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## SETTING THE CONTEXT

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### 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.

# HOUSING ELEMENT

## 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.

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

- ◆ **ConPlan and Analysis of Impediments.** In 2019/2020, the City prepared two studies mandated by the federal government that address the needs of low- and moderate-income households, special needs groups, and fair housing. Each 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 (the latter summarized in Appendix A). 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 legislation early in the process. The Affordable Housing Subcommittee of the City Council also provided formative direction. The draft housing element was posted for review on the City's website on July 8, 2021. Elected bodies reviewed the draft element prior to its release to the Department of Housing and Community Development. Adoption hearings were also duly noticed for the public.

## COMMUNITY PROFILE

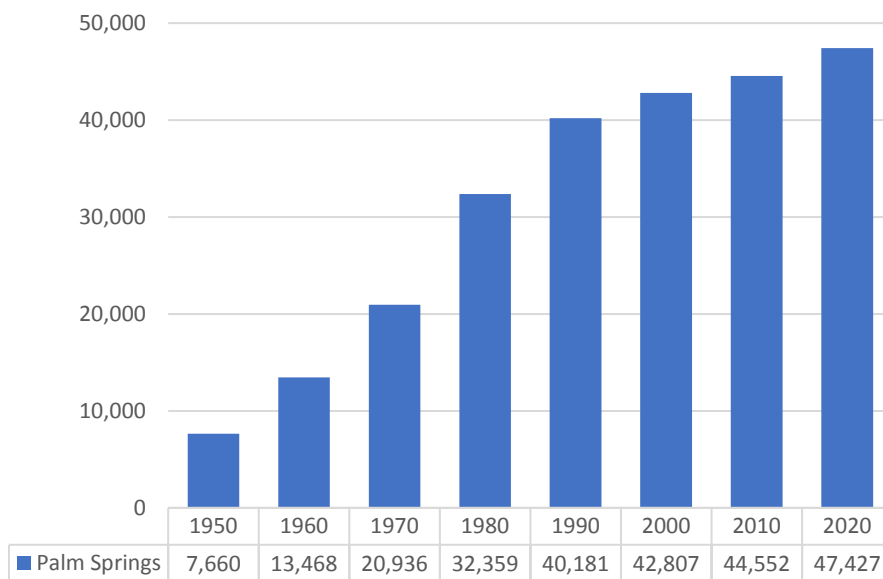
The community profile provides the context that informs the goals, policies, and programs for meeting the city’s housing needs. This section describes housing needs in Palm Springs, focusing on demographics, housing characteristics, special needs groups, and housing that is available for meeting the 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%
<b>Household Size</b>					
+ 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%
<b>Householder Age</b>					
+ 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**

<b>Occupations</b>	<b>Total Part- &amp; Full-Time</b>	<b>Percent of Occupations</b>	<b>Median Earnings (rounded \$1,000s)</b>
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 \$149,999 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 the lower and moderate income groups, except for above moderate income renters (totals 24 percent). Among owners, each group is less than 1/5 of total households, except above moderate income, which comprises 51 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 <sup>1</sup>	Renter Hhlds	Owner Hhlds	Total Hhlds	Percent of Total
Total Households	9,360 (100%)	14,380 (100%)	23,740	100%
+ Extremely Low	1,800 (19%)	1,325 (9%)	3,125	13%
+ Very Low	1,865 (20%)	1,200 (8%)	3,065	13%
+ Low	1,875 (20%)	2,055 (14%)	3,930	17%
+ Moderate	1,565 (17%)	2,420 (17%)	3,985	17%
+ Above Moderate	2,255 (24%)	7,380 (51%)	9,635	41%
Household Income Characteristics <sup>2</sup>	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, 2014-2018; 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 the number of attached single-family units, smaller 2-4 unit projects, and projects with five or more units. 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**

Unit Type	Housing Units			Percent
	2010	Percent	2020	
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%
<b>Housing Types</b>				
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.





# HOUSING ELEMENT

## *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
<b>Bedrooms</b>			
+ 1 or less	--	24%	10%
+ 2 beds	13%	57%	76%
+ 3 beds	56%	19%	14%
+ 4 or more	32%	--	--
<b>Lot Size (in square feet)</b>			
+ 1st Quartile	8,276	871	N/A
+ 2nd Quartile	10,454	1,307	N/A
+ 3rd Quartile	12,197	2,178	N/A
<b>Unit Size (in square feet)</b>			
+ 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.

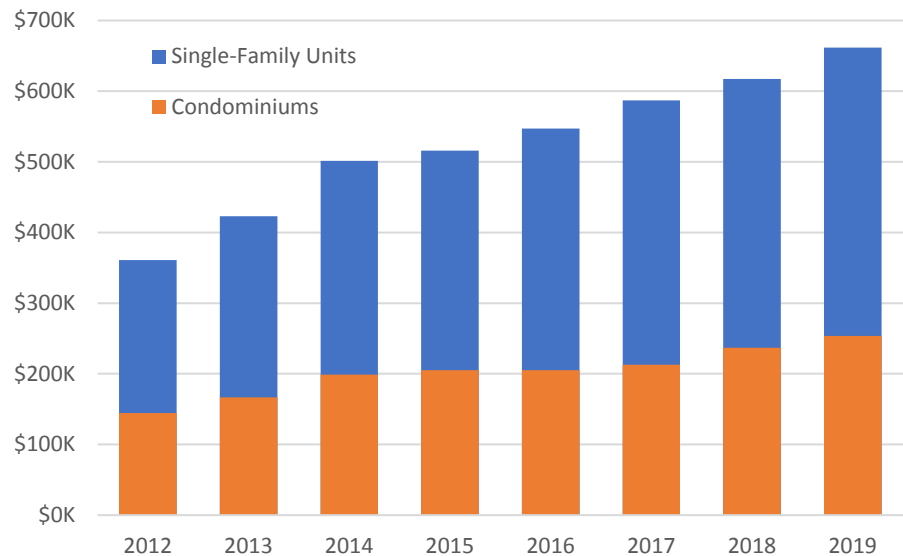
**Table 3-8 Housing Tenure, 2010–2018**

	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**

Size	Housing Sales Price		
	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

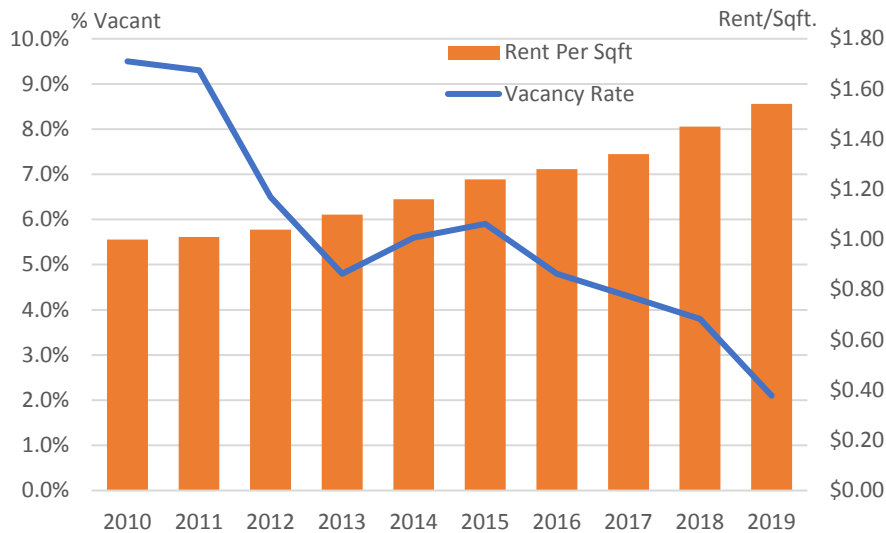
Source: Redfin 2019-2020.



# HOUSING ELEMENT

## 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.

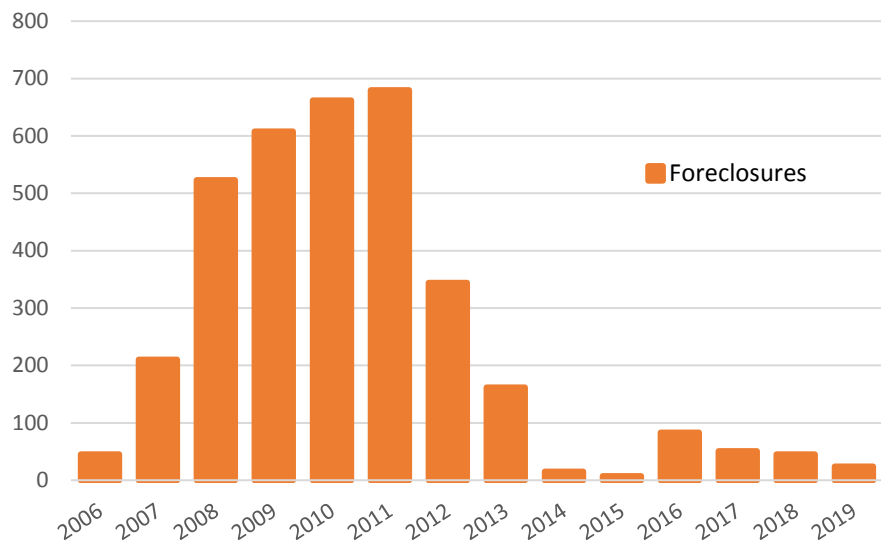
**Table 3-10 Apartment Rents, 2020**

Size	Apartment Survey		
	# 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 (Figure 3-4). 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 <sup>1</sup>	Maximum Affordable Price <sup>2</sup>	Maximum Affordable Rent <sup>3</sup>
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:

<sup>1</sup> 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).

<sup>2</sup> 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%).

<sup>3</sup> 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 unhealthy 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 Tenure	Units	Household Overpayment			
		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 Tenure	Units	Household Overcrowding			
		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 Needs of Lower Income Households

Lower income households include three categories—extremely low, very low, and low income. These groups have the following income levels for a four-person household; \$26,200 for extremely low income, \$37,500 for very low income, and 60,250 for low income. These groups are known to have the greatest unmet housing needs, such as overpayment, overcrowding, or substandard housing—collectively terms as “housing problems” by state agencies.

Table 3-13 shows the prevalence of housing problems for lower income households. As shown in Table 3-13, few lower income households live in overcrowded units. The key issue among lower income households is housing overpayment: 59 to 77 percent of homeowners and 72 to 87 percent of renters overpay for housing. The City’s RHNA assumes an increase of 545 new extremely low and very low income households in Palm Springs by 2029.

Responding to their housing needs requires a diverse strategy. The City permits single-room occupancy and accessory dwellings—many of which are affordable to extremely low, very low, or low income households. The City is working with nonprofit developers to provide affordable housing to extremely low, very low, and low income families, seniors, and people with disabilities. The City also supports nonprofits who assist these groups. The Housing Plan provides Program HS3.6 to assist lower income residents.

**Table 3-13 Housing Problems of Lower Income Households**

Tenure	Total Households	Over-crowding	Over-payment	Any Housing Problem
<b>Owners</b>				
Extremely Low	1,325	24 (2%)	950 (72%)	950 (72%)
Very Low	1,200	14 (1%)	920 (77%)	925 (77%)
Low	2,055	0 (0%)	1,210 (59%)	1,215 (59%)
<b>Renters</b>				
Extremely Low	1,800	80 (4%)	1,390 (77%)	1,415 (79%)
Very Low	1,865	90 (5%)	1,625 (87%)	1,675 (90%)
Low	1,870	90 (5%)	1,350 (72%)	1,410 (75%)

Source: CHAS Dataset, Department of Housing and Urban Development, 2014-2018.

**Notes:**

Overpayment refers to households spending more than 30% to 50% of income on housing

Overcrowding refers to a housing unit with 1.0 or more persons living in habitable rooms

Housing problems refers to a household that overpays, overcrowds, or lives in substandard housing

## Housing Condition

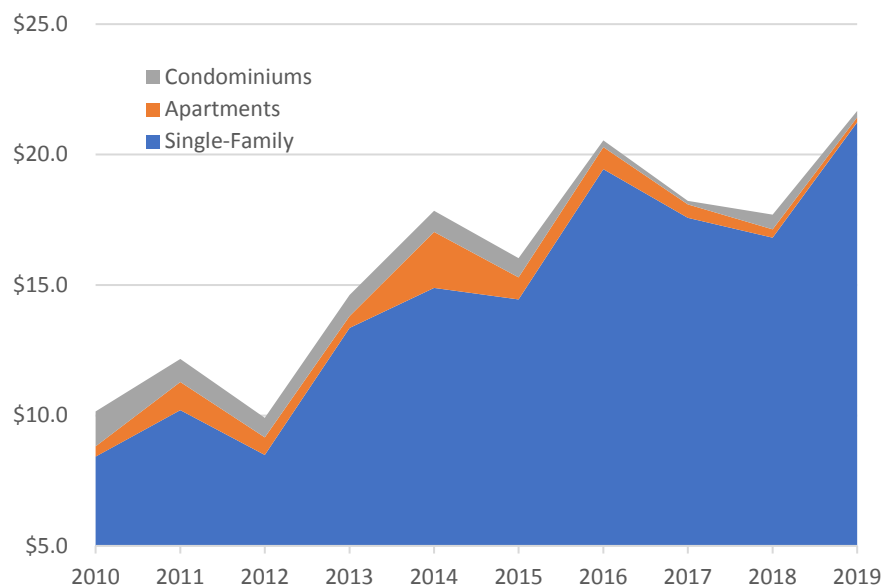
Palm Springs strives to ensure that neighborhoods provide a safe and healthful environment for residents. Housing that contains substandard living conditions affects the health of residents and the quality of the neighborhood. Housing conditions in Palm Springs can be estimated in different ways.

- ◆ **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 3-14 provides a summary of the number of special needs housing groups in Palm Springs.

**Table 3-14 Special Housing Needs**

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

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.

Providing housing for seniors in Palm Springs is a key priority. 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.

# HOUSING ELEMENT

Palm Springs offers a variety of living housing opportunities for seniors. Table 3-15 lists the types and quantity of age-restricted housing available in the community and its affordability level.

**Table 3-15 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

Note: In addition to independent housing, the city also has 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.

To meet the needs of senior residents, the City endeavors to encourage the provision of a full range of housing options for seniors and foster partnerships with agencies that serve senior residents. As detailed in the Housing Plan, the City commits to:

- ◆ Seek opportunities to increase the supply of affordable housing for seniors
- ◆ Provision of housing rehabilitation grants to income qualified seniors to repair their homes
- ◆ Provision and preservation of existing affordable housing, including age-restricted mobile home parks
- ◆ Permitting of residential care facilities and other assisted living options for residents
- ◆ Support low-cost transit options through Sunline and the improvement of bus stops and shelters
- ◆ Support t nonprofit and for-profit agencies to provide a wide range of senior services



## 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 2,911 families with children under the age of 18. Of these, 1,561 are married couples with children, 420 are male-headed families, and 930 are female-headed families. Their housing needs are typically threefold:

- ◆ **Income.** Palm Springs is home to 930 female headed households with children with no husband present. For this group, the median family income was \$24,921 and the poverty rate was 35 percent. There were also 420 male headed families with children and with no wife present. The income statistics were similar; the median family income was \$26,354, and the poverty rate was 37 percent.
- ◆ **Rental Housing.** About 72 percent of single-parent male-headed households and 64 percent of single-parent female-headed households rent housing. Finding affordable housing is challenging in Palm Springs. The shortage of family housing suitable for large families is more acute. In a survey of 30 apartment complexes, only 2 properties offered units with three or more bedrooms suitable for large families.
- ◆ **Childcare.** According to Kidsdata.org, in Riverside County the average annual day care costs \$12,930 for an infant, and \$8,240 for a preschooler. Childcare slots are available for just 18 percent of children. However, families with children can receive assistance through the Head Start program (operated through PSUSD) or the California State Preschool program, which is free and serves 3–4 year old children.

