private	101	Mod
Sites to Be Rezoned											
15	504-270-005 504-270-006 504-270-007 504-270-008	HDR	C1 & R2 to R3	21-29	25	4.6	None	1	Private	115	Low
16	504-270-001 504-270-002 504-270-003	HDR	From R1 to R3	21-29	25	0.9	None	2	Private	12	Mod

Source: PlaceWorks, 2021

Note:

1. Allotted: The Tribe retains sovereign land use authority over Allotted Trust lands; however, per agreement between the Tribe and the City, these lands are subject to the same development standards and regulation as other land in the city.
2. RHNA. This table only shows projects and site that are intended to meet the low and moderate income housing requirements of the 2021-2029 Regional Housing Needs Assessment adopted by Southern California of Governments.

It should be noted that the City cannot approve or deny a housing project based on its actual or projected affordability. The City must at all times have sufficient sites to meet the unmet portion of the RHNA. If sites are developed with housing that is affordable to a different income level or at a lower density, the City is required to find replacement sites or have adequate remaining capacity that would accommodate the unmet need by RHNA income level.

Summary of RHNA and Adequate Sites

Table 3-32 summarizes the 2021-2029 RHNA, credits for approved projects that are underway, and vacant housing sites. As described below, the City can satisfy its RHNA by income category and has identified vacant land for rezoning that will provide an additional buffer to address SB 166 no-net loss requirements.

- Above-Moderate Income. Due to significant number of single family and condominium projects underway, the City can meet its entire above moderate income goal for the RHNA.
- Moderate Income. Accessory dwelling units, approved projects, and current zoned sites together address the moderate income goal for the RHNA.
- Lower Income. Approved housing projects, accessory dwelling units, currently zoned sites, and sites to be rezoned exceed the lower income goal of the RHNA.

Table 3-32 Strategy to Address the 2021–2029 RHNA

Housing Credits	Housing Affordability Levels			
	Lower[1]	Moderate	Above	Total
Regional Housing Needs	953	461	1,143	2,557
+ Approved Projects	192	88	2,429	2,709
+ Accessory Dwelling s	327	170	-0-	497
+ Currently Zoned Vacant Sites	562	292	-0-	854
+ Sites to be Rezoned	131	-0-	-0-	
Remaining Need	-259	-239	-1,286	

Source: City of Palm Springs, 2020.

Notes:

1. The City's lower income requirement for the 2021-2029 shown above includes three income groups: extremely low (273 units), very low (272 units), and low income (408 units) allocations.

The following map shows the location of vacant parcels and residential developments in Palm Springs that are credited toward satisfying the sites requirement for the 2021-2029 RHNA.

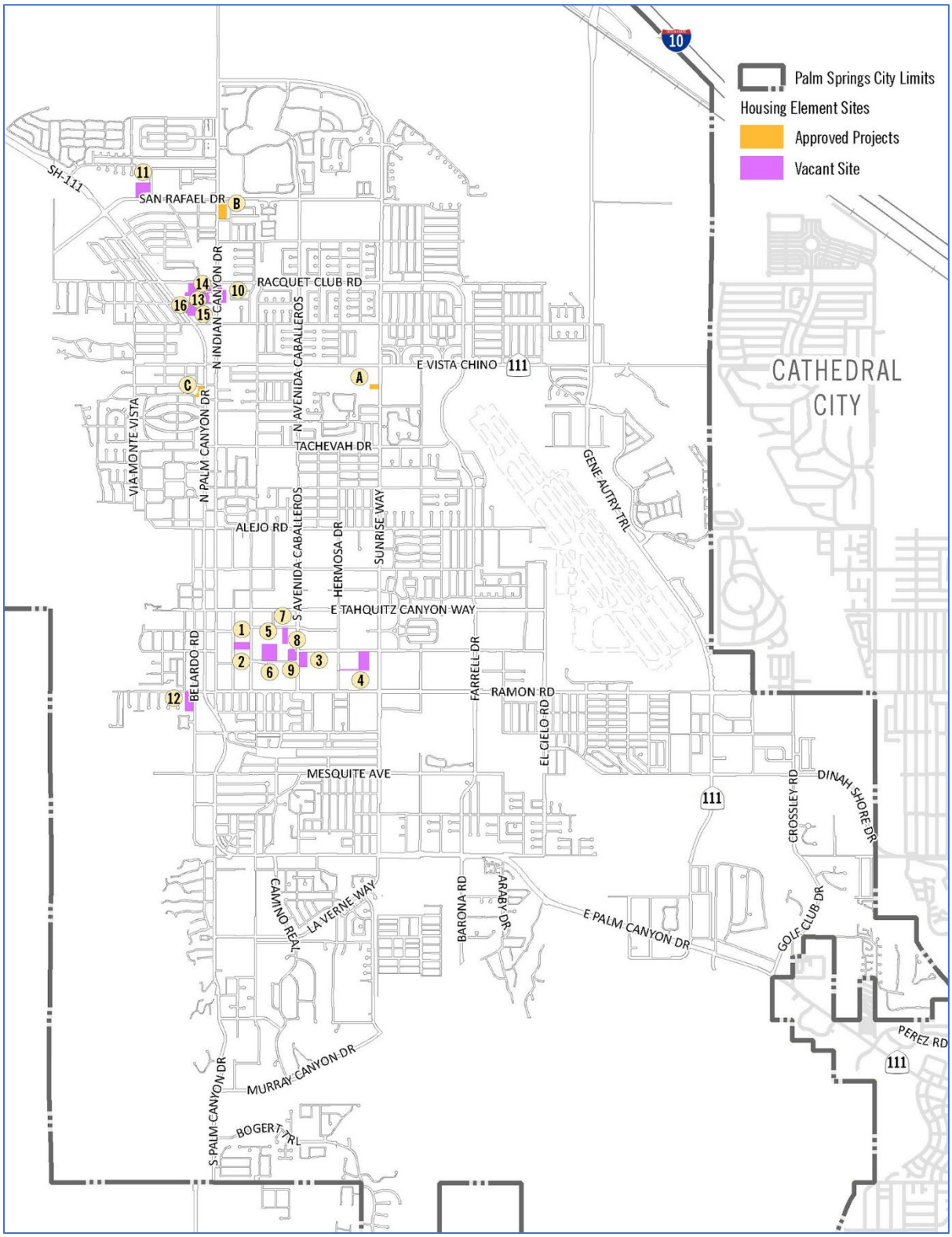


Figure 3-24 Housing Opportunity Sites

Site Suitability

Environmental issues that may impact future development of housing include seismic hazards, biological resources, drainage and flooding concerns, high fire hazards and water and sewer infrastructure. It should be noted that all the sites designated to address the City's RHNA are free from environmental constraints that would preclude the construction of housing needed to accommodate the full RHNA.

Seismic Concerns

Palm Springs is in an area of high seismic activity dominated 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, and the City has adopted amendments to the building code to address unique and localized seismic issues. However, all cities in the Coachella Valley have the same concerns and must be designed to 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 Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP), implemented by Palm Springs and other agencies, is a habitat conservation plan designed to ensure the conservation and long-term protection of biological resources in the region, except for Reservation land that is subject to the Tribal Habitat Conservation Plan (THCP). The CV-MSHCP and THCP preserve the foothills and mountain areas where future development is already constrained by topography and other constraints, and conserves lands nearby and similar in character that provide valuable habitat.

To fund habitat conservation efforts, the City collects development mitigation fees for all new residential and nonresidential development. Projects in one of the CV-MSHCP'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, as the City has screened out sites that are constrained by habitat conservation, the MSHCP and THCP will not constrain the development of housing development.

Drainage and Flooding

Many parts of the greater Palm Springs area may be subject to flooding, due to flash flooding, urban flooding (storm drain failure/infrastructure breakdown), river channel overflow, downstream flooding, etc. Storm-induced flooding can occur along the San Gorgonio River, Whitewater River, and other drainages that extend across the city. FEMA has identified 100- and 500-year flood zones along major waterways. These include the Whitewater and San Gorgonio River floodplains and along Snow Creek, Blaisdell Creek, Chino Creek, Palm Canyon Wash, and Tahquitz Creek.

Major flood control structures include levees along the Whitewater River, the Chino Canyon Channel, and Palm Canyon Wash. The levee between Palm Canyon Wash and Gene Autry Trail protects northern Palm Springs from 100- and 500-year flooding from Chino Creek and the Whitewater Channel. The Palm Canyon Wash levee directs flows from Palm Canyon and Arenas Canyon northeastward to the Tahquitz Creek. It provides 100-year storm protection on the north side of the channel down to Tahquitz Creek and Whitewater River.

Palm Springs's floodplain management ordinance requires approved mitigation of flood risks prior to housing development.

Very High Fire Severity Zone

Relatively few wildland fires have occurred in the urbanized areas of Palm Springs within the past ten years. However, between 1980 and 1994, four very large wildfires occurred in the San Jacinto Mountains and foothills along the western border of Palm Springs and its sphere of influence. Only one small area in northwest Palm Springs and its Sphere is a State Responsibility Area (SRA). CAL FIRE has primary responsibility for fire protection in this area. The Forest Service and Bureau of Land Management provide fire suppression in remaining wildland areas in and near Palm Springs.

Within Palm Springs city limits, the western and southwestern portions of the city, specifically the neighborhoods along the foothills and canyon mouths, are the most susceptible to wildfire. Also susceptible to wildfire are areas with more vegetation, such as in the lower canyon reaches draining the San Jacinto Mountains, including Tachevah Canyon, Tahquitz Creek, Andreas Canyon, and Palm Canyon, where water may be more plentiful. None of the sites designated for low and moderate income housing are within the very high fire severity zones in Palm Springs.

Water and Sewer Infrastructure

Desert Water Agency (DWA) supplies water to Palm Springs. The City's backbone water infrastructure is generally in place, and upgrades of water mains are made as needed. For a large master-planned development, the developer may be required to provide backbone improvements up front as a condition of approval. However, for smaller tracts the developer is usually required to provide on-site improvements only. Fees are also assessed for different zones in the city to account for elevation and water needs.

The Section 14 Specific Plan area 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 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."

The City's wastewater treatment plant (WWTP) has a current treatment capacity of 10.9 mgd. The City continues to implement a capital improvement plan for the WWTP to focus on major capital projects that will replace aging equipment and improve processes. According to the WTP permit (R7-2017-0013), the quantity of wastewater treated had declined to 5.9 mgd in 2016, well below capacity. Meanwhile, recycled water use had increased to 4.5 mgd in 2016. The wastewater flows of the additional increment of housing needed to address the RHNA can easily be accommodated.

In accordance with Government Code 65589.7, the City is required to immediately submit a copy of the element to area water and sewer providers. Each water and sewer provider must adopt written policies and procedures to grant a priority for services to proposed developments that include housing affordable to lower income households. The law also prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for affordable low income housing, unless specific written findings are made.

The City complies with all regulatory requirements for water and service provision and consulted with DWA on this update to the General Plan. The DWA is responsible for adopting policies that prioritize the provision of water and sewer service accordingly.