# HOUSING ELEMENT

Though most families reside in conventional single-family homes, the City has been active in providing affordable apartments, mobile homes, and single-family housing developments as well. Table 3-16 provides a summary of affordable family projects in Palm Springs.

**Table 3-16 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.

The City recently approved funding for the Monarch Apartments, a 60-unit affordable housing project consisting of 28 one-bedroom, 16 two-bedroom, and 16 three-bedroom units. The project is expected to be completed by 2023. A graphic of a portion of the property, including signature park, is below.



## **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 count includes unsheltered individuals in each city.

As is the case through California, the Coachella Valley has seen a significance increase in the prevalence of homelessness over the past two years. In the Coachella Valley, the unsheltered homeless population increased 27 percent from 2018 to 2020. The count was not conducted in 2021 due to COVID. In 2020, Palm Springs reported 189 unsheltered homeless persons, a decline since 2019, but an increase from 126 people in 2018.

Like most communities, the homeless population in Palm Springs is diverse and it reflects the diversity of subpopulations and background of homeless people that are present. The common denominator, though, is the prevalence of trauma and a constellation of associated health problems. As detailed at <http://rchi.cs.ucr.edu/CityBreakdown>, the following characteristics were identified for unsheltered homeless people:

- ◆ **Gender:** 74 percent were adult males, 25 percent adult females, and 1 percent unknown. Ninety-five percent were single homeless individuals (5 percent youth).
- ◆ **Race and Ethnicity:** 57 percent were White, 20 percent Black or African American, and 23 percent were unknown.
- ◆ **Trauma:** 10 percent were victims of domestic violence, 6 percent had post-traumatic stress disorder.
- ◆ **Disabilities:** Disabilities included physical disability (37%), poor mental health (34%), substance abuse (33%), brain injury (23%), and developmental disability (22%).
- ◆ **Health Condition:** 93 percent reported not living with HIV/AIDS, 7 percent reported living with HIV/AIDS.
- ◆ **Living Situation:** Common living situations included: on the street (48%), vehicles (15%), encampment/bridges (15%).

Shown in Table 3-17, the City’s strategy for addressing homelessness involves outreach and engagement, provision of housing (emergency shelter, transitional and permanent supportive housing), rehabilitative services, and collaboration with regional governmental entities. The City supports public, private, and nonprofit entities that provide emergency rental assistance, food/groceries and hot meals, physical and mental health services, social services, and jobs and employment training.

**Table 3-17 Homeless Services Provided**

Facilities and Organizations	Types of Services
Housing Crisis Response Team	Palm Springs partners with Riverside County to provide 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 emancipating foster care youth ages 18-21 (Sanctuary, the only such program of its kind in the nation), and 10 SRO apartments for formerly homeless and disabled persons. <a href="#">The City has agreements with affordable housing developers to create new permanent supportive housing at the Aloe Palm Canyon project (25 PSH units) and Vista Sunrise II project (29 PSH units).</a>
Drop-in Center	<a href="#">A center with resources such as showers, laundry assistance, clothing, bathrooms, obtaining permanent housing, supportive housing, shelter, and program placement. Martha’s Village and Kitchen operates the Center to assist unsheltered individuals.</a>
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 projects that will include housing units reserved for the homeless or at-risk population.

## Farmworkers

Historically, the Coachella Valley has long been known for its agricultural operations. The Valley's agricultural industry is the second largest contributor to the economy, employs approximately 12,000 people and produces nearly a billion dollars annually in agricultural products each year. These includes crops such as dates, bell peppers, lettuce, grapes, citrus, and other crops.

Riverside County Agricultural Department reports that 300 to 330 farming operations are active in the Coachella Valley. While Palm Springs once had limited farming operations, no known farming operations exist today in the city or its sphere according to the California Department of Conservation. No nonirrigated farmland, irrigated farmland, prime farmland, farmland of statewide importance, unique farmland, or grazing land exists in the City.

The City's primary industry related to agriculture is cannabis. To facilitate that industry, the City allows agricultural structures in used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including livestock. The structure may be used for storing agricultural commodities and farm implements, and the processing, manufacturing, testing, treatment, and packaging of such products.

Riverside County conducted a comprehensive survey of farmworkers in 2006 and found that 90 percent lived in Mecca, Thermal, Coachella, and Indio.<sup>1</sup> None listed Palm Springs as their residence and no further data is available from the USDA census. The ACS reports that 26 residents are employed in the farming, forestry, fishing, and natural resources sector. Given that the City fronts the Santa Rosa and San Jacinto Mountains, the majority of the 26 employees are likely in the forestry sector.

The City does not permit agricultural housing in the community due to the lack of the demand for such housing. However, as required by the Employee Housing Act, the Housing Plan contains a program to amend the zoning code to allow for employee housing as required in the California Health and Safety Code, 17021.5 and 17021.6.

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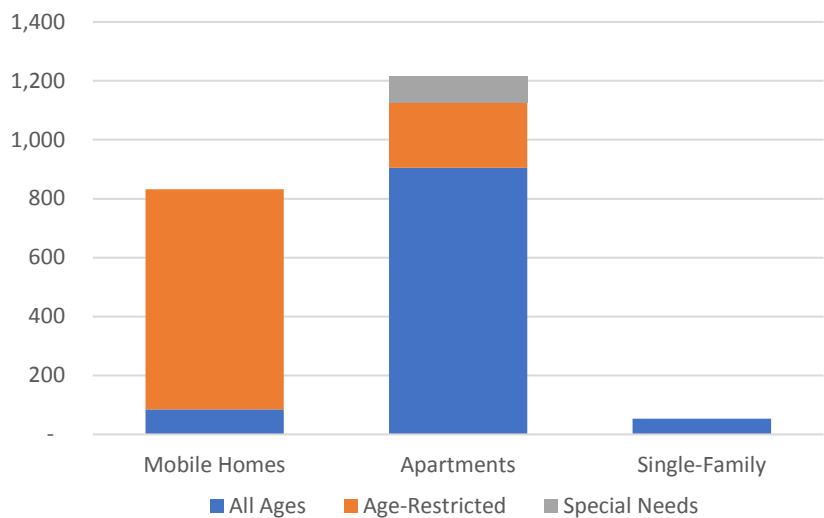
<sup>1</sup> Institute for Urban Research and Development, Coachella Valley Farm Worker Survey, January 2007; Accessed at: <http://lib.ncfh.org/pdfs/2k12/8920.pdf>

## 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 3-18 provides an inventory of publicly subsidized apartments in the city, followed by a description of each project, affordability covenants, and other project information.

**Table 3-18 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*

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).



**Pacific Palms Apartments**

# HOUSING ELEMENT

## *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 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.



Sunnyview Villas

## *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.



# HOUSING ELEMENT

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 3-19, 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 3-19 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 <sup>1</sup> 22840 Sterling Avenue	All Ages	202 DU N/A	No	No	No
CareFree Mobile Village <sup>1</sup> 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 rehabilitation needs. To facilitate that effort, the CRA entered into an owner participation agreement in 2002 (amended in 2007) with Millennium Housing and provided a loan of \$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 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.



# HOUSING ELEMENT

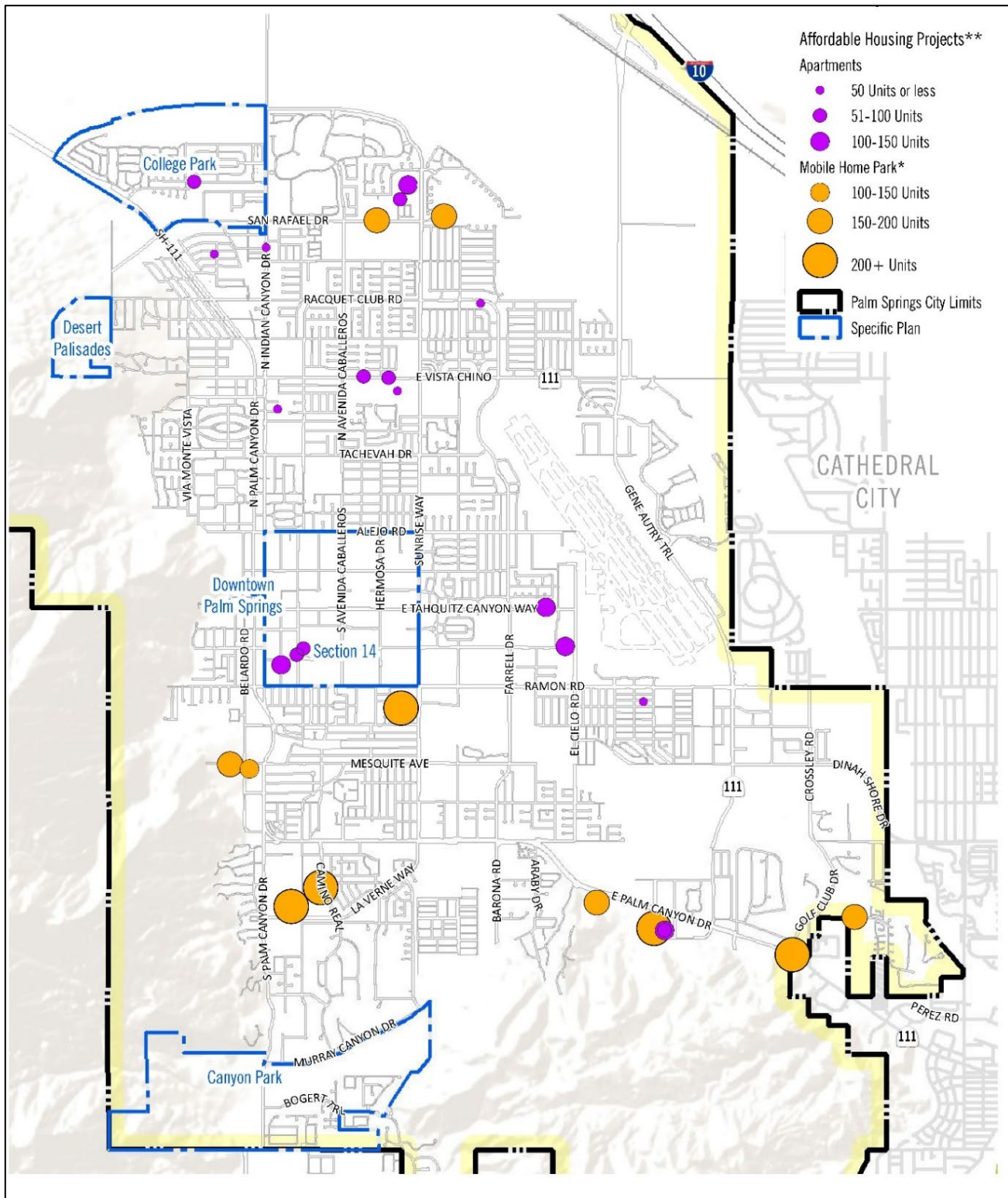


Figure 3-7 Affordable Housing Projects in Palm Springs

## Qualified Entities

Owners of government-assisted developments cannot terminate subsidy contracts, prepay a federally assisted mortgage, or discontinue use restrictions without first providing an exclusive "notice of opportunity to submit an offer to purchase" to each identified qualified entity. As such, State law requires the Housing Element to identify local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects.

The following entities in Table 3-20 are certified for Riverside County and can be found at: <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

**Table 3-20 List of Qualified Entities in Riverside County**

Entity	Address	City
St. Vincent de Paul Village	3350 E St	San Diego
Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino
BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach
Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio
Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach
Southern California Presbyterian Homes	516 Burchett St	Glendale
The East Los Angeles Community Union	1248 Goodrich Blvd.	Los Angeles
Nexus for Affordable Housing	1572 N. Main Street	Orange
Orange Housing Development Corp.	414 E. Chapman Avenue	Orange
Keller & Company	4309 Argos Drive	San Diego
Poker Flats LLC	1726 Webster	Los Angeles
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles
CSI Support & Development Services	201 E. Huntington Drive	Monrovia
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Innovative Housing Opportunities, Inc.	19772 Macarthur Blvd. Ste. 110	Irvine

Source: California Department of Housing and Community Development

The City has successfully worked with a variety of partners to extend the affordability controls on existing affordable properties which have become eligible to convert to nonaffordable rents.

## CONSTRAINTS ANALYSIS

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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

Residential developers are required to provide on- and off-site improvements that are necessary to ensure public safety and quality of life, to mitigate identified environmental impacts, and to ensure orderly development of land. Such improvements are also mandated by the State Subdivision Map Act and the CEQA. The City sets these requirements through the general plan, municipal code, or typical improvement conditions placed on all new development.

Typical improvements may include public improvements within the development site (“on-site improvement”) or adjacent to or near the development site (“off-site improvement”). If not in place, their installation will be required as conditions of approval of the subdivision, parcel map, or site development permit. These include:

- ◆ Street development or improvement, including streetlights, street trees, traffic signals, sidewalks, etc. (See Table 3-21).
- ◆ Utilities, including water, sewer, storm drains, and dry utilities underground to support residential development.
- ◆ Land for park and recreational purposes, or easements for other public improvements.

**Table 3-21 Street Infrastructure Requirements**

Roadway Type	Lanes	ROW (ft) Curb-Curb (ft)	Sidewalks	Bicycle Lane
Major (6-lane divided) Thoroughfare	6	110'   86'	Both 8' wide	Likely
Major (4-lane divided) Thoroughfare	4	100'   76'	Both 8' wide	Possible
Secondary Thoroughfare	2-4	80-88'   64'	Up to 8' wide	Possible
Collector (2 lane (un)divided)	2	60-66'   40'	Varies	Possible
Local	2	50-60'   28-36'	Varies	Possible

Source: Palm Springs Municipal Code and Engineering Design Standards, 2021

Site improvements have not constrained development as several subdivisions are under construction. Surrounding cities (e.g., Palm Desert, Cathedral City, and others) also have nearly identical street standards, including 40' curb-curb requirements on local streets. At times, the City has contributed to the cost of installing off-site improvements when affordable housing is proposed. In particular, the City will allow a waiver of undergrounding of utilities in accordance with a DDA executed for affordable housing.



# HOUSING ELEMENT

## 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. These include planning fees, building permit fees, special permits, and development impacts fees.

The primary residential development fees are listed in Table 3-22 followed by an assessment of their impact on housing development. To address state law transparency requirements, these are listed at <https://www.palmspringsca.gov/government/departments/planning/applications-fees>

**Table 3-22 Residential Development Fees**

	Single-Family Housing	Multiple-Family Housing	Eligible for Fee Reduction for Affordable Hsg
<b>City Development Fees</b>			
Architectural Review	\$3,325	\$3,325	Yes
Major Development Permit	\$6,727	\$6,727	Yes
Minor Development Permit	\$3,325	\$3,325	Yes
Conditional Use Permit	\$6,520	\$6,520	Yes
General Plan Amendment	\$14,095	\$14,095	Yes
Zone Change	\$14,167	\$14,167	Yes
Tentative Tract Map	\$13,258	\$13,258	Yes
Tentative Parcel Map	\$10,703	\$10,703	Yes
Variance	\$4,655	\$4,655	Yes
<b>Development Impact Fees</b>			
City Public Art	¼% valuation	¼% valuation	Yes
Construction Tax	\$ .040/ gross bldg. area or \$500/unit		Yes
* Park In-lieu	\$750–\$1,500 based on bedroom size		Yes
County Drainage Fee	\$4,213 – \$10,311 per acre		No
** Water – Backup Facility + Imported Water charge	\$3,840 (5/8x3/4 pipe)	\$8,425 (1 inch line)	No
City Sewer Facility	\$3,000/du	\$3,000/du	Yes
County TUMF	\$2,310/du	\$1,330/du	No
Palm Springs USD	\$4.08 / sf	\$4.08 / sf	No
CVMSHCP	\$1,371/du	\$254-\$571/du	No

Source: City of Palm Springs Planning Department, 2021.