Dry Utilities

Dry utilities typically cover cable, electric, telephone, natural gas, television, fiber optics, and others. Dry utilities are provided by the Gas Company, Southern California Edison, Frontier, and Spectrum. Services are fee based and not a constraint to housing development. Certain dry utilities (e.g., street lighting) may be installed by the City; in other cases, a developer may install them as a condition of approval. In some cases, assessment districts can be provided by larger developments (e.g., Mountain Gate, Villas, 48@ Baristo) or through a public street lighting and parkway maintenance district.

Disparities in access to broadband service have received more attention in recent years although it does not affect the location of new affordable housing. Research has shown that less access to broadband services decreases educational outcomes among lower income residents . With respect to broadband, the vast majority of Palm Springs' urbanized area is served by broadband according to the Public Utilities Commission's broadband service mapping project. The only unserved areas are scattered uninhabited areas in the northwest portion of the city along State Route 111.

Alternative Energy

Palm Springs 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 active in promoting sustainable development in order to conserve water, electricity, and natural gas as well as to reduce waste generation. Desert Community Energy offers alternative clean energy options to residents, helping the City achieve its 2020 GHG reduction goal. Palm Springs is committed to furthering this environmental ethic in the development and rehabilitation of housing and neighborhoods.

Taken together, all of the housing sites identified to address the City's RHNA have in place adequate water, sewer, and dry utilities, or have plans in place for the timely construction of such infrastructure. Therefore, the availability of infrastructure, utilities, and services are not a constraint to the development of housing.

IMPLEMENTATION RESOURCES

This section describes the City's administrative and financial resources to assist in the development, rehabilitation, preservation, and management of affordable housing projects and programs.

Administrative Resources

Palm Springs contracts with nonprofit entities for their administrative and managerial capacities to further housing and community development activities. These include the following.

Coachella Valley Housing Coalition

Palm Springs has had a long relationship with CVHC, including the construction of affordable housing projects (Coyote Run I and II). In addition, in the 1990s the City and former CRA collaborated with CVHC on self-help housing in the Desert Highland neighborhood, totaling approximately 11 units. Most recently, the former CRA helped CVHC construct nine self-help homes in Palm Springs. CVC built the Rosa Gardens project and is also assisting with the Desert AIDS proposed development, Vista Sunrise II.

Coachella Valley Association of Governments

The City works with CVAG on a variety of issues to address homelessness. In 2018, CVAG and its member agencies established a Coachella Valley Collaborative to End Homelessness. Work undertaken and supported by this regional effort was instrumental in supporting a one-time, $10 million grant to Palm Springs to implement a wide range of initiatives to end homelessness. In 2020, the Palm Springs City Council adopted a Housing First Strategy to assist in reducing homelessness in the community.

Special Needs Service Organizations

Palm Springs also relies on 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 many other public and nonprofit organizations. Nonprofit organizations (such as CARE) provide human and social services to residents of Palm Springs Pointe. Other nonprofits serve the city's affordable family and senior housing communities.

City Agencies Responsible for Implementation

Palm Springs' fair housing goals, policies, and actions are implemented at multiple levels. Among others, primary individuals and agencies responsible for fair housing include:

- **Human Rights Commission**. The Human Rights Commission is a nine-member commission whose responsibility is to promote improved relations; civic peace; intergroup understanding; and acceptance, respect, and participation of all persons in the community. Responsibilities include developing educational materials and community education forums, and investigating and mediating instances of discrimination of groups or individuals. A separate committee also addresses fair housing/accessibility issues.

- **Community Economic and Development Department.** City offices are responsible for administering a broad range of programs ranging from planning the future of the City, receiving and processing applications for new development; attracting, assisting and retaining businesses; encouraging the production and preservation of affordable housing; and allocating state and federal funds to benefit the city.

- **Housing Authority of Riverside County**. The Housing Authority oversees the Section 8 Rental Assistance Program in Palm Springs. There is no public housing in the city. Section 8 recipients receive a briefing package that includes information on fair housing laws, rights and responsibilities, and contact information if a tenant has a complaint. If a tenant has a fair housing issue, they are referred to the Fair Housing Council of Riverside County (FHCRC).

- **Fair Housing Council.** Palm Springs contracts with the Fair Housing Council of Riverside County to provide fair housing and landlord/tenant services. The FHCRC operates four offices in Riverside County, with a local office in Palm Springs. Services provided by the FHCRC include antidiscrimination investigations, landlord/tenant mediation services, training and technical assistance, workshops and seminars, and housing discrimination audits and tests. Newer services include foreclosure and eviction prevention as well.

Financial Resources

The City receives its housing-related funds from a variety of public and private sources. In addition, the City may receive larger one-time grants from public or private agencies. Common sources of funding are described briefly below.

Community Development Block Grants

The City receives federal and state funding for a range of housing and community development activities. The main federal source of funding is Community Development Block Grants (CDBG). Each year, HUD provides the City of Palm Springs with an allocation of $450,000 for a wide range of housing and community development activities. Federal law requires such funds to be spent on programs benefiting very low and low income households. Major expenditure categories include public facilities and improvement, public services, economic development, and program administration.

Low Income Housing Tax Credits

The LIHTC program is the largest source of federal and state funds used by the development community to finance the construction and rehabilitation of low-income affordable rental housing. The California Tax Credit Allocation Committee is responsible for reviewing projects and allocating federal and state tax credits to qualified projects. The committee verifies that the developer meets all the requirements of the program and ensures the continued affordability and habitability of the projects for 55 years. Nine of the City's affordable rental apartment projects have been financed through the issuance of low income housing tax credits.

Other State and Local Funds

Affordable housing activities require an array of funding sources, and there are many public, private, and nonprofit partners who provide funding for affordable housing projects in Palm Springs. Funds available for affordable housing include Mobile Home Park Resident Ownership funds, California Housing Finance Agency, Mortgage Revenue Bonds, City General Funds, California Department of Housing and Community Development funds, and California Community Housing Agency (CALCHA) bond funds. The City also uses State Housing, Homeless Assistance and Prevention (HHAP) funds. The City has allocated 6 million in HHAP funds to support the Vista Sunrise II and Aloe at Palm Canyon projects.

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PROGRAM EVALUATION

This section analyzes the effectiveness of the existing housing element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous housing element planning period.

QUANTIFIED OBJECTIVES

Palm Springs has been known for its continued commitment to meeting the full range of its housing needs. The 2014-2021 housing element assisted the City in complying with California's housing laws and implementing the priorities for housing Palm Springs residents. The housing element featured four primary goals:

- Goal 1. Facilitate a broad range of housing types, prices, and opportunities to address current and future housing needs in the community.
- Goal 2. Foster a high quality of life and vibrant neighborhoods through the preservation and improvement of housing and provision of community services.
- Goal 3. Facilitate and encourage a broad range of rental and ownership opportunities for people with special housing needs within Palm Springs.
- Goal 4. Fulfill the City's housing needs while protecting the natural environment and resources and promoting an environmentally sustainable ethic.

The 2014-2021 housing element included a series of goals and policies that were intended to be implemented by 18 action items. The element also set forth quantified objectives for the construction, preservation, and rehabilitation of housing.

The following section provides a high-level overview of progress toward each objective followed by a detailed review of each program, specific actions, progress toward meeting the action, and appropriateness of inclusion in the 2021-2029 housing element.

Housing Construction

Palm Springs' RHNA for the 2014-2021 planning period was 272 housing units. Of this total, the affordability requirement was 63 units affordable for very low-income households, 43 units for low income households, 50 units for moderate income households, and 116 units for above moderate-income households.

Based on market surveys from Redfin of housing units sold, the housing element annual progress report, and City staff interviews, the following progress was made between 2014 and 2019:

- **Single-Family Homes**. The City permitted approximately 987 single-family homes over the prior planning period. These homes ranged from $500,000 to well over $1 million and were affordable to above moderate income households.
- **Condominiums and Townhomes**. Developers built 65 condominiums and townhomes. The majority of units sold for prices ranging from $400,000 to $600,000 and were therefore affordable to above moderate income households.
- **Accessory Units**. The City issued building permits for 132 casitas, guest houses, and accessory units. These units are 400 to 1,000 square feet, and for year-round occupancy. An estimated 50 percent of the units are affordable to low and 50 percent are affordable to moderate income households.
- **Micro Homes**. Sixty "micro" homes were built since 2017 at the Palm Canyon Mobile Club, and 40 more are set for delivery (100 total units). The majority of microhomes sold for under $180,000 and are affordable to low income households.
- **Affordable Apartments.** The City has also approved plans for affordable housing, specific plans, and other development projects.

Taken together, these constructed units should be sufficient to fully address the City's entire very low, low, and moderate income RHNA for the 2014-2021 housing element planning period. The City is one of the few in southern California that has been successful in fully completing its regional housing needs allocation. The annual progress reports will need to be updated to reflect this success.

Housing Preservation

The 2014-2021 Housing Element contained programs to preserve affordable housing projects that were at risk of conversion. Specific actions were to continue to support efforts to preserve the Pacific Palms, Tahquitz Court, Coyote Run, Palos Verdes, Racquet Club, and Calle de Carlos Apartment projects. The City also committed to use, where feasible, financial resources to restructure federally assisted projects and preserve the affordability of their affordable units.

Though the City did not have available financial resources to assist federally subsidized projects during the 5th cycle housing element period, nonprofit organizations and developers initiated efforts to preserve the following projects:

- In 2014, Rancheria Housing Partners secured a 4 percent low income housing tax credit to rehabilitate and deed restrict this 75-unit project for 55 years, until 2069.
- In 2020, the Pacific Palms Apartments will receive low income housing tax credits for the rehabilitation of 140 units and extension of affordability controls for 55 years.
- In 2020, HUD will extend the housing assistance payment contract to Sunnyview Villas for 20 years, extending affordability controls on the project through 2040.



Lush garden-style settings greet residents of Sunnyview Villas

Housing Rehabilitation

The City offers a grant program for homeowners to make repairs. The program offers financial assistance for minor routine home maintenance, emergency repairs, accessibility modifications, and code violations of health and safety concerns to the livable areas of the residence. The City may also work with mobile home trailer owners, condominium owners, and single-family homeowners. The need for housing rehabilitation has varied significantly over time, reaching a height during the foreclosure crisis in the early 2010s.

The City provides CDBG funding of $15,000 annually, allocated into 100 grants of $1,500. Mostly, the City has averaged between 50 and 100 grants annually. In addition, the City periodically assists mobile home parks with park improvements and offers deed-restricted affordable projects additional funds for property repairs. These types of improvements help to improve or maintain living conditions for all Palm Spring residents.

Nonprofit agencies, like Habitat for Humanity, provide home repairs. Habitat's "Brush for Kindness Program" will serve approximately 25 lower income homeowners in 2020. Among other home services, Habitat for Humanity assists Palm Springs residents with roofing, painting, electrical, plumbing, landscape maintenance, and other services. Services are often provided by volunteers with financial assistance from public agencies.



Habitat for Humanity housing rehabilitation projects.

Summary of Efforts

Palm Springs succeeded in achieving most of its quantified objectives for the 2014-2021 housing element, although the goals were met in different ways than originally intended. The following text and Table 3-33 summarize the progress based on the annual progress report and additional information from City program staff.

- Housing construction goals were almost achieved, but not for lower income units. However, three affordable projects were approved and will be built in 2021-2029.
- Housing preservation goals were met due to nonprofit developers securing tax credits and other public funds to preserve three projects at risk of conversion.
- Housing rehabilitation and repair objectives were achieved through the City's CDBG and Habitat for Humanity programs. Additional units were rehabilitated in affordable projects.

Table 3-33 Progress Toward Quantified Objectives in the 2014–2021 Housing Element

	Housing Affordability Levels			
Goals and Progress	**Lower**	**Moderate**	**Above**	**Total**
Goals				
New Construction	106	50	116	272
Preservation	100	-0-	-0-	100
Rehabilitation	100	-0-	-0-	100
Progress				
New Construction[1]	10	35	1,112	1,157
Preservation[2]	260	-0-	-0-	260
Rehabilitation[3]	500	-0-	-0-	500

Source: City of Palm Springs, 2020, based on 2014-2019 Annual Progress Reports.

Notes

1. Progress toward new construction goals refers to permits issued. Additional projects may have been approved and are working toward the building permit stage.
2. Progress toward preservation goals refers to nonprofit agency-initiated preservation of apartments which receive public subsidies in return for affordability controls.
3. Progress toward rehabilitation goals refers to grants and loans issued by the City of Palm Springs. Progress does not include home repairs undertaken by other homeowners.

PROGRAM EVALUATION

Table 3-34 records accomplishments of each housing program and evaluates the program and its appropriateness for the 6th cycle.

Table 3-34 Progress Toward 2014–2021 Housing Element Programs

Housing Programs	Progress to Date	Evaluation
HS1.1 Provide for Adequate Sites		
• Maintain an inventory and map of sites available for residential development and provide at the front counter upon request.	• Action not completed this cycle—deferred until after adoption of the housing element and finalization of land inventory.	• Complete program after adoption of 2021-2029 Housing Element. Maintain adequate sites to comply with SB 166 "No Net Loss."
• Amend zoning code to redefine accessory units, remove conditional use permit requirement, and make development standards consistent with state law.	• Ordinance No. 1981 removed the CUP req. and made other changes to ensure consistency with state law. Ordinance No. 2023 implemented the latest (J)ADU standards that took effect January 1, 2020.	• Continue to implementation for 2021-2029 to encourage future development of accessory units.
• Update the Zoning Code Map to make properties in Table 3-20 consistent with the General Plan Land Use Map	• The City continues to update the zoning code map to be consistent with the General Plan land use map.	• Continue implementation for 2021-2029 to comply with SB 1333 (2018) requirement of consistency of General Plan and zoning.
HS1.2 Offer Regulatory Incentives		
• Review and accept requests for minor modifications, density bonuses, general plan amendments, and zone changes for projects that meet City goals.	• Ordinance No. 1976 was adopted to allow density bonuses for affordable housing. Received one application requesting modifications and density bonus.	• Continue implementation for 2021-2029. Review and evaluate effectiveness of the minor modification process; make revisions as needed to encourage appropriate use.
• Encourage consolidation of sites of less than one acre in size to facilitate affordable housing; provide technical assistance to property owners and developers.	• Action not completed.	• Continue implementation for 2021-2029. Consider incentives to encourage consolidation into larger parcels capable of supporting quality affordable housing.
HS1.3 Continue to Offer Financial Incentives		
• Continue to provide fee reductions, general funds, low cost land, and other assistance for affordable housing projects.	• In 2019, the City established the Affordable and Multi-family Housing Incentive Program (Resolution 24654) to reduce, defer and/or waive application and impact fees for affordable & multi-family housing.	• Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals.
• Consider waiving/paying the CVMSHCP fee (e.g. to acquire sensitive habitat) for lower-income affordable housing projects.	• Resolution No. 24654 allowed reduced City-assessed developer and development impact fees for qualified projects.	• Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals.
• Promote financial and development assistance programs for the building community on an annual basis.	• The City continues to allocate CDBG and other funds to support housing and community development objectives.	• Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals.
HS1.4 Complete Zoning Code Amendments		
• Allow emergency shelters by right in the M-2 zone to support goal of addressing the need for shelters in Palm Springs.	• Ordinance No. 1974 was adopted to allow emergency shelters as a by-right use on designated sites in the M-2 zone.	• Revise ordinance to require operations and management plan for shelters. Include plan for $10 million in state funds.
• Allow transitional and supportive housing as a residential use subject to restrictions that apply to uses in the same zone.	• Ordinance No. 1974 was adopted to allow transitional and permanent supportive housing as by-right use in residential zones.	• Amend zoning code to list housing in each residential zone; revise supportive housing provisions consistent with AB 2162.
• Amend the Mixed Use development standards to allow up to 70 dwelling units per acre, consistent with the General Plan.	• Ordinance No. 2007 was adopted to allow for mixed-uses by-right use in the CBD, C-1, C-2 zones with density incentives.	• Continue implementation for 2021-2029; evaluate new provisions as needed to encourage mixed use development.
• Adopt "Reasonable Accommodation" provisions required by ADA to allow and improve the ability of disabled people to use and/or enjoy their dwelling unit	• Ordinance No. 1975 was adopted to allow reasonable accommodations that would assist in eliminating barriers to housing opportunities for persons with disabilities.	• Continue to process requests; periodically evaluate and amend, if needed, the reasonable accommodation ordinance to ensure its ongoing success.

Table 3-34 Progress Toward 2014-2021 Housing Element Programs

Housing Programs	Progress to Date	Evaluation
GOAL 2 Foster a high quality of life and vibrant neighborhoods through the housing preservation, improvement, and community services.		
HS2.1 Implement Design Standards		
• Continue to implement residential design standards through architectural review of residential projects.	• Action ongoing. City established an architectural review committee to review projects for quality design.	• Continue implementation for 2021-2029. Consider creating objective development and design standards to the extent needed.
HS2.2 Continue to Implement Historic Preservation Program		
• Continue to implement the historic preservation ordinance for residential structures that have historic significance or merit in Palm Springs.	• Ongoing. The Historic Site Preservation Board reviews projects for compliance with historic structure regulations.	Continue implementation during the 2021-2029 housing element cycle.
• Continue to update the Historic Resources Survey and identify additional residential structures that could be designated as Class 1 or Class 2 historic structures.	• Ongoing. City established its first historic resource officer and adopted a historic context statement. 100+ properties were designated Class 1 or 2 historic structures.	• Continue implementation during the 2021-2029 housing element cycle.
HS2.3 Enforcement Property Maintenance Code		
• Continue to implement code enforcement programs, using a progressive approach of voluntary compliance, administrative citations, and court action.	• Ongoing. City continues to implement its code enforcement program. Ordinances expanded to address not only blighted structures but also blighted vacant land.	• Continue implementation during the 2021-2029 housing element cycle.
• Provide outreach education of lead-based paint hazards and provide assistance in compliance with federal regulations.	• Riverside County distributes education materials. No units in Palm Springs are identified with lead-based hazards.	• Continue implementation during the 2021-2029 housing element cycle.
• Provide financial assistance, where appropriate, to remedy property maintenance and health code violations.	• The City continues to make funds available to remedy property maintenance and health code violations.	• Continue implementation during the 2021-2029 housing element cycle.
HS2.4 Continue Housing Rehabilitation Loan Program		
• Provide rehabilitation loans to help low income households remedy health and safety code violations or make qualified housing repairs and modifications	• The City issued grants to help low income households make home repairs. Nonprofit entities have been issued grants funds in 2020 to expand coverage.	• Continue implementation during the 2021-2029 housing element cycle.
• Continue comprehensive housing and neighborhood assistance under the Recapture Our Neighborhood program	• Funding has not been available for implementation of this program.	• Discontinue this program for the 2021-2029 housing element cycle due to lack of funding.
• Continue the implementation of and periodic review of the City's mobile home park rent stabilization ordinance	• Ordinance continues to be implemented. No changes are envisioned at this time.	• Continue implementation during the 2021-2029 housing element cycle.
HS2.5 Preserve At-Risk Housing Units		
• Monitor status of affordable units at-risk of conversion; provide technical assistance as feasible to facilitate preservation. • Support efforts to preserve Tahquitz Court, Sunnyview Villas, Racquet Club, Calle de Carlos, Palos Verdes Villas, Coyote Run, and Pacific Palms Apartments,	• City adopted Ordinance 1927 to require relocation assistance for tenants when at-risk projects are converted to market rents and tenants are evicted from the units. • No publicly assisted affordable projects converted to market rates. However, several projects received state/ federal funds to extend affordability controls.	• Continue implementation for 2021-2029. Reassess projects that remain at risk and monitor on an annual basis.

Table 3-34 Progress toward 2014-2021 Housing Element Programs

Housing Programs	Progress to Date	Evaluation
GOAL 3 Facilitate and encourage a broad range of rental and ownership opportunities for people with special needs.		
HS3.1 Provide Rental Assistance		
• Support the County of Riverside's housing voucher program and lobby for additional vouchers as needed.	• The City conducts annual reviews of Public Housing Authority plan for consistency with the CDBG Consolidated Plan.	• Continue implementation during the 2021-2029 housing element cycle.
• Continue to provide CDBG assistance, when available, to nonprofit organizations that can be used for motel vouchers.	• City makes annual allocations to service entities, when funding is available and sought, for motel vouchers.	• Continue implementation during the 2021-2029 housing element cycle.
HS3.2 Provide Fair Housing Services		
• Continue to contract with fair housing providers to perform educational, advocacy, and mediation services.	• The City continues to contract with the Fair Housing Council of Riverside County for fair housing services and advocacy.	• Continue implementation during the 2021-2029 housing element cycle.
• Periodically report to the City Human Rights Commission on the status of fair housing in the community.	• The City reports to the Human Rights Commission on the status of fair housing on a periodic basis.	• Continue implementation during the 2021-2029 housing element cycle.
• Continue to periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings.	• In 2019, the City adopted its AI and incorporated key findings in the housing element for implementation.	• Continue implementation during the 2021-2029 housing element cycle.
• Distribute information about fair and equal housing and resources in libraries, service centers, and other public locations.	• The City's fair housing provider continues to distribute information about fair and equal housing and resources.	• Continue implementation during the 2021-2029 housing element cycle.
HS3.3 Housing Accessibility Program		
• Update the City's Transition Plan as needed to identify; remove impediments to access by persons with disabilities.	• Ongoing.	• Monitor effectiveness of the Transition Plan; review and amend, as needed, to further opportunity for disabled people.
• Amend Zoning Code to define and permit residential care facilities in a manner consistent with state law.	• In process.	• Amend the municipal code in accordance with California Government, Health and Safety, and Welfare and Institutions Codes.
• Develop "Reasonable Accommodation" ordinance, and provisions for emergency, transitional, and supportive housing.	• Zoning code amendments completed. See Program HS1.4 for description of progress	• Monitor effectiveness of ordinance in reducing fair housing concerns. Make amendments required by state law.
HS3.4 Support and expand programs to assist PLWH/A		
• Identify additional housing opportunities for affordable housing. Expand collaborative network of supportive services.	• Ongoing.	• Continue implementation during the 2021-2029 housing element cycle.
HS3.5 Support Emergency Shelter and Transitional Housing Program.		
• Support the new multi-service center for homeless people (Roy's Multi-service Center) in north Palm Springs.	• Roy's MSC was supported until its closure in 2017 due to a lack of funding from planning partners and its remote location.	• Amend zoning code to facilitate and encourage the development of housing for homeless people as required by state law.
• Continue to support and fund services for homeless people through the Consolidated Planning process.	• City continues to support a homeless services program and was awarded $10 million from the State to develop a plan.	• Implement recommendations to reduce homelessness in accordance with Barbara Pope's report and Council direction.
• Continue to work in collaboration with the Homeless Task Force and other providers of assistance to homeless people.	• City continues to work with CVAG's Homeless Task Force and support preparation of a homeless service plan.	