Note: Projects may require site-specific environmental assessments, not included in table totals.

\* Park In-lieu fees depend on Quimby fee and land costs

\*\* Water fees depend on zone.



### *Assessment of Fee Burden for Residential Projects*

Developer interests often identify fees as a key reason for high development costs and the unaffordability of housing, and when inordinately high, fees can constrain the production of housing. While fees do increase housing costs, fees would be an undue constraint if: 1) the total fee is significantly higher on a per unit basis than neighboring cities; 2) the fees are not reasonably related to the cost of infrastructure or services; 3) the fee is inconsistent with state law; and 4) provisions were not available to adjust fees.

City staff compiled the development fees for various housing projects to assess the total added cost to residential developers. Shown in Table 3-23, fees range from \$23,000 to \$37,000 per unit depending on the project's size, density, and location. In accordance with Resolution No. 24654, the City will substantially reduce or waive fees for apartments, affordable apartments, and ADUs. Therefore, residential development fees are not a constraint to the production of affordable housing.

**Table 3-23 Total Fee Burden for Prototypical Projects**

<b>City Fees</b>	<b>Single-Family Housing (46 units)</b>	<b>Multiple-Family Housing (17-units)</b>	<b>Reduction or Waiver for Affordable Hsg</b>
Planning Fees	\$46,353	\$10,128	Yes
Engineering Fees	\$142,478	\$36,822	Partial
Building Fees	\$172,930	\$44,540	Yes
<b>Impact Fees</b>			
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	Yes
City Sewer Capacity	\$138,000	\$51,000	Yes
<b>Other Agencies</b>			
County Drainage Fee	\$37,122	\$8,266	No
DWA Water Fees	\$460,000	\$90,000	No
TUMF (Road) Fees	\$61,180	\$22,610	No
Palm Springs USD	\$275,592	\$99,947	No
CVMSHCP	\$61,226	\$4,199	No
<b>Total</b>	<b>\$1,728,439</b>	<b>\$398,817</b>	
<b>Fees Per Market Rate Unit</b>	<b>\$37,575</b>	<b>\$23,460</b>	

Source: City of Palm Springs Planning Department, 2020.

Note: Projects may require site-specific environmental assessments, not included in table totals.

## ***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.

# HOUSING ELEMENT

## ***Other NonGovernmental Factors***

Per AB 879, the housing element must analyze the requests to develop housing at densities below those anticipated in a specified analysis, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need.

- ◆ **Density of Development.** The city is known for its lower housing densities (see Table 3-26). It is not uncommon for affordable housing to be built at densities of 18–25 units per acre. This is not due to restrictions on density; indeed, developers could propose affordable housing on sites with greater density. Developers seek and have built affordable housing and obtained competitive grants to build affordable housing for large families, seniors, and disabled people.
- ◆ **Timing of Development.** The length of time between receiving approval for a housing project and submittal of an application for a building permit will vary. If the subdivision is new and requires infrastructure, the developer could delay submittal for a building permit until all infrastructure is in place. For existing subdivisions with infrastructure in place, recent developers who received project approval will submit construction documents for building permit within a year. Recent examples include two fourplex projects:
  - Fourplex at 549 El Placer—entitled in June 2017 with a building permit submitted in January 2018, followed by permit issuance in May 2019.
  - Fourplex at 563 El Placer Rd entitled in July 2019 with a building permit submitted in September 2019, followed by permit issuance in January 2020.
- ◆ **Public Health Emergencies.** Like cities across California, the COVID pandemic has impacted the timing of residential development. It was not uncommon for projects to be stalled due to labor shortages, public health directives, or other side effects (e.g., shortages and price increases for lumber). These types of temporary market disruptions affect all communities in the southern California region and are expected to subside as the economy returns to normal.

## 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 (Table 3-24). To address the Government Code transparency requirements, these are listed on the City's website at: <https://www.palmspringsca.gov/government/departments/planning/zoning-code-municipal-code-and-zoning-map>.

**Table 3-24 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 <sup>1</sup>	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.

# HOUSING ELEMENT

## *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 3-25 lists the types of housing allowed in different zones.

**Table 3-25 Zoning Code Allowances of Housing Types**

	Zoning Districts					
	R-1	R-G-A	R-2	R-3	R-4	Other
<b>Conventional Housing</b>						
• 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
<b>Special Needs Housing</b>						
• 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	
• Farm/Employee Housing	See narrative in text					

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.



# HOUSING ELEMENT

## 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.

### *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 shelters are permitted by-right in the M-2 zone subject to development standards and the permitting process applicable to all land and buildings in the M-2 zone. No conditional use permit or other discretionary action is required. The zoning code does not specify parking requirements (currently determined by planning commission), spacing requirements, nor does it require a management plan. The Housing Plan specifies a program to revise the zoning code to specify parking requirements and a management plan consistent with state law.

### *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. While City practice is to follow state law, 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 repeals these provisions as of January 1, 2027. The Housing Plan contains a program to amend the zoning code to allow for this land use consistent with AB 101.



**Homeless Center in Palm Springs**

### *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.

# HOUSING ELEMENT

## *Accessory Dwelling Units*

State law requires cities 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 also be an efficiency unit or a manufactured home, as defined in the Health and Safety Code. The City amended its ADU ordinance in accordance with state law. Program HS1.5 proposes a code amendment to allow ADUs by right in all zones that allow residential uses, including multiple-family and mixed-use zones.

## *Farmworker and Employee Housing*

The California Health and Safety Code Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other family dwelling (Section 17021.5 facility) or agricultural activity (Section 17021.6 facility) in the same zone. The Housing Plan proposes a program to define employee and agricultural housing, indicate where such uses are allowed, and specify permitting process manner consistent with state law.

## *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 is committed to affirmatively furthering fair housing for residents of all abilities. 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.

### ***Community Care Facilities***

As defined by state law, community care facilities are any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults (Health and Safety Code §1502(a)). In accordance with state law, the City administratively permits licensed facilities serving six or fewer people by right in all residential zones and treats them like any other similar residential use in the same zone. The City's Zoning Code does not refer to these community care facilities so the Housing Plan proposes a program to expressly refer to such facilities, specify zones where they are allowed, and mirror regulations for permitting them in accordance with state law.

### ***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 the many 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.”

The City uses the assisted living facility land use to conditionally permit larger community care facilities. A review of all projects (9) submitted since 2005 found the following approval information:

- ◆ All nine community care facilities were conditionally permitted and eight were approved in residential zones
- ◆ Facilities allowed substance abuse recovery, intermediate care, and PLWA assisted living care

This high level of approval demonstrates that the City conditional use permit and regulations do not constrain development but rather have facilitated siting of such uses in many zones.



## Development Standards

The zoning ordinance provides residential development standards for different types of housing. Table 3-26 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 3-26 Development Standards in Residential Zones**

Zone	Development Standards				
	Density Range <sup>1</sup>	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 <sup>2</sup>
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 <sup>3</sup>	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 residential development standards that affect housing construction are summarized below.

- ◆ **Density Standards.** Generally, the City's residential densities range from 1 to 30 units per acre, and are reflective of different product types permitted in the city. These standards are sufficient to facilitate and encourage the construction of housing for various income levels. Over the past few years, the City has approved applications for affordable housing at a wide range of residential densities, from a low of 17 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.
- ◆ **Parking Standards.** City parking requirements are designed to ensure that on-site spaces are available to accommodate vehicles owned by residents. The average homeowner has 1.6 vehicles; the average renter has 1.3 vehicles. The City's zoning code requires two (2) parking spaces per single-family unit. Multiple-family units must 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 landscape and 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.

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## *Individual and Cumulative Analysis*

The feasibility of residential development depends on the interplay of a variety of residential development standards, lot sizes, and the demands required for individual types of development.

- ◆ ***Nonconforming Uses.*** Given its history with neighborhood development over the past 80 years, Palm Springs has areas with established lots that may not meet the required lot size standards in the zoning code. In these cases, the City has adopted PMSC §94.05.02, which states that “all uses permitted in the land use district shall be permitted on nonconforming lots in the district, subject to all other provisions of the zone district.” A nonconforming lot is defined as a parcel of land having less area, frontage or dimensions than required by the PMSC.

While no apartments have been recently built on R-3 and R-4 zoned land, the City approved three multiple-family projects on R-2 zoned land. Of those projects, two were approved on nonconforming lot size. These were approved at maximum densities without any other discretionary action.

- Zanjero 17-unit condo project on a parcel of 1.13 acres at a density of 15 du/ac (lot size conforming)
- El Placer 4-unit apartments on a parcel of 0.27 acres at a density of 15 du/ac (lot size nonconforming)
- MDL 4-unit apartments on a parcel of 0.27 acres at a density of 15 du/ac (lot size nonconforming)
- ◆ The City’s residential development standards are generally consistent with surrounding cities. However, the combination of open space, height, and lot coverage requirements *coupled* with performance standards on usable landscaped open space and outdoor living and recreation area may, in certain cases, limit achievable density on R-2, R-3, and R-4 sites. The Housing Plan proposes a program to review and, if needed, revise the standards to ensure maximum densities are achievable. In the meantime, the City will use its minor modification process to ensure 75 percent of maximum density is achievable on the R-2, R-3, and R-4 sites of any size.

## 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 3-27 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 3-27 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. See Program 5.4 to codify parking and spacing requirements consistent with statutory allowances in state law.	
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 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 Housing Plan contains a program to update the density bonus program per 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. Under Government Code Section 65583.2(c)(3)(B), cities can use “default” density standards that are “deemed appropriate to accommodate housing for lower income households.” No analysis to establish the appropriateness of the zone for affordable housing 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. The General Plan designation for this is 6–15 du/ac.
- ◆ 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. The General Plan designation is HDR 15-30 du/ac.
- ◆ 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. The General Plan designation is HDR 15-30 du/ac.

In the past decade, the majority of affordable housing projects in Palm Springs has been built at a lower residential density than the 30 du/ac “default” density specified in state law for Riverside County. This is due to lower land costs in Coachella Valley than the surrounding more urbanized portions of Riverside County where the 30 du/ac is more appropriate as the default density. The next page lists examples of recent affordable projects built in the city.

Table 3-28 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 (e.g., Sunrise Vista) have been built at slightly higher densities of 21 to 27 units per acre, though these projects were for special needs. All the projects were built in the R2 zone on two- to three-acre sites.

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.

**Table 3-28 Adequacy of Zoning for Affordable Housing**

Type	Built Projects			Current Proposals	
	Coyote Run	Vista Sunrise	Rosa Gardens	Monarch Apts.	Sunrise Vista II
<b>Characteristics</b>					
+ 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 Units	66	80	57	60	61
+ Project Density	15	21	13	17	27
+ % Max. Density	100%	140%	87%	113%	*
<b>Incentives Provided</b>					
+ 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.

\* Sunrise Vista II is a special needs project and density is based on the larger site.

In summary, the medium and higher density zones (R2, R3, R4) have adequate density and development standards to support the development of affordable housing for lower income households. The City relies on these zones to achieve its lower income RHNA. Recent affordable projects in the R-2 zone achieve more than 100% of the maximum allowable density without bonuses and significant higher density with density bonuses. As discussed earlier, the City is also proposing a program to review, and if needed, revise its residential development standards to ensure maximum density is achievable on R-2, R-3, and R-4-zoned sites of 1 acre or larger.

## 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, 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. These codes do not constrain development and are common for valley cities.

The City operates a code compliance program to maintain the quality of the city. Inspections are done on a complaint driven basis. The one exception is for vacant or boarded up properties. In those situations, the City requires that such properties be registered with the Department of Building and Safety so that City staff can work with property owners to ensure standards are met and maintained. These codes and their enforcement are equally applied to all property owners and locations in a fair and consistent manner.

## *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.

### **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 Planning Division reviews residential entitlement applications for mixed-use projects, multiple-family residential, and single-family homes in hillside areas and on lots with frontage on major thoroughfares. Otherwise, all other single-family residences only require a building permit from the Building and Safety Division. Under the amended entitlement process, single-family homes that are subject to the review no longer require approval by the Planning Commission, but instead are only reviewed and acted on by the City's Architectural Review Committee. Mixed use and multi-family projects are reviewed by the Planning Commission with a subsequent review by the Architectural Review Committee.

The steps and time frame for processing development follow.

#### ***Presubmittal Conference***

The entitlement 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. This new step allows staff the ability to meet with applicants, identify issues related to standards and review criteria, and give feedback to applicants on issues that may arise during the formal review process, at no cost to an applicant. Staff meets with an applicant to review its findings within one to two weeks after receipt of the Presubmittal Conference Application.

#### ***Formal Development Plan***

The next step is to submit the formal application to the City Planning Division, where the application is carefully reviewed for completeness by staff and circulated to the Tribe for review and action if needed. Applications are referred to City departments—



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who produce a summary of issues, conformance concerns, and preliminary conditions. The formal applications consist of a Major Development Permit (MDP) Application and Major Architectural Application for multiple-family and mixed-use projects, new mobilehome parks and new subdivisions with 5 or more units. For single-family homes that require entitlement, a Major Architectural Application (MAJ) is required.

## *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. If a project is exempt from CEQA, the City schedules the project for review by the Planning Commission or Architectural Advisory Committee, as applicable and described in the prior section.

## *Planning Commission/City Council*

After internal and Tribal review and CEQA clearance is complete, the Planning Commission reviews eleven criteria and makes findings on the MDP. The review criteria, outlined in §94.04.01 of the Zoning Code, is designed to focus the review and 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.

The Commission reviews and takes action on MDP applications at the first meeting but may require an additional review prior to approving a project. Typically, two planning commission hearings are required at most. The Planning Commission decision is final and the project is entitled, unless appealed to City Council or a Councilmember requests Council consideration. After its entitled, the project proceeds to architectural review.

### ***Architectural Review Committee (ARC)***

The City requires architectural review for single-family homes on major thoroughfares and hillsides and projects approved with MDP. Applicants submit the MAJ application, which can be processed concurrently with an MDP application, and the project is scheduled for review. The ARC reviews the applications for conformance to criteria in Section 94.04.00 of the Zoning Code and any adopted design guidelines. Upon approval of the Major Architectural Review application (typically takes no more than 2 hearings or 4 weeks), the applicant submits the application for building permits.

### ***Review Process***

The average time to process and approve a residential development depends on the type of project, its size and complexity, and CEQA clearance. For single-family developments, the review time frame can be 2 to 3 months. Multiple-family and mixed-use projects will take an average of 3 to 4 months for review and approval. Table 3-29 outlines the steps and time frames needed for reviewing and approving residential development projects in Palm Springs.

**Table 3-29 Residential Development Approval Process**

<b>Steps Required</b>	<b>Single-Family</b>	<b>Multiple-Family Project</b>
Presubmittal Conference Review	2 weeks	2 weeks
Major Development Review		
Completeness review	3-4 weeks	3-4 weeks
Internal Review	N/A	4-8 weeks
Environmental Documentation	None	1-6 months (including Tribal Review)
Tribal Review	None	
Planning Commission	N/A	4 weeks
Architectural Review	4-8 weeks	2-4 weeks
Total Time Frame	2-3 months	3-6 months

Source: City of Palm Springs Planning Department 2021.