Table 3-34 Progress toward 2014-2021 Housing Element Programs

Housing Programs	Progress to Date	Evaluation
GOAL 4 Fulfill the City's housing needs while protecting the natural environment and promoting an environmentally sustainable ethic.		
HS4.1 Green Building Code		
• Develop a green building ordinance that encourages resource conservation in the construction and rehabilitation of housing.	• The City of Palm Springs adopted the California Green Building Standards Code and related appendices, and subsequent updates in 2013, 2016, and 2019. • In 2015, the City Council adopted Ordinance No. 1885 to provide an expedited, streamlined permitting process for small residential rooftop solar energy systems. • In 2018, City Council adopted Resolution No 24354 establishing a policy for the provision of solar photovoltaic systems as part of the discretionary approvals for new housing	• Continue to monitor effectiveness of the program for the 2021-2029 time frame.
HS4.2 Hillside Development		
• Continue implementing hillside development standards.	• Section 93.13.00 of the PSMC regulates all hillside development in the city. It requires that all applications for hillside development be submitted pursuant to Section 94.04.00 of the code for architectural review processing. • The City's estate residential land use designation is designed to allow for hillside developments that are sensitively integrated into hillside terrain subject to design review.	• Continue to monitor effectiveness of the program for the 2021-2029 time frame.
HS4.3 Energy Conservation		
• Continue implementation of the review of water conservation aspects of landscape ordinance.	• In April 2016. the City adopted a Water Efficient Landscape Ordinance. The City also collaborates with DWA in reviewing landscape projects to making sure they meet the City's water efficient landscape criteria. • The City developed Technical Assistance Guidelines for applicants' projects for turf replacement and water efficient landscapes. • The City followed Desert Water Agency water conservation contingency plans and regulations until the drought concluded.	• Continue to monitor effectiveness of the program for the 2021-2029 time frame.

Sources: City of Palm Springs, 2020, Housing Element Annual Progress Reports, 2014-2020.

PUBLIC PARTICIPATION

California housing element law requires local governments to make a diligent effort to achieve public participation from all economic segments during the development of the housing element. The following efforts informed the housing element:

Consolidated Plan (2019)

The Consolidated Plan, under federal law, is required to conduct a public participation program to inform the development of goals, strategies, and actions. The outreach follows a Citizen Participation Plan in order to encourage and solicit participation by low and moderate income persons, including minorities and non-English-speaking persons, as well as persons with disabilities.

Palm Springs consulted with multiple agencies, groups, organizations, and residents involved in the development of affordable housing, creation of jobs for low and moderate income residents, and/or provision of services to special needs groups. These groups included the following:

- AAP – Food Samaritans
- Animal Samaritans
- Catholic Charities
- Center on Deafness Inland Empire
- Coachella Valley Rescue Mission
- Coachella Valley Volunteers
- Desert Aids Project
- Desert Blind and Handicapped
- Desert YMCA
- Fair Housing Council
- Family Health and Support Network
- Find Food Bank
- Greater LA Agency on Deafness
- Independent Living Partnership
- Habitat for Humanity
- Jewish Family Service
- Martha's Village
- Mizell Senior Center
- Nuerovitality Center
- Oak Grove Center
- Operation Safe House
- Path of Life
- Ranch Recovery
- Sanctuary Palm Springs
- Senior Advocates of the Desert
- Shelter from the Storm
- Step up on Second
- Transgender Health/Wellness Center

Stakeholders and residents were surveyed to identify key needs. Four topics received the highest priority: homeless shelters, affordable senior rental housing, affordable family rental housing, and housing for people with a disability. Other resident support services ranked high as priority needs. These findings are reflected in the goals, policies, and programs of the housing element.

Analysis of Impediments to Fair Housing (2019)

The Analysis of Impediments (AI) to Fair Housing is a study required by the federal government for "entitlement" jurisdictions. In recent years, the context for demonstrating compliance with fair housing laws and regulations has changed. Beginning in 2015, HUD began to require cities to adhere to revised requirements, called the "Assessment of Fair Housing." However, those guidelines were temporarily suspended by the federal government in 2018. Therefore, the City updated its AI for the 2019-2024 period.

The City's outreach program included direct postcard mailing to 70 public and private entities, posting on the City's website, and as part of a Fair Housing Workshop held January 31, 2019. The postcard, web page, and calendar of events provided the link to an online survey to gauge the perception of fair housing needs and concerns of residents. The online survey link was broadcast through the City's Office of Neighborhood Involvement Report, and posted on February 4th at Nextdoor, the social network for ONE-PS.

According to the survey, the four most prevalent discrimination complaints were sexual orientation, age, source of income, and race/ethnicity. With respect to housing discrimination, 83 percent indicated that they had been discriminated against in securing rental housing, and two-thirds of the discriminatory acts were in apartment complexes. Among renters speaking to the fair housing council, the most common cited issues were disability status (physical and mental), familial status, and sexual orientation.

The Palm Springs AI contains a series of programs and actions to address identified impediments to fair housing opportunity. Proposed strategies focused on responding to changes in demographics, current lending practices, fair housing complaints, and public policies proposed for revision. The AI was certified by the Department of Housing and Urban Development in 2020 as being in compliance with federal regulations.

However, subsequent to its preparation, California Housing Element law was amended by AB 686, requiring that cities affirmatively further fair housing. As part of the housing element, a complementary assessment of fair housing issues was conducted. The Housing Plan provides updated goals, policies, and programs to affirmatively further fair housing.

General Plan Outreach (2020-2021)

The general plan update included additional venues for residents and stakeholders to voice their opinions about housing needs and opportunities for addressing them.

General Plan Steering Committee

The City appointed a general plan steering committee (GPSC) of residents of each council district and stakeholder groups. At scheduled meetings open to the general public, the GPSC provided direction on the plan's vision and priorities, which provide an aspirational description of what the City desires to become in the future and serve as the foundation for the plan's goals and policies. The Committee also provided direction on updates to the City's land use plan and designations to accommodate housing development, including affordable housing sites in Northwest Palm Springs.

Public Workshop

The general public were invited to attend a public workshop and open house hosted by the City on February 24, 2020. The workshop was publicized in both English and Spanish, and simultaneous translation in Spanish was made available to attendees. Feedback on potential updates to the General Plan's vision and priorities and land use and circulation elements was gathered at this event. At a booth dedicated to housing, the event's 55 attendees were invited to identify the city's most pressing housing issues. Key issues included the need for housing affordable for renters, assistance for special needs groups, and housing security among others.

City Surveys

Two online surveys, both in Spanish and English, were used to solicit input on housing issues, because opportunities for in-person engagement were limited by the COVID-19 pandemic. The first survey, administered from February 24, through March 13, 2020, garnered 338 individual responses representing 45 of the city's 48 neighborhoods on the General Plan's vision and priorities. The second survey, which ran from May 14–May 28, 2020, garnered 414 individual responses on questions related to land use, housing, circulation, and open space. The survey included an interactive mapping tool to collect input on community assets and areas for improvement, including locations for new affordable housing.

Focused Housing Element Outreach (2020-2021)

In addition to outreach mentioned earlier, the housing element also included focused outreach to address concerns specifically related to housing, fair housing, and environmental justice.

Consultations/Road Shows

In winter 2021, City staff sought additional input from targeted stakeholder groups on items of importance for consideration in updating the General Plan. In addition to meeting with business groups such as the Chamber of Commerce, Hospitality Association, PS Resorts, Wednesday Breakfast–GM Group and Main Street, City staff conducted listening sessions in Demuth Park, Desert Highland/Gateway, Sunrise Park, Baristo, and Racquet Club Estates neighborhoods in June 2021. Several neighborhoods expressed concerns with current housing affordability, certain housing conditions, and lack of access to healthy foods, adequate public transit, desirable amenities in parks, and adequate public meeting facilities, among other concerns. See Appendix A for summaries of these neighborhood listening sessions. City staff also met with the Agua Caliente Band of Cahuilla Indians to review the potential housing sites in Section 14 prior to inclusion in the housing element.

Affordable Housing Subcommittee

The Affordable Housing Subcommittee (AHS) is a subcommittee of the City Council. The AHS is charged with providing input for the housing element, homelessness, consolidated planning, fair housing and other housing issues. To provide guidance for the housing element, the AHS met three times in 2020/2021 where the subcommittee was provided a synopsis of housing needs and solicited for guidance on housing priorities in the city. Comments were incorporated into the draft housing element.

The AHS expressed support for a proactive pro-housing plan that prioritizes the provision of housing for all Palm Springs residents. The plan should prioritize: 1) the production of a balanced range of housing types, 2) efforts to address the special needs of vulnerable groups including housing security; and 3) the preservation and strengthening of neighborhoods. The AHS also reviewed the draft housing element prior to referral to the California Department of Housing and Community Development for their comments.

Summary of Findings

The Consolidated Plan, Analysis of Impediments, and General Plan each provided opportunities that addressed housing opportunity. Each of these planning efforts has a different emphasis: low and moderate income households (Consolidated Plan); fair housing opportunity (Analysis of Impediments); and community growth, development, and preservation (General Plan).

Through these overlapping planning efforts, the following six community priorities emerged with respect to housing Palm Springs' residents and workforce.

- Inclusive community that provides fair housing opportunities that are suited for residents of all walks of life, protected status, incomes, affordability, and ability.
- Community that fosters a greater level of equity, inclusiveness, and understanding between neighborhoods, people of different backgrounds, and various needs.
- Balanced housing that accommodates changing needs—with a greater emphasis on affordable senior, middle income, service industry labor, multifamily, homeless, and assisted living.
- Sustainable development that preserves the unique assets that define Palm Springs, such as neighborhood character, design, history, and natural resources.
- Housing security that protects residents' housing options through mobile home rent control, mitigation of gentrification, and other means.
- Housing and neighborhood quality that maintains, improves, and protects the quality of housing, neighborhood services, and infrastructure in Palm Springs
- Special needs service that provides for the special needs of seniors, disabled people, families of all types, people who are homeless, persons living with HIV/AIDS, and other groups.

These priorities are reflected in the goals, policies, and implementation programs of the housing element.

GOALS, POLICIES, AND ACTIONS

Supplying housing that fulfills the diverse needs of Palm Springs is a fundamental priority for the City. This section is the City's Housing Plan to address Palm Springs' identified housing needs. Also included are a series of actions or programs that address the city's current and 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' seasonal population has unique housing needs. Ensuring an adequate supply and diversity of housing types assists in promoting an inclusive city that welcomes all of its residents.

The City provides a balance of housing opportunities through a wide variety of projects being developed in the community. In some areas, specific plan areas will provide for single-family residences. In other areas, select sites along corridors will accommodate multiple family housing. Accessory dwellings will be incentivized to provide housing for many residents. Special needs projects have also been approved for future development.

Tailored strategies will be required to address Palm Springs' needs. In more urbanized areas of the city, vacant and underutilized parcels will provide opportunities for quality infill housing. In these areas, ensuring that new housing is compatible with surrounding neighborhoods is an important goal. In the Central Business District, new mixed uses will serve as an economic stimulus to the Downtown. However, as sites dimmish in number, focus will turn to underutilized commercial corridors for additional housing.

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 citywide objectives for the production of quality, well-designed housing that furthers community character.

GOAL HS1: DIVERSE, BALANCED HOUSING OPPORTUNITY

Facilitate a diverse and balanced range of housing types, prices, and opportunities to address current and future housing needs in the city.

Policies

HS1.1 Provide residential sites through appropriate land use, zoning, and specific plan designations to accommodate and encourage a broad range of housing opportunities.

HS1.2 Facilitate and encourage single-family homes, apartments and townhomes, mobile homes, and special needs housing; consider smaller courtyard and/or small-lot developments to address the need for middle income housing.

HS1.3 Facilitate the production of quality mixed- and multiuse projects that are complementary with surrounding uses and context sensitive.

HS1.4 Ensure housing is adequately served by recreation and parks, libraries, sanitary and storm sewers, transportation, public safety, and other public services and facilities.

HS1.5 Support the provision and/or development of multiple family housing in nontraditional locations, including underutilized commercial sites, or in innovative ways, including hotel conversions, microhomes, and other means.

HS1.6 Provide for 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 meet city housing needs yet also promote the vitality of established neighborhoods and enhanced quality of life.

HS1.8 Protect residential neighborhoods from the encroachment of uses that detract 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 in the Section 14 Specific Plan.

HOUSING AND NEIGHBORHOOD QUALITY

Palm Springs has a well-defined fabric of neighborhoods, each with its own history, character, design vocabulary, and special needs. Many established older neighborhoods—the Movie Colony, Las Palmas, Deepwell Estates, and Racquet Club Estates—are distinguished by their physical layout, landscaping and walls, and 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 plant and animal species. Other neighborhoods emerging on the eastern and northern end of Palm Springs face similar issues, albeit to a lesser degree.

While extensive rehabilitation of housing and infrastructure improvements have occurred in many neighborhoods, outlying neighborhoods (e.g., Desert Highlands) have additional needs. As indicated by survey responses, housing conditions and the provision of adequate community services are of concern. Areas with high concentrations of multiple-family housing, such as near the Downtown and along major corridors, also require attention to infrastructure, housing conditions, and services.

Palm Springs offers a range of resort and retirement communities, many located near sensitive environmental areas. Large-scale resorts, such as the Escena, Miralon, and other developments offer or will offer townhomes and vacation condominiums anchored with high-quality golf courses and recreational amenities. Many residential projects on a smaller scale are underway as well.

The following goals and policies are intended to provide guidance for neighborhood enhancement and conservation, recognizing and building upon the unique attributes and character of each neighborhood and its contribution to the fabric of Palm Springs.

GOAL HS2: HOUSING AND NEIGHBORHOOD QUALITY

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

Policies

HS2.1 Enhance neighborhoods with open space, adequate parking and traffic management, pedestrian and bicycle routes, public safety, and other public services and facilities.

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 residential developments.

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 housing through the enforcement of housing and property maintenance standards; encourage the repair, improvement, and rehabilitation of housing.

HS2.6 Ensure that residential projects exemplify high quality and thoughtful design through adherence to adopted architectural and design standards and architectural review.

HS2.7 Support the preservation of quality mobile home parks as a source of affordable housing through the provision of rental and homeownership assistance and rehabilitation.

HS2.8 Preserve the supply of affordable rental housing in the community, including mobile home parks, publicly subsidized rental housing, and special needs housing.

HS 2.9 Ensure that proposals for the conversion of apartments into condominiums are evaluated on a case-by-case basis, discouraging where appropriate and possible, and that existing affordable units are not lost due to conversion.

HOUSING ASSISTANCE AND SPECIAL NEEDS

Palm Springs residents value social, cultural, and economic diversity and recognize its contribution to the richness and character of community life. A diverse community is believed to evoke contrasting ideas, allow creative expression, foster a greater appreciation of lifestyles and differing values, and ultimately produce a stronger and more resilient community. The City Council has the privilege to support and promote such a diverse community.

Palm Springs is home to people of diverse backgrounds, family types, lifestyles, and income levels. Though adding to the richness of the community, many residents also have special housing needs. Groups with special housing needs include people with disabilities, people who are homeless, seniors, families with children, people living with HIV/AIDS, and other groups.

Palm Springs will continue to see a high demand for housing. These market conditions have implications for maintaining the diversity and character of Palm Springs. Presently, many lower income residents 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.

Housing policies and programs can help to preserve housing diversity. Policies that promote a range of housing types allow opportunities to house a more diverse population. Neighborhood reinvestment strategies improve the quality of life for all. At the same time, specific housing programs (e.g., rental vouchers or affordable housing) are needed to preserve income diversity and mitigate gentrification that would otherwise occur.

The following goal and policies are designed with many communitywide and specific housing objectives in mind. These include: 1) to incentivize the continued development of a diverse and balanced range of housing products to accommodate changing lifestyles, 2) to protect residents and their quality of life, and 3) to provide an appropriate mix of community and social services that can assist residents in attaining and retaining their housing options. Implementation programs further the goals and policies.

GOAL HS3: HOUSING ASSISTANCE AND SPECIAL NEEDS

Facilitate and encourage a broad range of rental and ownership opportunities, housing products, and community supportive services for people with special housing needs.

Policies

HS3.1 Support the development of accessible and affordable senior rental housing that is readily accessible to support services; assist seniors to maintain and improve their homes.

HS3.2 Assist in the development of emergency, transitional, and permanent supportive housing and shelters, and provision of supportive services for people who are homeless.

HS3.3 Increase the supply of affordable and accessible housing suited to the (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 services to support their varied needs.

HS3.5 Support collaborative partnerships of nonprofit organizations, the development community, and the City of Palm Springs to provide affordable housing.

HS3.6 Assist and support, where feasible, in the production and conservation of housing affordable to very low, low, and moderate income households.

HS3.8 Facilitate a comprehensive approach to meeting the needs of residents of affordable housing by requiring space to be set aside in new developments for support services, such as job training, child care, and wrap around services.

HS3.9 Improve accessibility for the physically impaired and disabled by eliminating architectural barriers during the design, rehabilitation, and new construction of housing.

RESOURCE CONSERVATION

Palm Springs is noted for its natural beauty and fragile environment. The San Jacinto and Santa Rosa Mountains and their remarkable landforms are a defining characteristic and provide a dramatic visual backdrop and unparalleled scenic views. Palm Springs continues to reaffirm their value as irreplaceable assets.

The Coachella Valley provides a diversity of plant and animal life and habitat conservation plans have been adopted to protect these resources. The Coachella Valley MSHCP covers more than one million acres of desert and mountain natural communities and sensitive species. Reservation land within the City is subject to the Tribal Habitat Conservation Plan. These habitat conservation plans guide the type, location, and intensity of development to ensure that critical habitat for protected species is preserved.



San Jacinto mountains tower over the valley floor.

The City 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 city, Palm Springs supports the conservation and reuse of water resources and has developed water recycling and state-of-the-art wastewater treatment plants to conserve this resource. The City also promotes sustainable development to conserve finite resources. For instance, Desert Community Energy offers clean energy options to residents, saving them money while contributing to GHG reductions.

Palm Springs is committed to creating a more sustainable desert community in the development and rehabilitation of housing, the design of neighborhoods, and conservation of finite resources. The goals, policies, and actions are intended to further these ends.

GOAL HS4: RESOURCE CONSERVATION

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

Policies

HS4.1 Require that all housing projects be thoughtfully integrated into the natural environment, considering the protection of washes, hillsides, viewsheds, and features of the terrain.

HS4.2 Prohibit encroachment of housing development into areas designated as open space, desert, or conservation areas to the extent permissible under state and federal law.

HS4.3 Encourage green building practices and energy conservation standards and incorporation of solar energy in the construction, rehabilitation, and renovation of housing to mitigate climate change impacts.

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 Tribal Habitat Conservation Plan to allow for sensitive integration of new housing into 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.

HS4.7 Ensure that new housing is appropriately located, designed, and adequately protected from wildfire, flooding, wind, drought, excessive heat, and other features of the environment in Palm Springs.

AFFIRMATIVELY FURTHERING FAIR HOUSING

State law now requires that all housing elements promote and affirmatively further fair housing opportunities in their communities for all persons by the California Fair Employment and Housing Act, Government Code 65008, and any other state and federal fair housing law. This broad statement essentially requires cities to treat residents fairly and equally in the provision, securing, retention, and all other aspects of the housing market.

Palm Springs' planning context with respect to housing is complex. The City's land ownership patterns, ongoing economic development and revitalization, race and ethnic change, and the interplay between the federal/state/local and tribal authorities individually and collectively result in many fair housing challenges. Continued action is needed to ensure that fair and equitable outcomes are achieved for all residents.

It is recognized that Palm Springs' early history and its development flourished largely due to the contributions of the African American, Latino, Chinese, Japanese, and Filipino communities along with Tribal Members. These groups historically served as the backbone of the development of Palm Springs. Their lives and livelihoods were affected by the budding resort industry, migration, the growth of Section 14, later urban clearance, and dispersion efforts.

It is further recognized that Palm Springs today is also left with the unfortunate legacy of urban renewal efforts during the 1960s. The razing of Section 14 displaced many working class, Black, Indigenous and people of color families, many of whom contributed and continue to contribute to Palm Springs success. Displaced residents ended up moving to the north part of town, Veteran's Tract on the eastern edge of the city, Banning, Beaumont, West Garnet, San Bernardino, Riverside and other cities. These actions contributed to continuing racial and ethnic inequalities.

Looking forward, the City of Palm Springs is committed to promoting racial equity and justice, and desire to advance social equity, diversity, inclusion, and fairness and to address systemic racism and its continuing impacts. The following goal and policies provide a starting point for affirmatively furthering fair housing and achieving a more promising future for all residents.

GOAL HS5: FAIR HOUSING

Affirm, promote, and implement social justice and equity in the provision, type, and affordability of housing and the availability of services for all Palm Springs residents.

Policies

HS5.1 Ensure housing opportunities are available to all without regard to race, color, ancestry, national origin, religion, marital status, familial status, age, gender, gender identity, disability, source of income, sexual orientation, military status, immigration status, or other arbitrary factors.

HS5.2 Ensure that all neighborhoods have fair access to public facilities, supporting infrastructure, safety, and community services that offer the opportunity for a high quality of life.

HS5.3 Prohibit discriminatory actions in all aspects affecting the sale, rental, or occupancy of housing based on protected status or arbitrary classification.

HS5.4 Seek to remedy direct and disparate impacts on individuals with respect to fair housing through the development and implementation of land use planning, municipal code, administrative regulations, and/or programs.

HS5.5 Continue to provide an open and receptive forum for city residents, commissions, and City staff to discuss issues of importance and develop an agenda to improve fair housing.