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 Thoroughfares and hillsides, and projects approved under an MDP. Applicants submit the MAJ application, which can be processed concurrently with an MDP application, and the project is scheduled for review by the Architectural Review Committee. This Committee reviews the applications for conformance to criteria in §94.04.00 of the Zoning Code and any adopted design guidelines.

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 93.21.00 (in addition mandatory

outdoor lighting standards are set by the California Energy Code under PSZC 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.

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 §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 who 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

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)

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.

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<sup>2</sup>*

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.

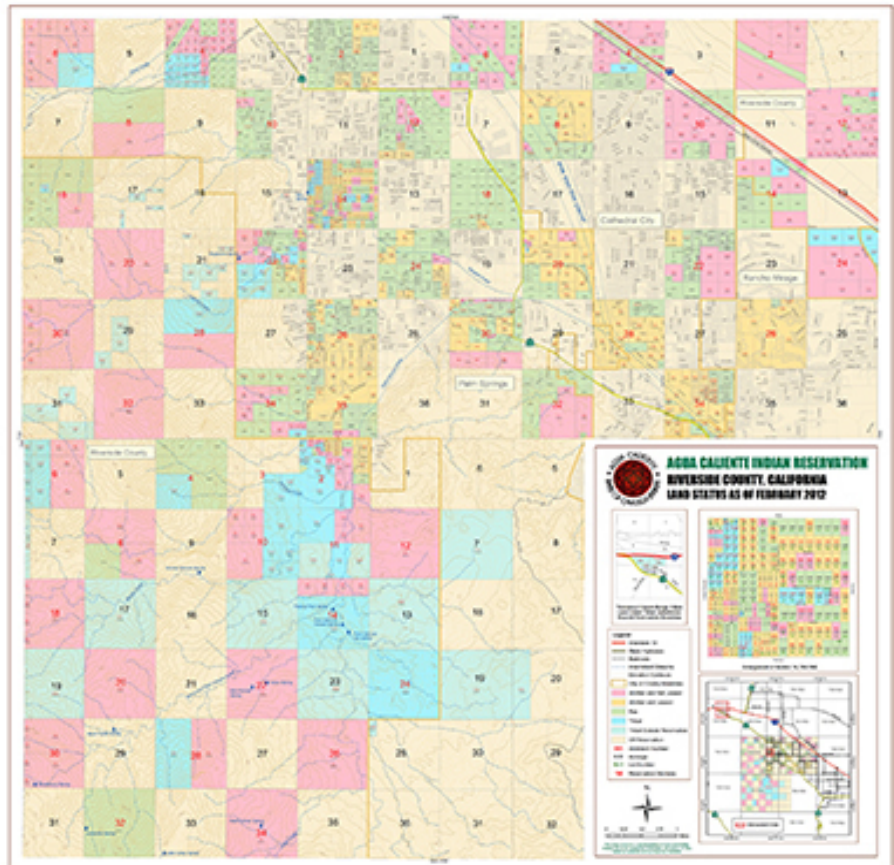
Despite these changes, opportunities for development were sparse. Between 1891 and 1955, the federal government allowed 5 to 25 year lease options on reservation land. These restrictions had, for the most part, reduced Indian leaseholds to transient lessees, with limited ability to lease land and produce 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.

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<sup>2</sup> 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.<sup>3</sup>

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.

<sup>3</sup> "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.

# HOUSING ELEMENT

## *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.<sup>4</sup> 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.<sup>5</sup> 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 Geronimo 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.<sup>6</sup> 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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<sup>4</sup> Context: Ethnic Minorities in Palm Springs, City of Palm Springs, Citywide Historic Context Statement & Survey Findings, Historic Resources Group, 2019.

<sup>4</sup>. <https://chsa.org/wp-content/uploads/2017/05/CHSA-CAEI-ChineseExclusionAct.pdf>.

<sup>6</sup> African-Americans Shaping the California Desert: Coachella Valley, KCET Social Focus, February 9, 2012.



# HOUSING ELEMENT

## *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.<sup>7</sup> 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. Shanties were common, with many residents using communal restroom facilities.

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.

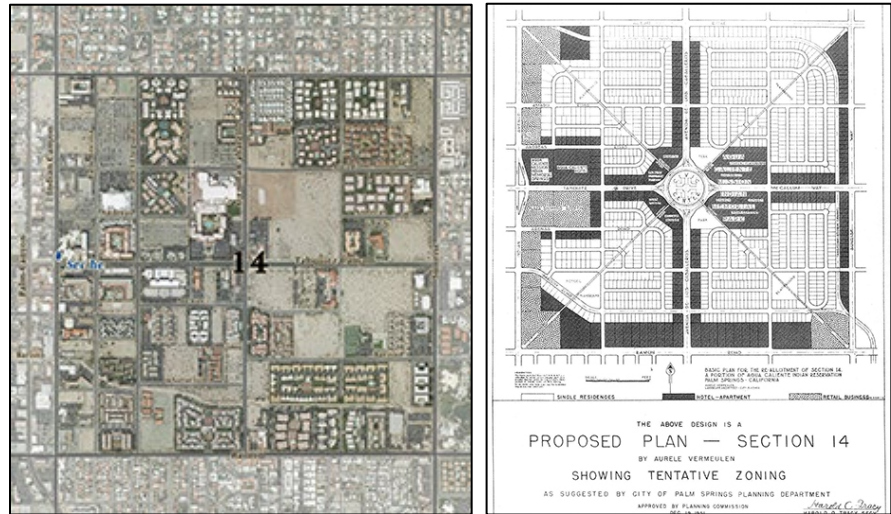


Section 14 Housing, Courtesy Palm Springs Historical Society

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<sup>7</sup> Palm Springs' Civic Leadership, Institutionalized Segregation, and Racial Bias 1958-1966 accessed at: <https://www.palmspringsca.gov/home/showpublisheddocument/78757/637553744496070000>

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.<sup>8</sup>



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.

<sup>8</sup> 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 Indio, 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. If known, RCAA's are most likely in the most wealthy mid-valley cities.

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

# HOUSING ELEMENT

## *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). As expected, the city has the fourth highest median age in the valley. 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 rehabilitation grants for home accessibility improvements. The City also 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*

In the Coachella Valley, 59 percent of all households are families and 41 percent are nonfamilies. Forty-five percent are married couples. Among the subcategories, 21 percent of households are families with their own children under age 18 living at home, and 34 percent are single people living alone. Among the nine cities, Palm Springs has the lowest percent of married couple families (32 percent), the highest percentage of single person households (45%), and one of the lowest percentages of families with children (11 percent).

Though the percentage of 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 a wide range of 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. In Coachella Valley, overpayment affects 49 percent of homeowners with a mortgage. In Palm Springs, 44 percent of homeowners overpay for housing, which ranks the 4<sup>th</sup> lowest of the nine cities and is similar to Indian Wells, Palm Desert, La Quinta, and Palm Desert. In the east valley, 50 to 60 percent of owners with a mortgage overpay (Figure 3-12).

Rental housing overpayment is also widespread in California. In Coachella Valley, rental housing overpayment affects 60 percent of all renters with the highest level of overpayment in the eastern valley (Figure 3-13). In Palm Springs, 60 percent of renters overpay for housing, which ranks the 4<sup>th</sup> lowest of the nine cities behind La Quinta, Rancho Mirage, and Palm Desert. Severe overpayment is more prevalent in Desert Highlands, DeMuth, and other areas due to the lower households relative to housing rents in those areas.

### ***Overcrowding***

Housing overcrowding refers to situations where a home has more than one person per habitable room. Overcrowding is not significant regionally; only 6 percent of households are affected. Citywide, 3 percent of units are overcrowded—the third lowest rate in Coachella Valley and half the state’s average of 8 percent. Overcrowding rates in the city vary by tenure, with only 1 percent of homeowners and 7 percent of renter households overcrowded.

However, specific neighborhoods have disproportionate crowding. Desert Highlands/Gateway and DeMuth Park have the highest housing overcrowding rates, with renter overcrowding affecting 15 and 24 percent of households, respectively, and a 10 percent overcrowding rate among homeowner units (Figure 3-14). In these neighborhoods, the median household income is generally very low income and lends itself to greater prevalence of overcrowding.

# HOUSING ELEMENT

## *Housing Conditions*

Safe, sound, and healthy housing conditions are essential to fair housing opportunity. 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 apartments and mobile home parks were built during this period. Typical measures of substandard—incomplete plumbing or kitchen—reveals less than 1 percent of units are affected for most cities. Age can also be an unreliable indicator as Palm Springs has a historical preservation program that encourages housing reinvestment.

While the City has not conducted a comprehensive housing conditions survey, 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.

## *Homelessness*

The Coachella Valley has seen a significance increase in the prevalence of homelessness; the number of unsheltered homeless people increased 27 percent (450 to 554 people) from 2018–2020. The annual count was not conducted in 2021 due to COVID. In 2020, Palm Springs reported 189 unsheltered homeless persons, an increase from 126 people in 2018. The City's homeless population comprises 4 residents for every 1,000 residents. The City's per capita homeless rate is the highest in the Coachella Valley.

Palm Springs continues to provide housing for homeless residents. All zoning code amendments required by state law have been made. In 2017-2019, the County also spent \$27 million to rehabilitate Roy's Resource Center in north Palm Springs to provide permanent supportive housing and a residential care facility. In 2021, the City reopened a drop-in center for homeless people in central Palm Springs. In 2021, the City dedicated funding to assist in the development of the Aloe and Sunrise Vista II projects, which will reserve 54 units for permanent supportive housing.

### ***Displacement Risk***

Displacement is a term often used to describe any involuntary household move caused by landlord action, market changes, or other disruptions. Factors contributing to displacement might include: 1) increasing overpayment and overcrowding due to housing costs; 2) significant investment or disinvestment in housing, transportation, jobs, or physical infrastructure; or 3) other local market or demographic related change.

Housing problems—overpayment and overcrowding—are often linked to greater displacement risk. Over the past three five-year censuses (2015-2019, 2010-2014, 2006-2010), the prevalence of housing overcrowding has remained the same. The prevalence of overpayment has decreased by 30 percent among homeowners and increased by almost 10 percent among renter households. In 2021, the County Housing Authority launched a new program to provide financial incentives for landlords to accept vouchers.

The Coachella Valley, including Palm Springs, has seen significant market-related displacement forces due in part to the foreclosure crisis and land speculation of the 2000s, the remnants of which are still present today. More recently, as is the case statewide, the region is experiencing significant increases in housing prices, including demand fueled by out of region snowbirds seeking second homes. However, recent rent increases have been mitigated by state law.

To provide housing security for low income residents, the City has 1,200 publicly assisted apartments and 2,700 mobile homes that are deed restricted as 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. Program HS3.5 takes proactive steps to preserve affordable housing.

Housing security remains an important priority in Palm Springs to ensure the stability of residents living throughout the community, and in disadvantaged areas like Demuth Park and Desert Highlands. As part of the Social Equity and Justice Committee, the City will be exploring ways to improve housing stability and community integrity through programs that improve physical, health, and social cohesiveness in both of those communities and other vulnerable areas to improve the health and stability of residents.



# HOUSING ELEMENT

## 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.
- ◆ Lower levels of participation in neighborhood association and civic matters

## 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 including but not limited to living-wage employment opportunities, good schools, quality neighborhoods, and environmental features. The California Tax Credit Allocation Committee (TCAC), with input from HCD, issues opportunity maps each year for use by local governments and funding agencies for housing planning purposes.

When the housing opportunity maps are applied in Palm Springs, key findings are 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 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.

# HOUSING ELEMENT

## Educational Opportunity

The Coachella Valley has three school districts—Palm Springs Unified (west valley) Desert Sands Unified (mid valley), and Coachella Valley Unified (east valley) Palm Springs USD serves Desert Hot Springs, Palm Springs, Cathedral City, and Rancho Mirage. In Palm Springs, there are four elementary schools, one middle school, one high school, 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).

**Table 3-30 Performance Levels of Palm Springs Schools**

Palm Springs School	Student Profile %			Subject Performance	
	Socio-Disadv	Non White	English Learning	English	Math
Cahuilla Elementary	86	85	37	Yellow	Orange
Cielo Vista Charter Elem	75	85	63	Green	Green
Katherine Finchy Elem	76	78	31	Yellow	Yellow
Vista Del Monte Elem	93	93	51	Yellow	Orange
Raymond Cree Middle	87	87	23	Yellow	Yellow
Palm Springs High School	78	79	13	Yellow	Green

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



Best performing



Middle performing



Lowest Performing

TCAC Opportunity maps show that of Palm Springs' schools generally score in the third highest of four tiers. In Palm Springs, most schools have a high percentage of students that predict a poorer level of educational achievement, including socioeconomic disadvantage, nonwhite students, or English learners. Valleywide, the wealthier cities (e.g., La Quinta, Rancho Mirage, Indian Wells, Palm Desert) score more frequently in the higher green tier. The least wealthy cities in east valley (Indio, Coachella, Thermal) have schools that score more frequency in the orange tiers. It should also be noted that the valley has excellent access to local community colleges and local branches of CSU and UC campuses.

### *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 service in Coachella Valley. Three routes run through Palm Springs every 20 to 60 minutes, generally between 5 am and 11 pm ,and Monday through Sunday. [Regional service through the valley is generally limited, involves lengthy delays for transfers, and is costly. Amtrak, the other regional provider offers rail service but it is limited and not affordable to most daily commuters. Sunline recently started a I-10 commuter link to San Bernardino to assist commuters access the region. CVAG is funding a study to assess subregional needs for transit access.](#)

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 ELEMENT

## *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.

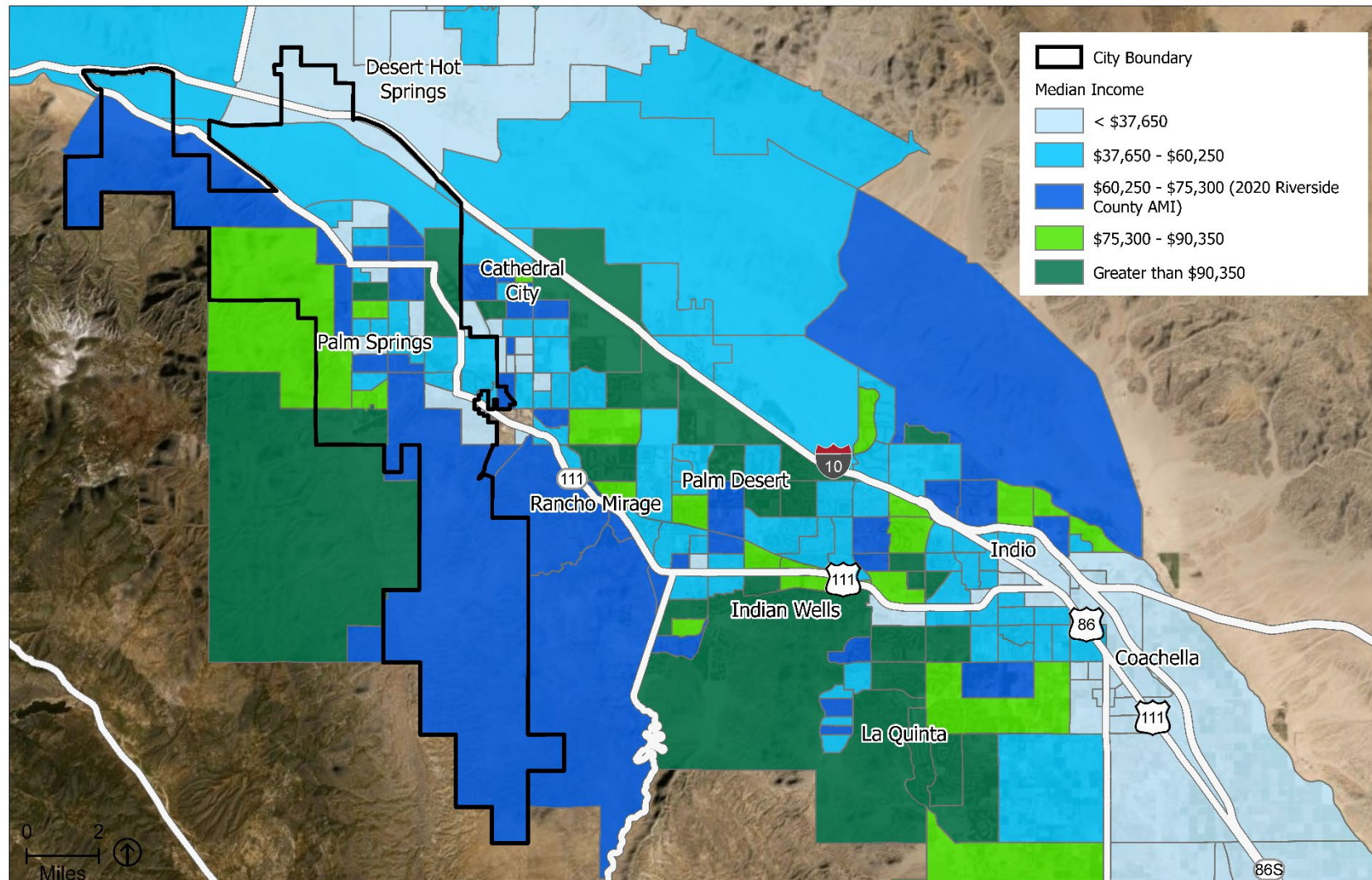
- ◆ Monarch Apartments. The City committed to assisting this 60-unit project with a loan, fee waivers, and land grant. Other funding sources include \$500,000 in HOME funds, \$11.2 million in MHF funds, and \$8.7 million in tax credits.
- ◆ Aloe at Palm Canyon. West Hollywood Community Housing Corporation 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.
- ◆ Sunrise Vista II. The City has approved 61 special needs apartments for extremely low/very low income households and people living with HIV/AIDS. 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 1,326 households who use housing vouchers to afford rental housing in the community. Of that total, 22 percent are for elderly households and 36 percent are for people with disabilities. 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.

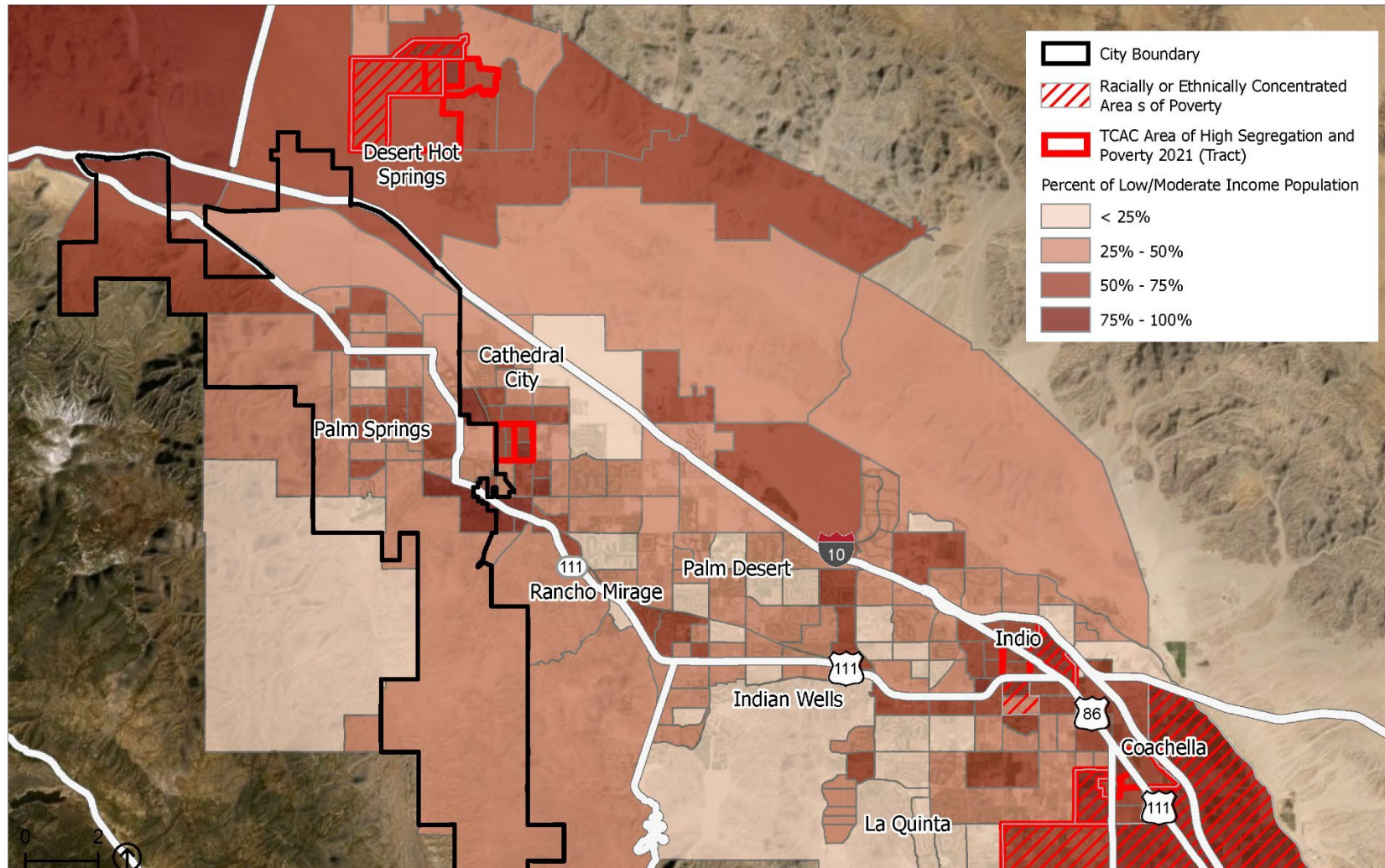
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# HOUSING ELEMENT



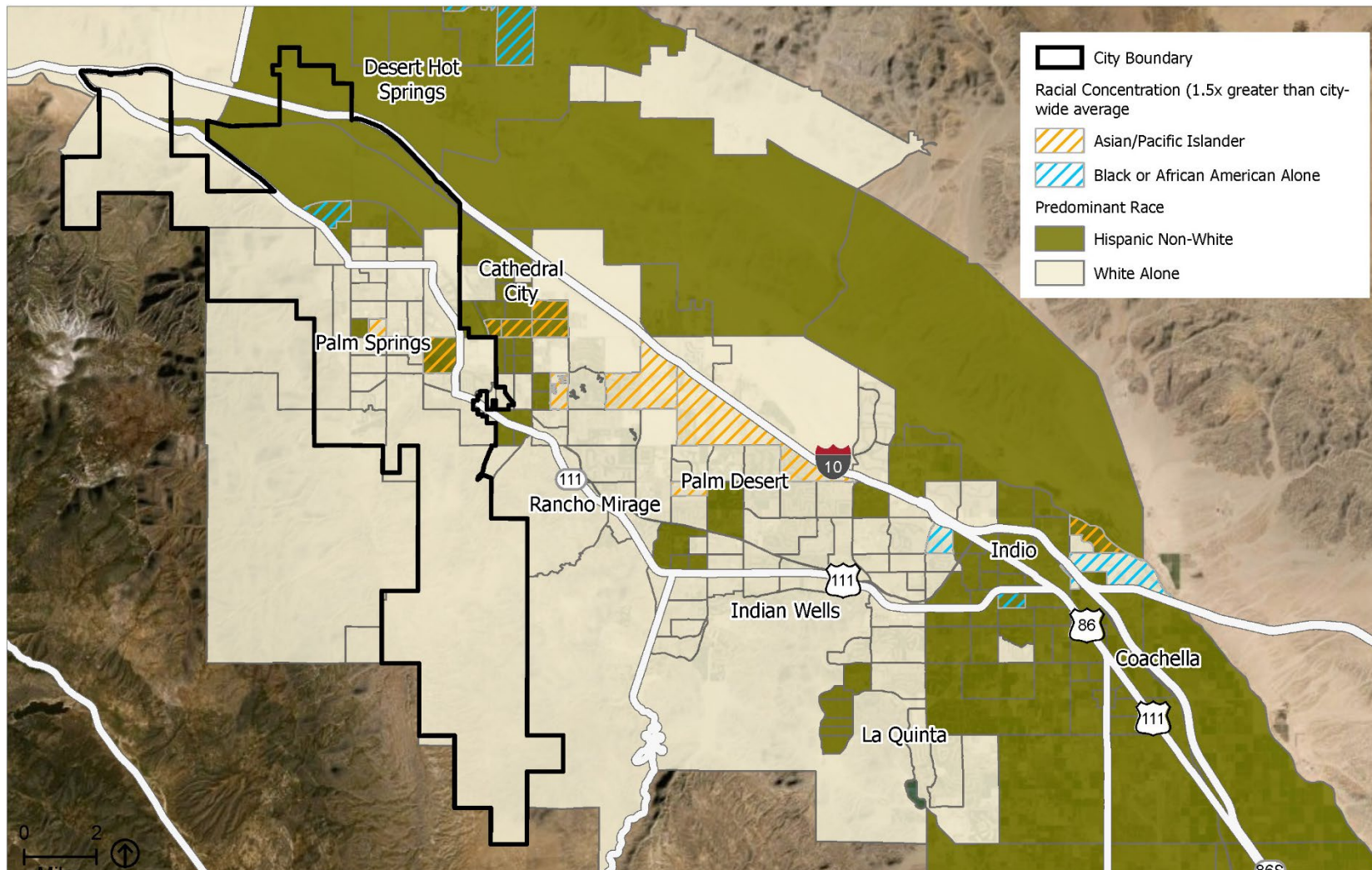
**Figure 3-9 Median Household Income in Palm Springs**





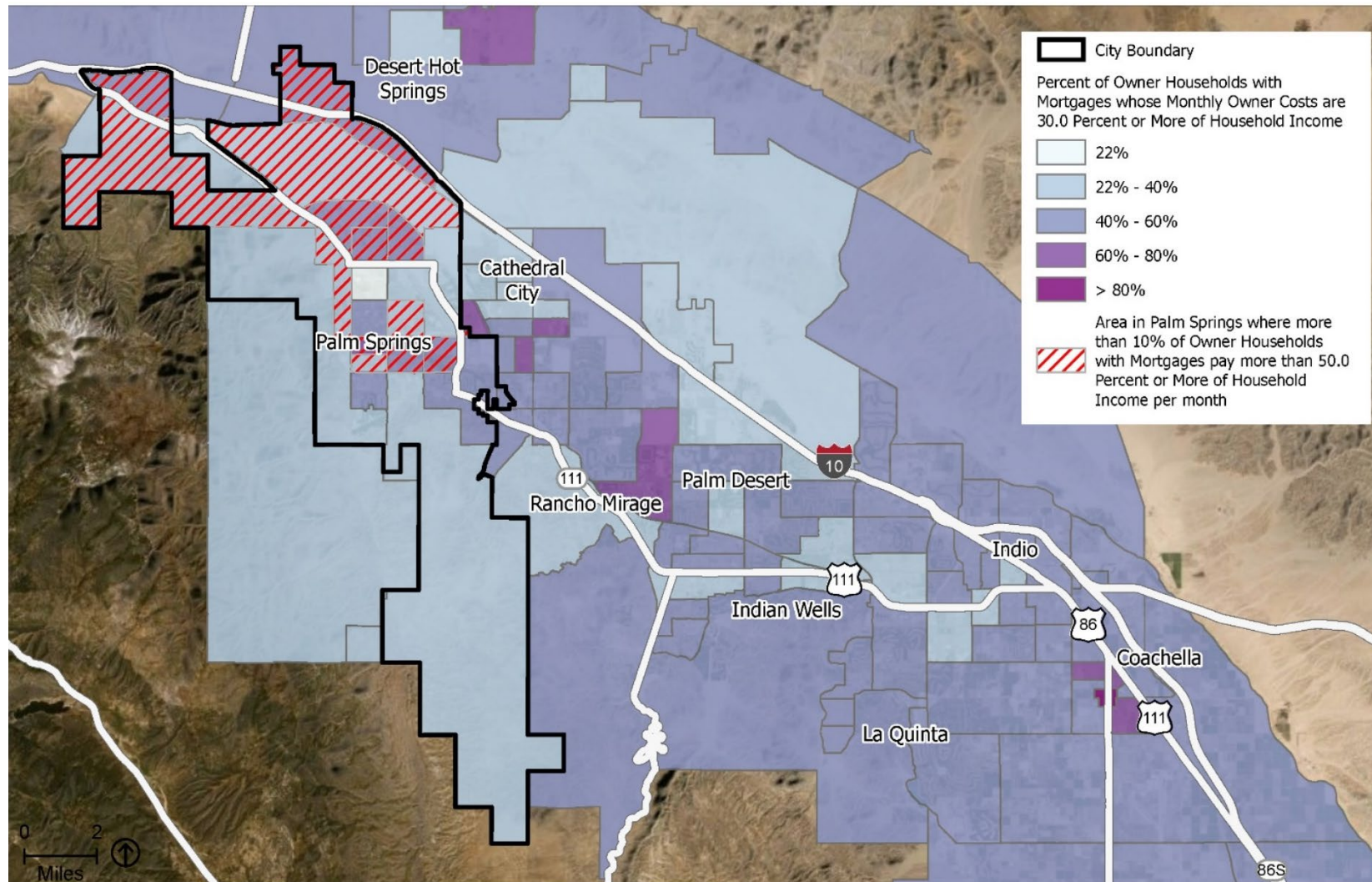
**Figure 3-10 Low-Moderate Incomes in Palm Springs**