HS5.6 Support local organizations in providing counseling, dispute resolution and fair housing services, and make a concerted effort to disseminate resources to underrepresented residents, including non-English speakers.

HS5.7 Continue to administer municipal programs and activities relating to housing and community development in a manner that is consistent with the obligation to affirmatively furthering fair housing.

HS5.8 Seek to preserve housing opportunities for all residents, including protected classes, through actions aimed at limiting displacement, preserving affordable housing, and expanding housing opportunities.

IMPLEMENTATION ACTIONS

This section includes programs to implement the goals and policies in the Housing Plan. Table 3-35 provides a summary of all housing element programs and action items at the end of this chapter. For clarity, program implementation actions correspond to the associated housing goals that are furthered by the program (e.g., implementation actions HS1 and so forth implement Goal HS1).

GOAL HS1 IMPLEMENTATION ACTIONS

HS1.1 ***Adequate Housing Sites.*** State law requires that sufficient sites be made available for single-family, multiple-family, mobile homes, mixed and multiuses, accessory dwelling units, and emergency and transitional housing among other housing types. To provide these opportunities, this housing element provides an inventory of vacant sits suitable for residential development to address city housing needs. As sites continue to diminish in number, considering additional locations for future housing, particularly in light of the no-net loss provisions of state law, should be considered.

Actions:

- Maintain an inventory and map of sites available for residential development and provide at the front counter upon request
- Explore opportunities for redesignating sites for housing along major corridors and in underutilized areas
- Monitor availability of sites to ensure there is no net loss in capacity at appropriate densities to accommodate the RHNA
- Report progress in housing production on an annual basis as part of the Annual Progress Report for the Housing Element

- Should insufficient residential sites for the RHNA occur, rezone adequate sites within 180 days to address the remaining shortfall by income category

HS1.2 ***Regulatory Incentives.*** The City offers a broad and flexible package of regulatory incentives to facilitate the development of a range of housing types and prices need to meet City housing needs. Regulatory concessions that may be applied include zone changes and General Plan amendments, density bonuses, and minor modifications.

Action(s):

- Continue to process administrative minor modifications, density bonuses, General Plan amendments, and zone changes for projects that further City housing goals. Amend density bonus codes consistent with AB2345
- Encourage the consolidation of lots less than one acre in size to promote sites large enough for affordable housing. Provide technical assistance to property owners or developers in support of lot consolidation

HS1.3 ***Financial Incentives.*** The development of affordable housing requires financial assistance to make projects economically feasible. This includes tax credits, low cost loans, and financial incentives. The City grants financial incentives such as development impact fee waivers, low-cost land, and other City funds to support the production of affordable housing. In 2019, the City Council adopted an ordinance to develop incentives to encourage the production of ADUS, apartments (market rate and affordable), and affordable condominiums (Reso. 24654). Continuation of financial incentives will further City housing goals.

Action(s):

- Continue to approve fee reductions and waivers and other financial assistance, where possible, for extremely low, very low, and low income housing in accordance with Resolution 24654
- Continue to approve fee deferrals, reductions, and waivers for multifamily apartments, condominiums and ADUs/JADUs that serve middle income housing

- Promote financial and development assistance programs to the community on an annual basis

HS1.4 ***Zoning Code Updates.*** State regulations change periodically, requiring updates to the city's municipal code. For example, the Legislature enacted and extended the consistency requirement of SB 133 to charter cities. Palm Springs is now required to make zoning code amendments to ensure consistency with general plan land use designations. In other cases, minor code amendments are need to address changes in permitting processes, design review, or other municipal practices and regulations. The City conducts an review of codes to address such changes on an annual basis.

Action(s):

- Review land use designations, zoning districts, and development standards to identify inconsistencies. Make changes to resolve actual inconsistencies
- Examine parking space modifications for residential uses as needed to facilitate their development

HS1.5 ***Accessory Dwelling Units.*** The City encourages the production of ADUs, casitas, and other similar housing. The City has adopted incentives to encourage ADU production, including financial and regulatory incentives. ADUs are not allowed as short-term vacation rentals to ensure that adequate housing opportunities are available for residents. As a result of local efforts, hundreds of ADUs have been built and provide options for students, working professionals, seniors, and relatives. The City will continue to support and facilitate the production of ADUs to meet RHNA goals.

Action(s):

- Annually review and revise, if needed, the ADU program to address state law and local needs
- Develop a volunteer rental registry where property owners may advertise ADUs for rent
- Develop incentives to facilitate development of ADUs affordable to lower income households, including pre-approved ADU plans and other programs

- Monitor ADU production, and if production falls below levels needed to satisfy the unmet RHNA, rezone sites as needed
- Outreach and educate HOAs on allowing ADUs

HS1.6 ***Small lot Housing.*** Palm Springs continues to experience significant development of single-family residential and higher-end condominiums. However, these products are often not affordable to "middle-income" residents. Building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings can provide diverse housing options and support locally serving retail and public transportation. The term "middle" refers to the middle of a spectrum of housing types between detached single-family homes and condos/larger apartment buildings, in terms of form and scale, as well as number of units and often, affordability. Palm Springs has vacant sites suitable for these prototypes, but additional opportunities for middle income housing products exist in areas needing reinvestment in housing.

Action(s):

- Review existing land use designations and make amendments as needed to provide opportunities for middle income housing. Create incentives and design guidelines to facilitate and encourage such housing

HS1.7 ***Hotel Conversions.*** Palm Springs has received periodic interest from developers seeking to convert older hotels to higher yield investments such as housing. This interest in transition of hotels has been more pronounced in the past year due to the pandemic and reduction in tourist activity. Due to available funding, hotel conversion interest initially began with the provision of permanent supportive housing. However, due to the limited number of apartments built in the past decade, the City has received several inquiries to retrofit hotels to allow for apartment living. The process for converting hotels to apartments requires a conditional use permit and compliance with applicable municipal codes.

Action(s):

- Facilitate the conversion of hotels and/or motels to apartments where appropriate to encourage the development of apartments

- Consider current regulations for hotel conversions and, if needed, revise accordingly to facilitate conversions of hotels to apartments

HS1.8 ***Inclusionary Housing.*** The need for affordable housing, Senate Bill 166 "no-net loss requirement," and limitations on the availability of higher density residential land has led cities across California to explore the feasibility of inclusionary housing ordinances (IHO). IHOs typically require qualified residential projects of certain sizes to set aside a portion of the housing units or provide an in-lieu fee to support the development of affordable housing. Rental units typically provide lower income units, while for–sale projects provide moderate income units. In-lieu fee payments often finance the acquisition and rehabilitation of units and can be used as optional methods of satisfying the requirements of the inclusionary housing ordinance.

Action(s):

- Study the feasibility and effectiveness of an IHO ordinance on the production of affordable housing
- If deemed feasible, draft an ordinance to present to the planning commission and city council for action

GOAL HS2 IMPLEMENTATION ACTIONS

HS2.1 ***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's Planning Commission Architectural Review Committee reviews residential projects for design. However, many of the residential design standards in the zoning code are subjective and require discretion. Given the importance of facilitating the production of housing and addressing state laws for expediting project reviews, there is a need for objective development and design standards.

Action(s):

- Continue to implement residential design standards through architectural review of residential projects
- Adopt objective residential development and design standards to allow proposed housing projects to be reviewed in a consistent and timely manner

HS2.2 ***Historic Preservation Program***. Palm Springs has many residential structures of significant historical and architectural merit. The City has adopted 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 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.

Action(s):

- Continue to implement the historic preservation ordinance for residential structures and encourage Mills Act designations for eligible properties
- Continue to update the Historic Resources Survey (preferably every five years as recommended by Office of Historic Resource) and identify additional structures that could be designated as Class 1 or Class 2 historic structures

HS2.3 ***Property Maintenance Program.*** Code enforcement is designed to ensure that the value, character, and quality of neighborhoods and housing are maintained. The Police Department staff is responsible for inspecting properties for compliance with state and local regulations for both building and property maintenance. If deficiencies are found, the property owner is granted a specified time to correct the matter. Should corrections not occur within a prescribed timeframe, the City can issue citations or initiate legal action. However, the City first works for voluntary compliance through educating property owners.

Action(s):

- Implement code enforcement programs using a progressive approach of voluntary compliance, administrative citations, and court action
- Provide outreach education on code-related health hazards; provide assistance, where appropriate, to address property and structural code violations

HS2.4 ***Housing Rehabilitation Program***. Through the City's CDBG Program, very low income homeowners with real property improvement needs are provided financial assistance for minor home maintenance, emergency repairs, accessibility modifications, and health and safety code violations. The City may also work with mobile home trailer owners, condominium owners, and single-family homeowners. Nonprofit agencies (e.g., Habitat for Humanity) also provide home maintenance and repairs through their programs. The City will continue to implement and provide funding and technical assistance, as resources are available, to continue assisting residents in maintaining their homes.

Action(s):

- Continue provision of grants to income-qualified residents to make improvements to their home
- Enlist participation from nonprofits to assist with maintaining properties and funding home repairs
- Explore ways to improve trailer and mobile homes

HS2.5 ***Development Processing***. Development processing procedures are intended to ensure that proposed projects meet city codes, are well designed, will be adequately served by infrastructure and services, and receive environmental clearance. These steps need to be completed within statutory time frames and ensure that projects are not unduly delayed. The City recently modified its development review process and timing for architectural review to streamline the process, eliminate duplicate reviews, and provide greater certainty to the development industry.

Action(s):

- As part of the annual process of reviewing zoning code regulations for cleanup items, revisit development review process
- If needed, propose additional modifications to the development review process in light of current building activity and resource availability

HS2.6 ***Mobile Home Preservation/Expansion.*** The City' 14 mobile home parks provide more than 2,700 housing units and are a significant source of affordable housing for residents. Each community has varying needs that need to be addressed–unit condition, park maintenance, safety, and investment–to maintain a quality environment for residents. Moreover, the appropriate development of or expansion of existing mobilehome parks provides as opportunity to expand the City's affordable housing.

Action(s):

- Explore/facilitate options for resident ownership
- Collaborate with HCD on park inspections
- Continue to offer home rehabilitation assistance
- Enforce compliance with maintenance codes
- Explore feasibility of a MultiHousing program
- Evaluate/revise development standards for mobile home parks to allow expansion and encourage development of new mobile home parks

HS2.7 ***Neighborhood Services.*** Palm Springs is known for its neighborhoods and the commitment of residents who choose to make a difference in the places where they live. In 2005, the City Council formalized a process for officially recognizing neighborhood organizations. Since then, City officials have increased opportunities for citizen involvement and built partnerships with the community through neighborhood organizations. The Office of Neighborhoods provides residents with responsive, coordinated services that promote and support collaboration and communication through recognized neighborhood organizations. Currently, 49 organizations have been recognized, and these form the Organized Neighborhoods of Palm Springs (ONE-PS).