# HOUSING ELEMENT



**Figure 3-11 Racial/Ethnic Demographics in Palm Springs**

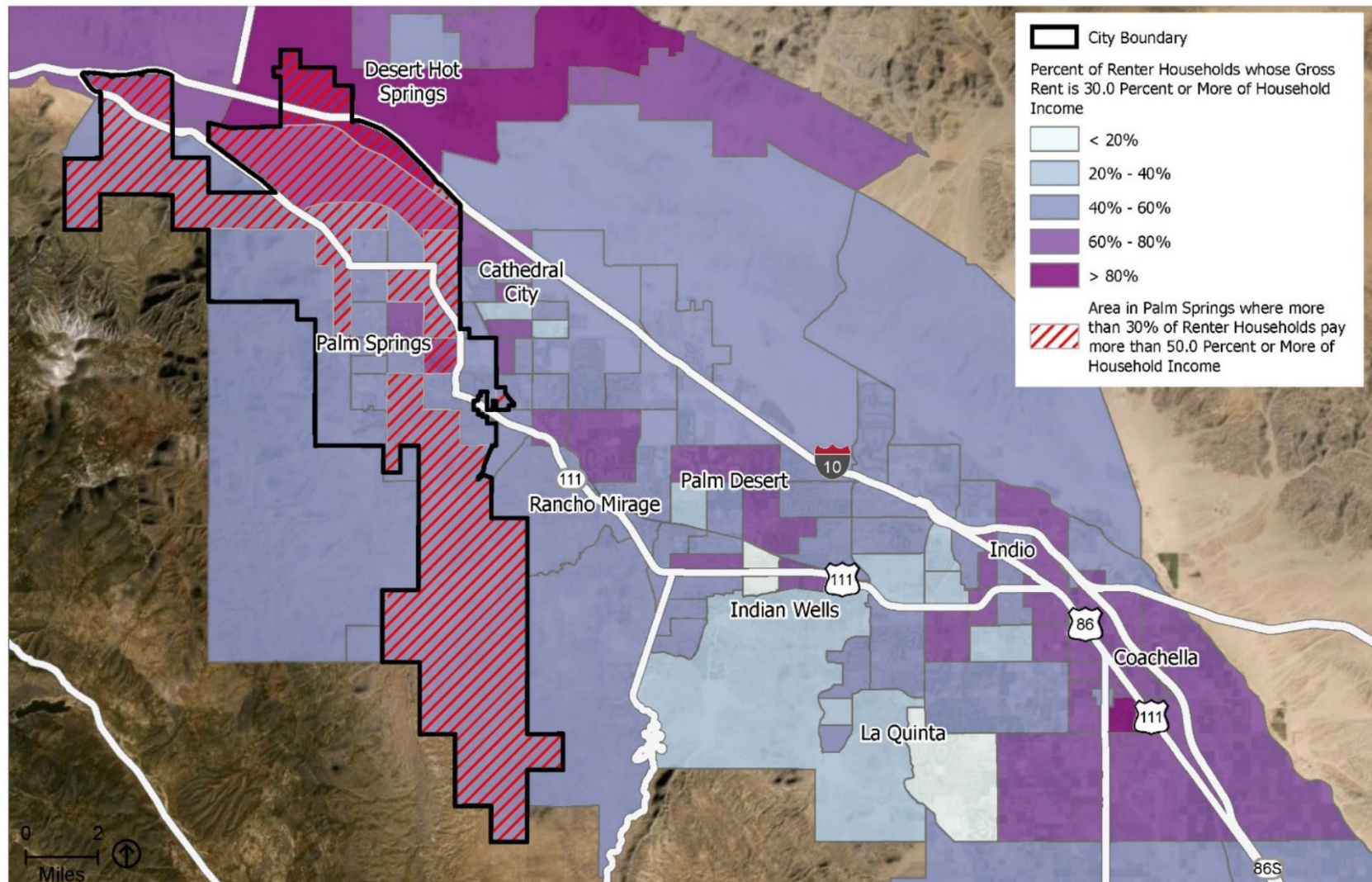




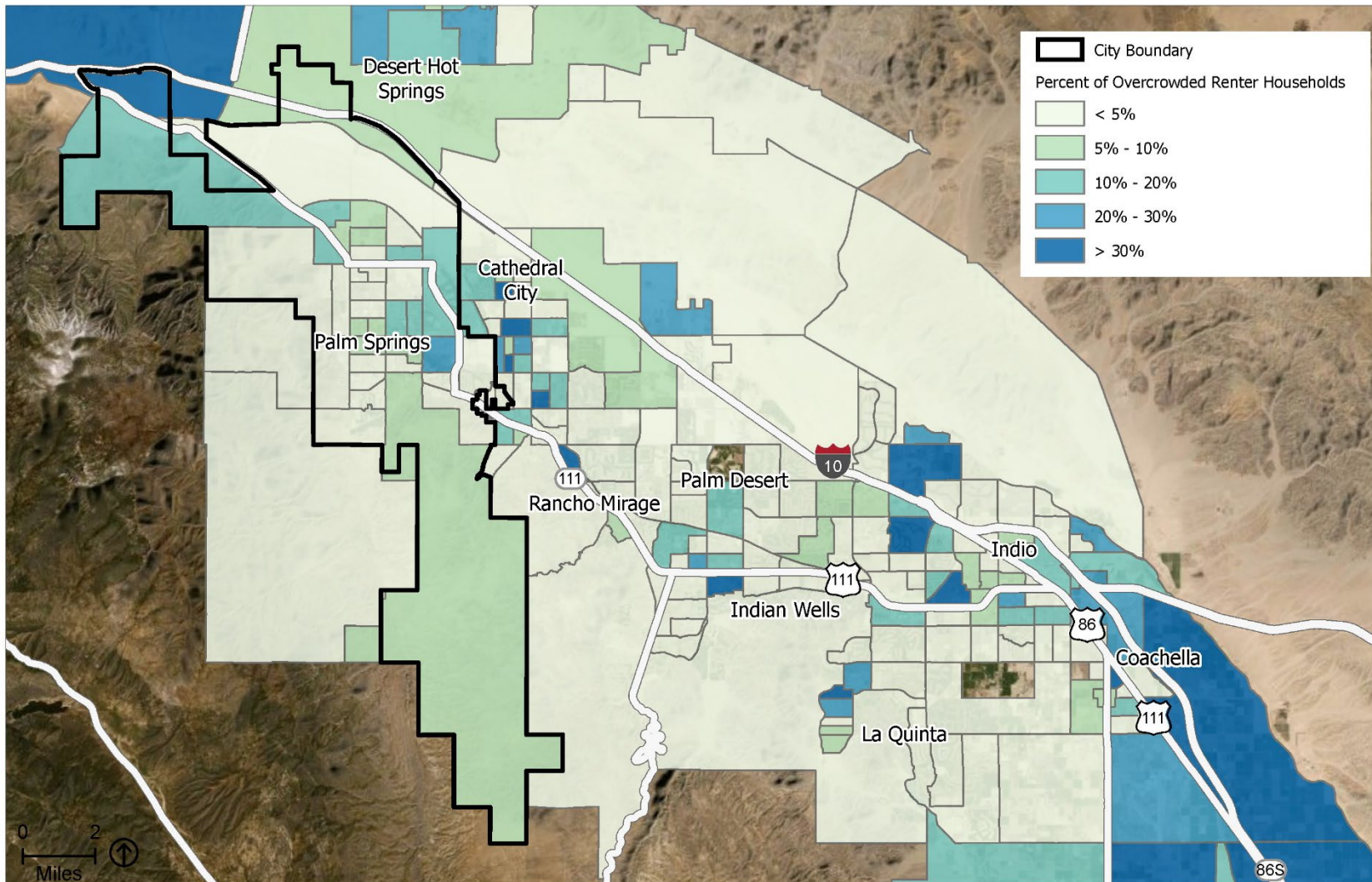
**Figure 3-12 Homeowner Overpayment in Palm Springs**



# HOUSING ELEMENT



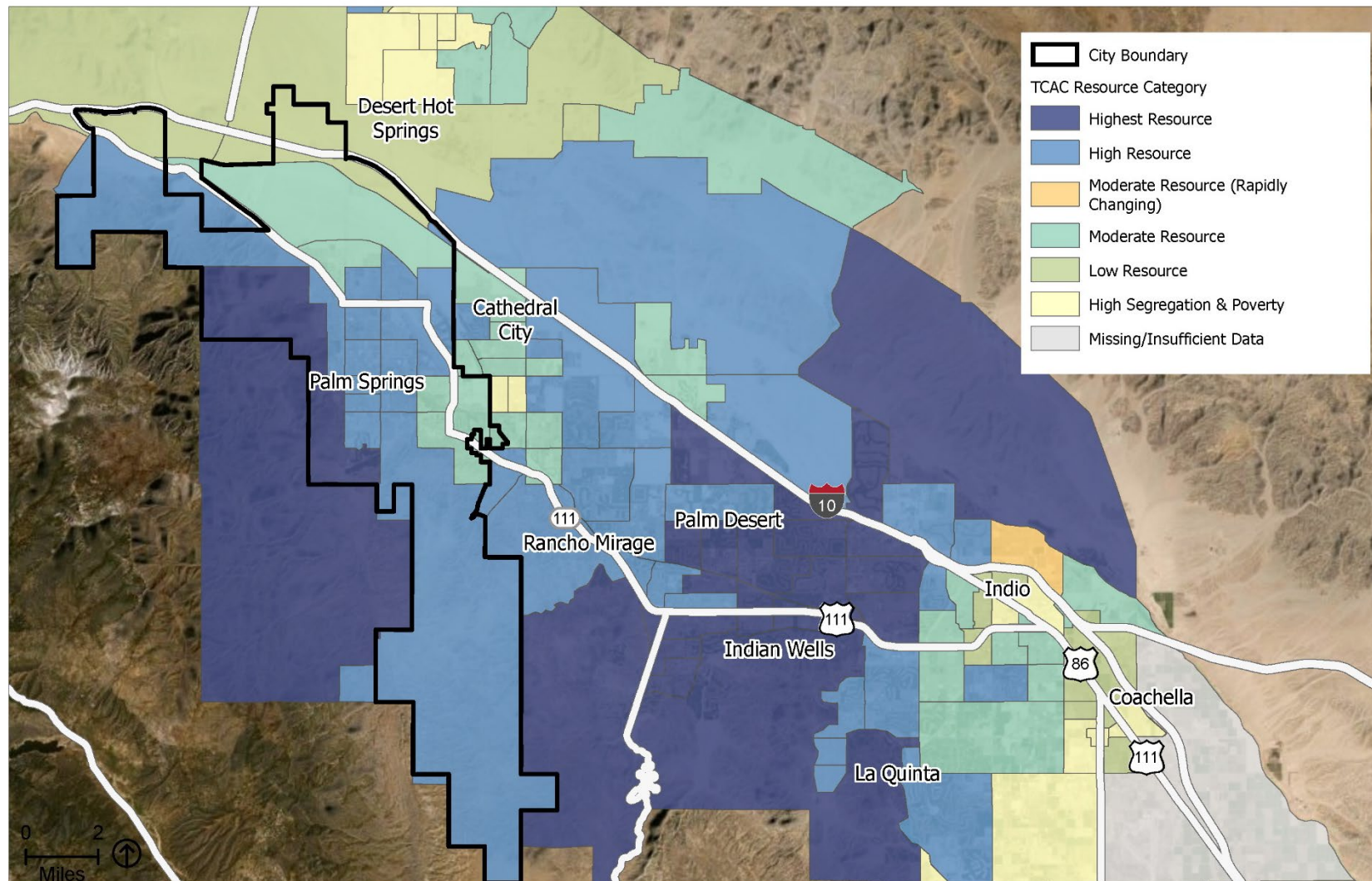
**Figure 3-13 Renter Overpayment in Palm Springs**



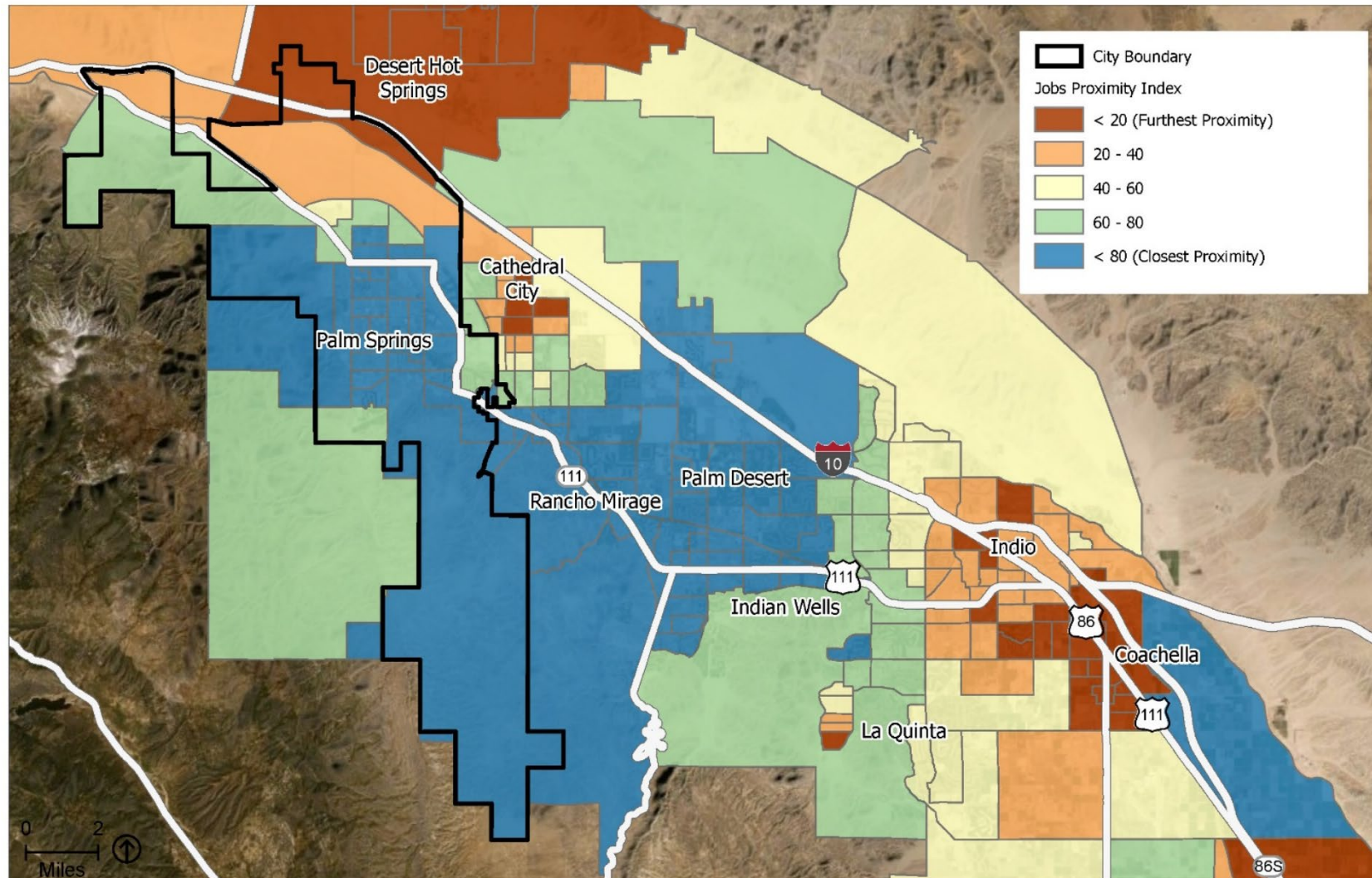
**Figure 3-14 Renter Overcrowding in Palm Springs**