Action(s):

- Continue to support, promote, and work with recognized neighborhoods organizations to improve and maintain neighborhoods in Palm Springs
- Evaluate ways to ensure multifamily and mobile home parks are included in Neighborhood Organizations

HS2.8 ***Capital Improvements.*** The City implements neighborhood and citywide infrastructure projects as part of its overall capital improvement program (CIP). Every year, a CIP is submitted that identifies needed improvements to capital facilities such as streets, storm drains, parks, community facilities, water/wastewater systems, and services. Expenditures are prioritized based on community needs and the availability of funding. Programs can be neighborhood specific, focused on low to moderate income areas, or spread citywide with broader community benefit. This process helps maintain the quality of its operating infrastructure, address and prevent the accumulation of deferred maintenance, and wisely expend resources.

Action(s):

- Annually prepare and implement CIP projects to improve community infrastructure citywide and targeted neighborhoods
- Explore options for extending the CIP effort to provide more targeted neighborhood efforts, focusing on disadvantaged or areas in need

HS2.9 ***Neighborhood Safety.*** The City implements a variety of programs to improve the safety of neighborhoods. Community policing is a crime prevention effort organized at the block level, neighborhood, and citywide. At each level, residents are encouraged to participate in programs and work with Police Department staff and others to identify problems, prioritize concerns, and develop solutions. The City also implements a wide variety of programs to protecting residents from vehicle hazards-patrolling streets, safe routes to school, and maintaining infrastructure.

Action(s):

- Continue to implement community policing focused on working collaboratively with residents to address safety concerns in neighborhoods
- Continue traffic management and safety programs, including sidewalk improvements, safe routes to school, and other programs to limit vehicle hazards
- Investigate implementing Crime Free Multi housing Program to improve safety within multiunit housing

GOAL HS3 IMPLEMENTATION ACTIONS

HS3.1 ***Rental Assistance.*** The County Housing Authority administers the Housing Choice Voucher (HCV) rental assistance program for Palm Springs. Funded by the federal government, the HCV program extends rental subsidies to very low income households 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.

Action(s):

- Support the County rental housing voucher program to address unmet needs of special needs groups in the community
- Continue to provide CDBG financial assistance, when available, to local nonprofit organizations that can be used for motel vouchers

HS3.2 ***Emergency Rental Assistance.*** The City established a residential rental assistance program with CDBG Corona Virus funds (CDBG-CV). Approximately $500,000 has been established for the program. Lift-to-Rise will assist in providing rental assistance to lower income households residing in Palm Springs. Renters in the City who meet the eligibility requirements may receive one-time rental

assistance of $3,500 per household to cover two to three months of rent. Payments will be made directly to the landlord. The County of Riverside is also receiving $57 million from the federal government to provide additional rental assistance throughout the county. The County of Riverside will also use "Lift-to-Rise" for the program.

Action(s):

- Work with qualified nonprofit (s) (e.g., Lift-to-Rise) to administer the rental assistance program using CDBG funds
- Consider additional funding options to augment the rental assistance program to further housing security of Palm Springs residents

HS3.3 ***Support and expand housing and services to assist people living with HIV/AIDS.*** The City supports programs that assist people living with HIV/AIDS. The City provided funding for and permitted the Vista Sunrise project, 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; legal assistance; and assistance with housing, medication, food, jobs, and more. The AIDS Assistance Program provides food vouchers for low income clients, counseling, and other assistance. The City continues to fund organizations, where feasible, serving people with HIV/AIDS.

Action(s):

- Identify additional housing opportunities for affordable housing for people living with HIV/AIDS
- Expand collaborative network of supportive services to serve people living with HIV/AIDS

HS3.4 ***Housing People with Disabilities.*** Palm Springs has a sizable population of people with disabilities: 17 percent of residents living in housing report a disability, and additional residents living within group homes report a disability. As part of the City's efforts to fully address the housing needs of people with disabilities, Palm Springs supports its disabled population through several means. New qualified multiple family housing projects must comply with ADA accessibility

requirements in state and federal law. The City processes reasonable modifications so residents can enjoy housing, city programs, and services. Housing grants are available for qualified homeowners to make accessibility improvements. And periodic ADA improvements are made to sidewalks.

Action(s):

- Support and seek opportunities to expand a variety of housing types to help address the diverse needs of persons living with disabilities
- Work with local and regional service providers to publicize information on available resources for housing and services for people with disabilities
- Periodically review zoning codes and administrative regulations and practices for ways to improve access to housing and services for people with disabilities
- Review city codes for residential care facilities for 6 or fewer residents; make revisions to ensure the definition, permit process, development standards, and operating rules are consistent with state law
- Explore opportunities to improve design standards for accessibility in multiple-family buildings
- Include fair housing outreach and education to reduce the occurrence of fair housing complaints

HS3.5 ***Housing for Homeless People.*** State law requires all cities to identify adequate sites, maintain development standards, and implement a permitting process to facilitate and encourage development of housing for homeless people. The City works with a county-based homeless service coalition and homeless specialist to development a local plan for addressing the needs of homeless people. For the 2021-2029 period, the City proposes to implement code amendments, funding proposals, and interagency coordination to serve its homeless population. The City will also implement recommendations in accordance with "The Path Forward: toward an end to homelessness in the Coachella Valley."

Action(s):

- Earmark state and federal funds to provide services and housing opportunities for homeless people through the consolidated plan process
- Continue to work with county partners, CVAG, and local partners in pursuing local and regional projects that are specifically designed to address the housing and supportive service needs of homeless people
- Per SB 2, amend the municipal code to indicate that transitional housing and permanent supportive housing are allowed by right in each single and multiple-family residential zone
- Per AB 2634, amend the zoning code to define single-room occupancy units and allow by right in zones where multifamily and mixed uses are permitted in accordance with AB 2162
- Per AB 101, amend the zoning code to allow a low barrier navigation center as a by-right use in areas zoned for mixed uses and nonresidential zones permitting multifamily uses
- Per AB 2162, amend the zoning code to allow supportive housing by right in zones where multifamily and mixed uses are permitted, if the proposed project meets specified criteria

HS3.6 ***Encourage Resource Linkages.*** The City maintains and cultivates resource linkages with community agencies that are mutually beneficial to each other's clients' needs and that prevent 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, Habitat for Humanity, The Well in the Desert, and the Visiting Nurses' Association of Coachella Valley, among other organizations.

Action(s):

- Continue to maintain and expand resource linkages as needed to provide a range of support services to Palm Springs residents

- Provide opportunities for funding resource linkages through the Consolidated Plan funding process and other opportunities as feasible

HS3.7 ***Mobile Home Rent Stabilization.*** Palm Springs has long implemented a rent control ordinance in the community. While rent controls have phased out for apartments and are now replaced by state law, the City continues to implement a rent control ordinance for select mobile home parks. Four mobile home parks subject to rent control are: Ramon Park, Safari MHP, Palm Springs View MHP, and the Sahara MHP. Rent increases for applicable dwelling units are controlled to a percentage of the consumer price index. In addition, rent-controlled mobile home parks must provide and maintain services and facilities in accordance with the City's Rent Control Ordinance. No amendments are being proposed to the rent control ordinance for mobile homes.

Action(s):

- Maintain mobile home rent stabilization ordinance; annually review and revise ordinance to address contemporary concerns
- Explore opportunities to address affordability and high levels of overcrowding in mobile home parks

HS3.8 ***Preserve At-Risk Housing.*** The City is committed to preserving its multiple-family affordable housing, some of 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 City has also conducted public hearings, extended land leases, waived fees, and provided financial assistance in return for long-term affordability covenants.

Action(s):

- Monitor the status of at-risk housing projects, specifically the Heritage, Tahquitz Court, Palos Verdes, and Palm Springs View Apartments
- Annually contact property owners of at-risk housing projects, gauge interest, and identify partners for preservation activities

- Provide technical assistance, financial or regulatory assistance as feasible to facilitate preservation for affordable units at risk of conversion

GOAL HS4 IMPLEMENTATION ACTIONS

HS4.1 ***Hillside Development Review.*** Palm Springs values its hillsides, mountains, and other unique topography and has established guidelines to encourage preservation. The PSMC provides for enhanced architectural application and review for residential projects proposed on slopes with a grade of 10 percent or greater. Beyond standard application procedures and items, the application must contain topographical maps and grading plans. Areas of the site having a slope of 30 degrees or higher are excluded from the area allowed in computing total density. Specific development standards are also encouraged to ensure the housing project is compatible with surrounding landscape and provides necessary infrastructure and services.

Action(s):

- Continue implementation of hillside development standards to protect viewsheds and topography
- Review and revise hillside development standards, as needed, to continue meeting preservation objectives

HS4.2 ***Water Conservation Program.*** In 2021, the Desert Water Agency adopted its Water Shortage Contingency Plan and related Ordinance No. 72. The City recognizes the importance of water conservation for the long-term sustainability of the community. To further conserve water, the PSMC provides for a water efficiency landscape program. The City has developed a water efficient landscape ordinance to assist residential developers in meeting this requirement and the Planning Division reviews proposals for conformance with City regulations.

Action(s):

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

- Develop appropriate water conservation measures as needed to conserve water resources in the city
- Support DWA in the implementation of its Water Shortage Contingency Plan

HS4.3 ***Residential Energy Conservation.*** Palm Springs is committed to expanding the use of alternative energy technologies as stated in its Sustainability Strategic Plan. In recent years, state laws make it possible for cities to adopt the PACE (Property Assessed Clean Energy) program. Homeowners in PACE-enabled cities may apply for PACE programs, like HERO, to make energy-efficiency upgrades. Once the home improvement project is complete, the homeowner repays the PACE assessment through an additional line item on their property tax bill. The City passed Ordinance No. 1885, allowing expedited permitting of solar technology for residential uses. The City also implements a sustainability strategic plan that supports energy conservation in residential projects. Additional energy conservation programs are offered by local utilities.

Action(s):

- Continue implementation of residential energy conservation programs and climate change mitigation, including solar energy, and exceed standards to the extent feasible
- Encourage residents to take advantage of options for energy from the Desert Community Energy and other available programs that improve energy conservation

HS4.4 ***Coachella Valley MSHCP.*** On October 2, 2008, the City began implementing the Coachella Valley Multi-Species Habitat Conservation Plan (CV-MSHCP), a comprehensive plan to conserving protected species and their habitats. In areas on Reservation land, the Tribal Habitat Conservation Land applies. Both plans establish a uniform mechanism for mitigating the effects of development through the payment of a local development mitigation fee. The fee applies to all projects (including residential projects) within the plan's jurisdiction, including all of the city. Development in Conservation Areas, which are typically hillsides and open

desert, is subject to additional review, and certain limits on the amount and location of development will apply.

Action(s):

- Continue implementation of the CV-MSHCP and the Tribal Habitat Conservation Plans.

GOAL HS5 IMPLEMENTATION ACTIONS

HS5.1 ***Fair Housing.*** Palm Springs is committed to ensuring fair housing opportunities so people in all walks of life have the opportunity to find suitable housing in the city. 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 Human Rights Commission is charged with: promoting 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.
- Periodically report to the City Human Rights Commission and City Council on the status of fair housing opportunity in the community.
- As required by the federal government, prepare an Analysis of Impediments to Fair Housing Choice or Fair Housing Assessment and implement its findings.
- Distribute information about fair and equal housing laws and resources in libraries, community centers, social service offices, and other public locations.

- Work with the Equity and Social Justice Committee to develop and implement goals policies, and initiatives to further fair housing.