# HOUSING ELEMENT



**Figure 3-15 Housing Resource Opportunity Areas**



**Figure 3-16 Jobs Proximity in Palm Springs**



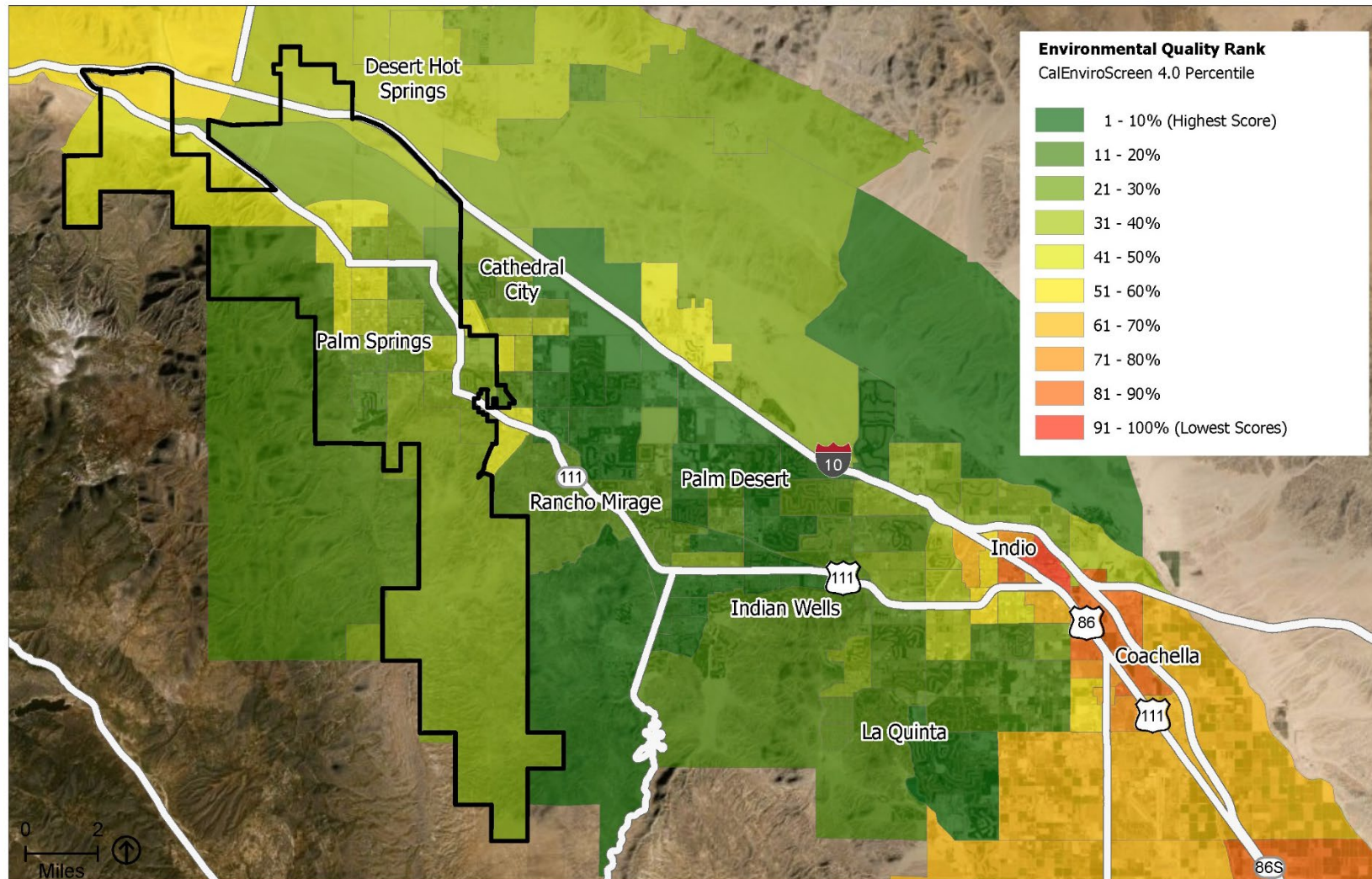
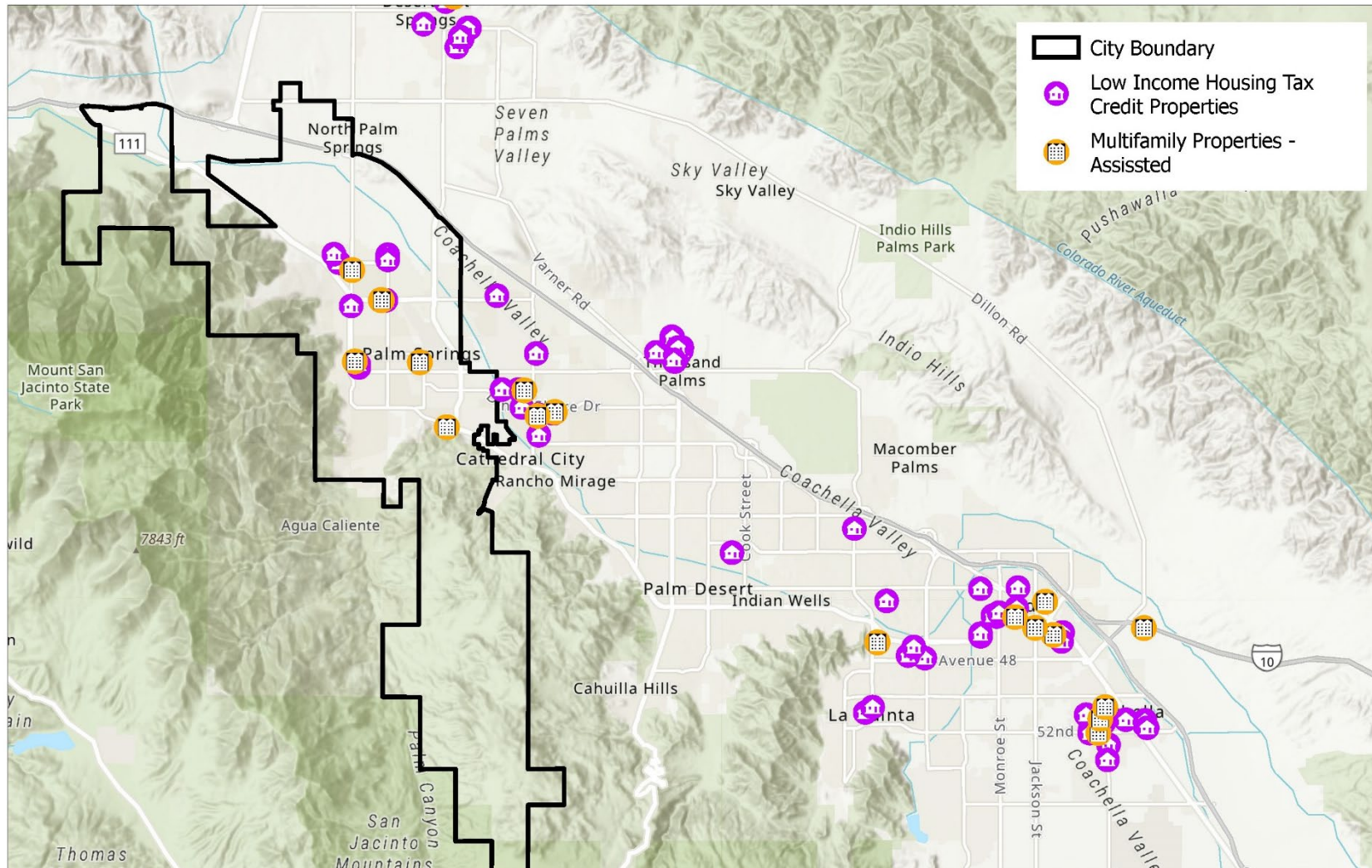


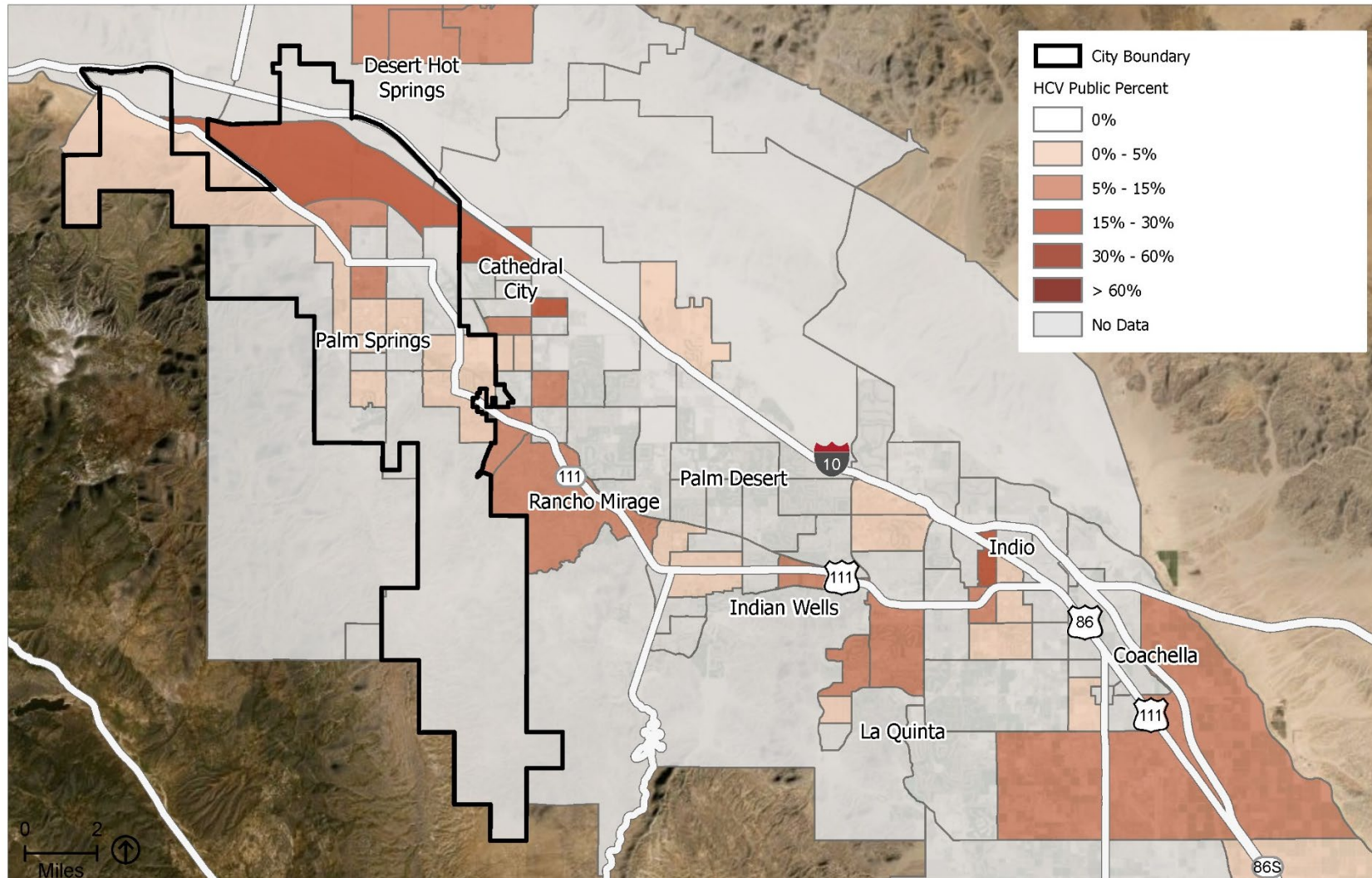
Figure 3-17 Environmental Quality, Palm Springs



**Figure 3-18 Affordable Housing in the Coachella Valley**



# HOUSING ELEMENT



**Figure 3-19**     **Distribution and Use of Housing Vouchers**



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## Fair Housing Outreach Capacity

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 dedicated local satellite office in Palm Springs funded by the city. Services provided include anti-discrimination investigations, landlord and tenant mediation services, training and technical assistance, annual workshops and seminars, and discrimination audits and tests for housing accommodations.

Palm Springs complies with fair housing law regarding complaints by referring fair housing cases to the FHC, using their services to complete audits of lenders and apartment properties, and attending housing conferences to stay current on fair housing practices. The Human Rights Committee may also serve as a voluntary mediator. Palm Springs residents also have access to services provided by HUD's Department of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH). Complaints addressed are discussed later in this chapter.

The FHC provides a broad menu of services to residents of Riverside County and incorporated cities to promote fair housing and protect the housing rights of all individuals. With respect to outreach capacity for Palm Springs, the City's contract specifically calls out: 1) advertising, marketing, and publicizing the program; 2) enrolling and income qualifying at least 1,000 low/moderate income residents for new services, and 3) providing two workshops for property owners, managers, realtors, and lenders. FHC also provides all educational materials in both English and Spanish.

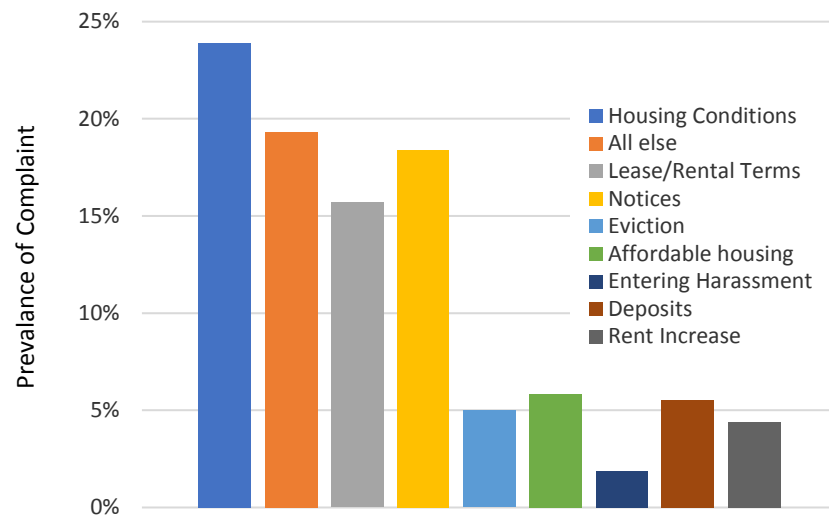
During the update of the 2021-2029 housing element, the Inland Equity Partnership provided comments regarding various fair housing related issues and programs. Among others, the comments ranged from addressing historic racism discrimination, incorporating environmental justice to the extent applicable, exploring programs that build community wealth and permanent affordable housing, expanding transit frequency and coverage, and pursuing other programs that foster more inclusive communities. While some of these programs are addressed in this housing element, the City will be commencing an Equity and Social Justice Committee to explore an agenda that includes fair housing.

## Fair Housing Enforcement

As part of this effort, the City undertook a detailed assessment of complaints and crimes to understand the magnitude and type of fair housing issues in the community. This included: 1) traditional landlord/tenant issues based on FHCRC caseload; 2) traditional discrimination complaints filed; 3) detailed surveys from the local school district to understand attitudes among youth; and 4) hate crime data reported locally and to the Department of Justice.

### *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.

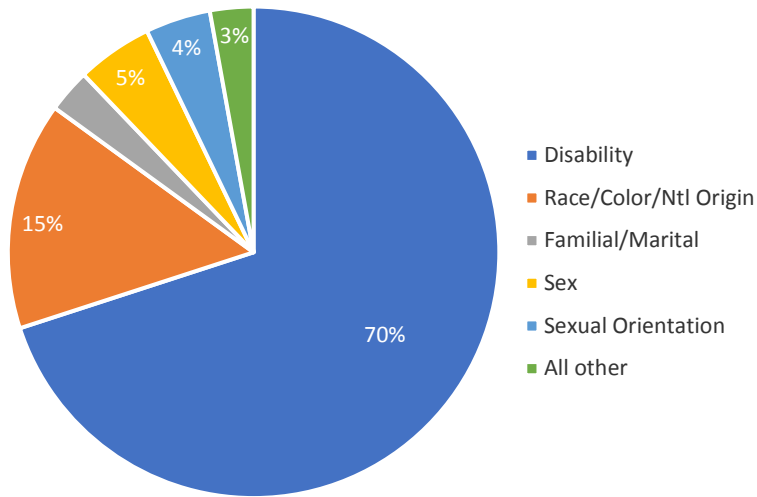


**Figure 3-20 Landlord-Tenant Complaints, 2015–2020**

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–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 (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.