Table 3-35
Housing Program Summary

Program	Action	Funding Source	Implementing Entity	Time-frame
Program HS1.1 Adequate Sites	• Maintain an inventory and map of sites available for residential development and provide at the front counter upon request • Explore opportunities for redesignating sites for housing along major corridors and in underutilized areas • Monitor availability of sites to ensure there is no net loss in capacity at appropriate densities to accommodate the RHNA • Report progress in housing production on an annual basis as part of the Annual Progress Report for the Housing Element • Should insufficient residential sites for the RHNA occur, rezone adequate sites within 180 days to address the remaining shortfall by income category	General Fund	Development Services-Planning	Annually
Program HS1.2 Regulatory Incentives	• Continue to process minor modifications, density bonuses, GPAs, and zone changes for projects furthering City goals. Amend density bonus codes consistent with AB 2345 • Encourage consolidation of lots less than one acre in size to promote sites large enough for affordable housing. Provide technical assistance in support of lot consolidation.	General Fund	Development Services-Planning	As projects submitted
Program HS1.3 Financial Incentives	• Continue to approve fee reductions and waivers and other financial assistance, where possible, for lower income housing in accordance with the Reso 24654 • Continue to approve fee deferrals, reductions, and waivers for multifamily apartments, condominiums and ADUs/JADUs that serve middle income housing • Promote financial and development assistance programs to the community on an annual basis	Varied sources	Community Economic Development-Housing	As projects submitted
Program HS1.4 Zoning Code Updates	• Review land use designations, zoning districts, and development standards to identify inconsistencies. Make changes to resolve actual inconsistencies • Examine parking space modifications for residential uses as needed to facilitate their development	General Fund	Development Services-Planning	Annually
Program HS1.5 Accessory Dwellings	• Annually review and revise, if needed, the ADU program to address state law and local needs. • Develop a volunteer rental registry where property owners may advertise ADUs for rent • Develop incentives to facilitate development of ADUs, including pre-approved ADU plans and other programs • Monitor ADU production, and if production falls below levels needed to satisfy the unmet RHNA, rezone sites as needed • Outreach and educate HOAs on allowing ADUs.	General Fund	Development Services-Planning	Annually
Program HS1.6 Small Lot Housing	• Review existing land use designations and make amendments as needed to provide opportunities for middle income housing. • Create incentives and design guidelines to facilitate and encourage such housing	General Fund	Development Services-Planning	2023
Program HS1.7 Hotel Conversions	• Facilitate the conversion of hotels and/or motels to apartments where appropriate to encourage the development of apartments • Consider regulations for hotel conversions and, if needed, revise accordingly to facilitate conversions to apartments	General Fund	Development Services-Planning	Ongoing 2023

Table 3-35
Housing Program Summary

Program	Action	Funding Source	Implementing Entity	Time-frame
Program HS1.8 Inclusionary Housing	• Study the feasibility and effectiveness of an IHO ordinance on the production of affordable housing • If deemed feasible, draft an ordinance to present to the planning commission and city council for action	General Fund	Development Services-Planning	2022 2023
Program HS2.1 Design Standards	• Continue to implement residential design standards through architectural review of residential projects • Adopt objective residential development and design standards to allow proposed housing projects to be reviewed in a consistent and timely manner	General Fund	Development Services-Planning	As projects submitted End of 2024
Program HS2.2 Historic Preservation	• Continue to implement the historic preservation ordinance for residential structures and encourage Mills Act designations for eligible properties • Continue to update the Historic Resources Survey (preferably every five years as recommended by Office of Historic Resource) and identify additional structures that could be designated as Class 1 or Class 2 historic structures	General Fund	Development Services-Planning	As projects submitted Annually
Program HS2.3 Property Maintenance	• Implement code enforcement programs using a progressive approach of voluntary compliance, administrative citations, and court action • Provide outreach education on code-related health hazards; provide assistance, where appropriate, to address property and structural code violations	General Fund and CDBG	Building Department and Police Department	Ongoing As projects identified
Program HS2.4 Housing Rehabilitation	• Continue provision of grants to income-qualified residents to make improvements to their home • Enlist participation from nonprofits to assist with maintaining properties and funding home repairs • Explore ways to improve trailer and mobile homes	General Fund and CDBG	Building Department and Community and Economic Development	Annually with CDBG allocation
Program HS2.5 Development Processing	• As part of annual process of reviewing zoning code regulations for cleanup items, revisit development review process • If needed, propose modifications to the development process in light of current building activity and resource availability	General Fund	Development Services-Planning	Annually
Program HS2.6 Mobilehome Park Preservation and Expansion	• Explore/facilitate options for resident ownership • Collaborate with HCD on park inspections • Continue to offer home rehabilitation assistance • Enforce compliance with maintenance codes • Explore feasibility of a MultiHousing program • Evaluate/revise development standards for mobile home parks to allow expansion; encourage development of new mobile home parks	General Fund	Development Services-Planning	2023
Program HS2.7 Neighborhood Services	• Continue to support, promote, and work with recognized neighborhoods organizations to improve and maintain neighborhoods in Palm Springs • Evaluate ways to ensure multifamily and mobile home parks are included in Neighborhood Organizations	General Fund	Office of Neighborhoods	Ongoing
Program HS2.8 Capital Improvements	• Annually prepare and implement the CIP to improve community infrastructure in neighborhoods	Varied	Public Works Department	Annually

Table 3-35
Housing Program Summary

Program	Action	Funding Source	Implementing Entity	Time-frame
	• Explore options for extending CIP to provide more targeted neighborhood efforts, focusing on disadvantaged areas in need			
Program HS2.9 Neighborhood Safety	• Implement community policing activities collaboratively with residents to address safety concerns in neighborhoods • Continue traffic management and safety programs, including sidewalk improvements, safe routes to school, and other programs to limit vehicle hazards • Investigate implementing Crime Free Multi housing Program to improve safety within multiunit housing	General Fund	Police Department	Annually
Program HS3.1 Rental Assistance	• Support County rental housing voucher program to address unmet needs of special needs groups in the city • Provide CDBG financial assistance, when available, to local nonprofit organizations that can be used for motel vouchers	HCV CDBG	Community and Economic Development	Annually with HCD and CDBG allocation
Program HS3.2 Emergency Rental Assistance	• Work with qualified nonprofits (e.g., Lift-to-Rise) to administer the rental assistance program using CDBG funds • Consider additional options to augment the rental assistance program to further housing security of Palm Springs residents	CDBG	Lift to Rise	Annually
Program HS3.3 PLWA/HIV	• Identify additional housing opportunities for affordable housing for people living with HIV/AIDS • Expand collaborative network of supportive services to serve people living with HIV/AIDS	General Fund and CDBG	Community and Economic Development	Annually via budget + CDBG process
Program HS3.4 Housing For People with Disabilities	• Support and seek opportunities to expand a variety of housing types to help address the diverse needs of persons living with disabilities. • Work with local and regional service providers to publicize information on available resources for housing and services for people with disabilities. • Periodically review zoning codes and administrative regulations and practices for ways to improve access to housing and services for people with disabilities. • Review city codes for residential care facilities for 6 or fewer residents; make revisions to ensure that the definition, permit process, development standards, and operating rules are consistent with state law. • Explore opportunities to improve design standards for accessibility in multiple-family buildings • Include fair housing outreach and education to reduce the occurrence of fair housing complaints.	General Fund General Fund General Fund General Fund CDBG	Development Services-Planning Development Services-Planning Development Services-Planning Development Services-Planning Fair Housing Provider	As projects submitted Ongoing 2022 2022 Annually
Program HS3.5 Housing Homeless People	• Earmark state/federal funds to provide services and housing for homeless people through the consolidated plan process • Continue to work with county partners, CVAG, and local partners in pursuing projects to address the needs of homeless people • Per SB 2, amend the municipal code to indicate that transitional housing and permanent supportive housing are allowed by right in each single and multiple-family residential zone • Per AB 2634, amend the zoning code to define single-room occupancy units and allow by right in zones where multifamily and mixed uses are permitted in accordance with AB 2162	General Fund and CDBG	Community and Economic Development Development Services-Planning	Annually through CDBG process Complete amend-ments by 2023

Table 3-35
Housing Program Summary

Program	Action	Funding Source	Implementing Entity	Time-frame
	• Per AB 101, amend the zoning code to allow a low barrier navigation center as a by-right use in areas zoned for mixed uses and nonresidential zones permitting multifamily uses • Per AB 2162, amend the zoning code to allow supportive housing by right in zones where multifamily and mixed uses are permitted, if the proposed project meets state criteria			
Program HS3.6 Resource Linkages	• Continue to maintain and expand resource linkages as needed to provide a range of support services to residents • Provide opportunities for funding resource linkages through the ConPlan funding process and other opportunities as feasible	General Fund	Community and Economic Development	Ongoing
Program HS3.7 Mobile Home Rent Stabilization	• Maintain mobile home rent stabilization ordinance; annually review and revise ordinance to address contemporary concerns • Explore opportunities to address affordability and high levels of overcrowding in mobile home parks	General Fund	Community and Economic Development	Annually
Program HS3.8 Preserve At Risk Housing	• Monitor status of at risk housing projects--specifically Heritage, Tahquitz Court, Palos Verdes, & Palm Springs View • Annually contact property owners of at-risk housing projects, gauge interest, and identify partners for preservation activities • Provide technical assistance, financial or regulatory assistance as feasible to facilitate preservation for affordable units at risk of conversion	CDBG; private funding	Community and Economic Development	Annually
Program HS4.1 Hillside Development	• Continue implementation of hillside development standards to protect viewsheds and topography • Review and revise hillside development standards, as needed, to continue meeting preservation objectives	General Fund	Development Services-Planning	As projects presented
Program HS4.2 Water Conservation	• Continue implementation of the review of water conservation aspects of landscape ordinance • Develop appropriate water conservation measures as needed to conserve water resources in the city	General Fund	Development Services-Planning Office of Sustainability	As projects presented
Program HS4.3 Energy Conservation	• Continue implementation of residential energy conservation programs and climate change mitigation, including solar energy, and exceed standards to the extent feasible." • Encourage residents to take advantage of the options for energy from the Desert Community Energy and other available programs that improve energy conservation.	General Fund	Development Services-Planning Office of Sustainability	As projects presented
Program HS4.4 Coachella Valley MSHCP	• Continue implementation of the CV-MSHCP and the Tribal Habitat Conservation Plans	General Fund	Development Services-Planning	As projects presented
Program HS5.1 Fair Housing	• Periodically report to the City Human Rights Commission and City Council on improving the status of fair housing opportunity in the community • As required by the federal government, prepare an Analysis of Impediments to Fair Housing Choice or Fair Housing Assessment and implement its findings • Distribute information about fair and equal housing laws and resources in libraries, community centers, social service offices, and other public locations	General Fund; CDBG	Community and Economic Development	Ongoing

Table 3-35
Housing Program Summary

Program	Action	Funding Source	Implementing Entity	Time-frame
	• Work with the Equity and Social Justice Committee to develop and implement goals policies, and initiatives to affirmatively further fair housing			

Quantified Objectives	Housing Units Affordable to 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
New Construction	545	408	461	1,143
Rehabilitation				
Preservation	1,167		-0-	-0-

Source: City of Palm Springs, 2021