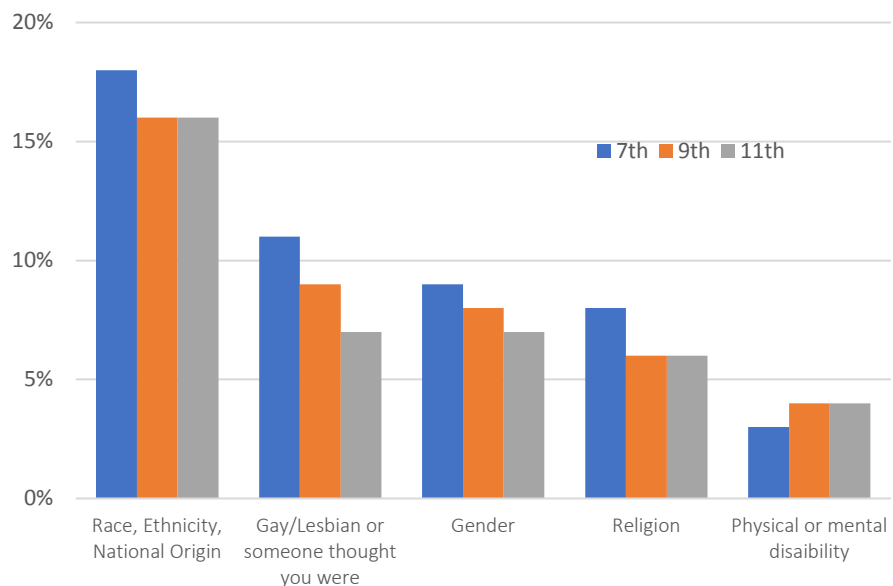
Among the 19 discrimination complaints filed with DFEH, 12 complaints were dismissed with a “no cause determination,” two cases were not pursued as the complainant failed to cooperate, and the remainder were resolved through successful conciliation or settlement. No inquiries or cases of discriminatory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

## Compliance with Fair Housing Law

Palm Springs is compliant with fair housing laws and is committed to affirmatively furthering fair housing opportunity consistent with state and federal law. Table 3-31 provides a summary of how the City complies with state and federal fair housing law.

**Table 3-31 City Compliance with Fair Housing Laws**

Requirement	AFH Guidebook Reference and Housing Element Reference
California Fair Employment and Housing Act, GC §12900 et. seq.	<ul style="list-style-type: none"> <li>FEHA prohibits discriminatory housing actions based on protected status, such as landlord eviction, discrimination, or harassment; advertisement of rental or for-sale housing; conducting real estate or financial transaction; or selection of occupancy; etc.</li> <li>Policy HS5.1 states: (The City shall) work to ensure housing opportunities are available to all without regard to protected status or other arbitrary factor.</li> <li>Policy HS5.3 states: (The City shall) work to end discriminatory actions in all aspects affecting the sale, rental, or occupancy of housing based on protected status or arbitrary factor.</li> </ul>
FEHA Regulations, CCR. Title 2, §§12005–12271)	<ul style="list-style-type: none"> <li>FEHA sets forth the basic responsibilities of the fair employment and housing act that applies statewide.</li> <li>Program HS5.1 commits the City to seek to contract with a fair housing provider to address landlord-tenant issues, pursue discrimination cases, prevent evictions, and improve housing security.</li> </ul>
GC §65008	<ul style="list-style-type: none"> <li>GC §65008 prohibits and declares as null and void various forms of discrimination against housing, including any power exercised under the Title 7, which includes general plans, zoning, subdivisions, and land uses. Additionally, local agencies are prohibited from enacting or administering ordinances which discriminate against housing or emergency shelters because the units are to be occupied by low, moderate or middle income.</li> <li>Policy HS5.1 states: (The City shall) work to ensure housing opportunities are available to all without regard to protected status or other arbitrary factors.</li> <li>Policy HS5.3 states: (The City shall) work to end discriminatory actions in all aspects affecting the sale, rental, or occupancy of housing based on protected status or arbitrary class</li> <li>Policy HS5.8 states: (The City shall) prohibit public or private land use practices, decisions, and authorizations based on protected class, including zoning laws, denials of use permits, and other actions otherwise authorized under Planning and Zoning Law, §65000 et. seq.</li> </ul>
GC §8899.5	<ul style="list-style-type: none"> <li>The City reiterates state policy with respect to fair housing. Policy HS 5.7 states: (The City shall) 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.</li> </ul>
GC §11135 et. seq.	<ul style="list-style-type: none"> <li>PSMC §7.09.040 declares that City officials, employees, and contractors shall not discriminate against other officials, employees, contractors, and the public or engage in discrimination because of actual or perceived race, color, religion, ancestry, national origin, disability, medical condition, age, marital status, domestic partner status, sex, gender, gender identity, gender expression, or sexual orientation, or any other protected class.</li> </ul>

**Table 3-31 City Compliance with Fair Housing Laws**

Requirement	AFH Guidebook Reference and Housing Element Reference
Housing Accountability Act (GC §65589.5.)	<ul style="list-style-type: none"> <li>GC §65589.5 establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards.</li> <li>The City has amended its development process and architectural (design review) process to reduce the time required to obtain project approvals and improve project certainty that will facilitate the development of new housing</li> <li>The Element includes a program to allow farmworker and employee housing by right, and to draft objective development and design standards.</li> </ul>
No-Net-Loss (GC §65863)	<ul style="list-style-type: none"> <li>GC §65863, known as the "no net loss" provision, requires housing elements to have sufficient sites at all times during the housing element period to address each unmet income category specified by the RHNA.</li> <li>The Housing Element identifies an inventory of sites to address the RHNA. Program HS1.1 requires the maintenance and monitoring of the City's land inventory and the rezoning of sites in accordance with GC §65863 should insufficient sites for the RHNA be imminent.</li> </ul>
Least Cost Zoning (GC § 65913.1)	<ul style="list-style-type: none"> <li>GC § 65913.1 requires local agencies to designate and zone sufficient vacant land for residential use with "appropriate standards to meet the housing needs of all segments of the population" and that such standards allow production of housing "at the lowest possible cost."</li> <li>Program HS1.8, Zoning Code Update, is an annual program which contains actions to incorporate density bonus law, analyze parking modifications, review the cumulative impact of development standards, and adopt objective development and design guidelines per SB 330.</li> </ul>
Excessive subdivision standards (GC §65913.2.)	<ul style="list-style-type: none"> <li>GC §65913.2 restricts a jurisdiction from imposing criteria for design or imposition of standards and criteria for public improvements that would make housing development infeasible. The City's subdivision standards were not deemed by HCD to be excessive. The PMSC allows the City Council to also waive requirement to underground utilities to facilitate affordable housing projects that are required under a DDA. The Housing Element commits to the preparation of objective and design standards.</li> </ul>
Limitations on growth controls (GC §65302.8.)	<ul style="list-style-type: none"> <li>GC §65302.8 generally prohibits growth controls. SB 330 prohibits cities from downzoning, adopting new development standards, or changing land-use in residential and mixed-use areas if the change results in less-intensive uses UNLESS other areas are upzoned to replace the lost capacity. A city is prohibited from any growth-control measure that: limits the number of land use approvals for housing annually, caps the number of housing units that can be constructed, or limits the population of the city.</li> <li>The City of Palm Springs does not implement growth control of any kind nor have policies in place that would indirectly reduce potential growth.</li> </ul>
California Housing Element Law GC §65583, sub. (c)(5), (c)(10).)	<ul style="list-style-type: none"> <li>The City's Housing Element proposes an extensive plan for meeting the full housing needs of its community for people of all income levels, ages, levels of abilities, and protected classes to foster an inclusive community.</li> <li>Special emphasis has been placed on producing one of the more far-reaching and expansive programs to not only address current discriminatory practices but remedy historic discrimination as well.</li> </ul>
Definition of a Family	<ul style="list-style-type: none"> <li>PSMC §91.00.10 defines family as "an individual or two (2) or more persons living together as a single housekeeping unit in a single dwelling unit. The Housing Plan (HS 1.8) commits the City to define a single housekeeping unit in accordance with state law.</li> </ul>

Source: City of Palm Springs, 2021

## **Fair Housing Issues and Contributing Factors**

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing, the City identified the following fair housing issues and contributing factors.

### ***Issue#1: Housing Displacement***

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. The City is proposing a wide variety of actions to increase the production of affordable housing to improve housing mobility for residents and simultaneously address disproportionate needs.

### ***Issue#2: Housing Insecurity***

Housing security is a critical issue for many Palm Springs residents, especially lower-moderate income and special needs households. During the past few years, rents have risen faster than increases in income, increasing overpayment among renters. The COVID pandemic and resulting job losses has led to higher unemployment. Looking forward, many City residents live in rent-stabilized mobilehome parks and publicly assisted multiple-family units. Several are at risk of conversion to market rents. Maintaining the long-term affordability of these projects and the City's current allocation of housing choice vouchers is of the highest priority.

### ***Issue#3: Historic Undeserved Neighborhoods***

Palm Springs has areas in need of physical, social, and economic investments. 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 need assistance in addressing poverty, unemployment, crime, and health. The AFH revealed four areas needing investment: two areas in the city's sphere of influence, Desert Highlands/Gateway, Demuth Park, and several mobile home parks. Concentrating social/community services and infrastructure projects may be beneficial in increasing housing, economic, and health opportunities for residents of these low-resource areas.

#### ***Issue#4: 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 opportunity. According to the California Attorney General, the prevalence of hate crimes is at levels not seen in 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.

In 2020, the Human Rights Commission conducted hearings on the urban renewal events that transpired during the 1960s. In 2020, the City Council passed Resolution No. 24792 declaring the following:

*Systemic Racism as a Human Rights and Public Health Crisis that Results in Disparities in Family Stability, Health, and Mental Wellness, Education, Employment, Environmental Justice, Economic Development, Transportation, Public Safety, Incarceration, and Housing and Reaffirming the City Council’s Commitment to Advancing Justice, Equity, Diversity, and Inclusion in the City of Palm Springs.*

After further deliberation and recommendation by the Human Rights Commission, on September 30, 2021, the City Council issued a formal apology for its Section 14 urban renewal efforts that forcibly displaced residents from their homes and neighborhood, and disproportionately affected lower income, Black, Latino, Asian, Indigenous, and other minority residents, and created economic and other social inequities that remain today.

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 anticipated to prepare recommendations for action within one year, with a final report due by the beginning of 2023.



# HOUSING ELEMENT

## Summary of Priority Fair Housing Issues

This section 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 will therefore require significant time to resolve them. Table 3-32 lists implementation actions that will have a meaningful impact in address fair housing issues in Palm Springs.

**Table 3-32 Summary of Priority Fair Housing Issues, Contributing Factors, and Meaningful Actions**

Issues and Contributing Factors	Sample of Meaningful Actions	Timeframe and Metrics
Fair Housing Issue #1: Housing Displacement due to Rental Housing Shortage		
<ul style="list-style-type: none"><li>Limited supply of rental apartments</li><li>Limited supply of mid-income housing</li><li>Limited supply of affordable housing</li></ul>	<ul style="list-style-type: none"><li>HS1.1. Make available sites. Monitor availability to ensure no net loss in capacity and, if shortfall occurs, rezone sites per GC § 65863</li></ul>	<ul style="list-style-type: none"><li>Timing: Annually over the 2021-2029 period unless noted:</li><li>Metrics:<ul style="list-style-type: none"><li>- Prepare APR and track remaining sites for unmet RHNA</li><li>- Tracking of projects receiving regulatory + financial assist.</li><li>- Revise code to remove constraints by end of 2023</li><li>- Construct the Aloe, Sunrise Vista, &amp; Monarch by 2025</li></ul></li></ul>
	<ul style="list-style-type: none"><li>HS1.2. Process admin. minor modifications, density bonuses, GPAs, and zone changes for projects that further City housing goals.</li></ul>	
	<ul style="list-style-type: none"><li>HS1.3. Incentivize the production of affordable apartments, condominiums, and ADUs through issuance of fee waivers per Reso. 24654</li></ul>	
	<ul style="list-style-type: none"><li>HS1.8. Complete various actions to address potential constraints to housing development – such as code updates, development standards update– as required by state law.</li></ul>	
	<ul style="list-style-type: none"><li>HS3.6. Prioritize funding and completion of housing projects affordable to lower-moderate income households</li></ul>	
Fair Housing Issue #2: Housing Insecurity		
<ul style="list-style-type: none"><li>Apartment rents are increasing much faster than income</li><li>Mobile home space rents rising faster than income</li><li>Assisted affordable housing at-risk of conversion</li><li>COVID disproportionate impacts on lower income residents</li></ul>	<ul style="list-style-type: none"><li>HS3.1. Support the County's rental housing choice voucher program (HCV) to assist lower income and special needs households.</li></ul>	<ul style="list-style-type: none"><li>Timing: Annually over the 2021-2029 period unless noted:</li><li>Metrics:<ul style="list-style-type: none"><li>- Maintain 1,326 HCV in Palm Springs</li><li>- Provide up to 250 households with emergency rent</li><li>- Preserve all 4 rent-controlled + all 3 City-assisted mhps</li><li>- Preserve all 5 assisted at-risk rental projects</li><li>- Reduce number of evictions through mediation/resolution</li></ul></li></ul>
	<ul style="list-style-type: none"><li>HS3.2. Provide emergency rental assistance due to COVID to income qualified households using qualified nonprofit(s), such as Lift-to-Rise</li></ul>	
	<ul style="list-style-type: none"><li>HS3.4. Maintain mobile home rent stabilization ordinance; annually review and revise ordinance to address contemporary concerns. City also has a relocation assistance ordinance for parks.</li></ul>	
	<ul style="list-style-type: none"><li>HS3.5. Strive to preserve assisted housing at-risk of conversion through monitoring, tenant notifications, working with property owners, and offering technical assistance as feasible</li></ul>	
	<ul style="list-style-type: none"><li>HS5.1. Contract with a fair housing provider to address landlord-tenant issues, pursue discrimination cases, prevent unnecessary evictions, and improve housing security.</li></ul>	

**Table 3-32 Summary of Priority Fair Housing Issues, Contributing Factors, and Meaningful Actions**

Issues and Contributing Factors	Sample of Meaningful Actions	Timeframe and Metrics
<b>Fair Housing Issue #3: Historic Underserved Neighborhoods</b>		
<ul style="list-style-type: none"> <li>• Historic Disinvestment</li> <li>• Elevated Crime and Safety</li> <li>• Infrastructure Disrepair</li> <li>• Lower Access to a mix of opportunities</li> <li>• Property and housing conditions</li> </ul>	<ul style="list-style-type: none"> <li>• Survey disadvantaged areas to confirm community issues and appropriate interventions to addressed contributing factors (HS2.10)</li> <li>• Improve low resource areas access to opportunities, such as transit, public safety, parks, and health resources (HS2.10)</li> <li>• Focus on wealth building opportunities for each neighborhood through homeownership, education, and job opportunities (HS2.10)</li> <li>• Prioritize existing housing and service programs (HS2.3, 2.4, 2.7, 2.8, and 2.9) for underserved neighborhood (HS2.10)</li> </ul>	<ul style="list-style-type: none"> <li>• Timing: Annually over the 2021-2029 period unless noted:</li> </ul> <p>Metrics</p> <ul style="list-style-type: none"> <li>- Develop survey and administer by end of 2022</li> <li>- Develop priority plan for improvements by 2023</li> <li>- Report results on implementation annually to HRC</li> </ul>
<b>Issue #4: Historic Systemic Bias and Discrimination</b>		
<ul style="list-style-type: none"> <li>• Historic Discrimination</li> <li>• Hate Crimes and Incidents Fair Housing Violations</li> <li>• Race and Ethnic Tension</li> </ul>	<ul style="list-style-type: none"> <li>• HS5.1 Establish an equity and social justice committee to develop recommendations on advancing social justice throughout the City in accordance with the stated resolution.</li> <li>• HS5.1 Contract with a fair housing provider to provide a broad range of fair housing services and to address hate crimes through education and referrals to appropriate agencies</li> <li>• HS5.1 Engage the Human Rights Commission to promote improved relations; civic peace; intergroup understanding; and acceptance, respect, and participation of all persons.</li> <li>• Continue to work with police department and schools on addressing hate crimes.</li> </ul>	<ul style="list-style-type: none"> <li>• Timing: Annually over the 2021-2029 period unless noted:</li> </ul> <p>Metrics</p> <ul style="list-style-type: none"> <li>- Convene the ESJC in 2022 and prepare recommendations by end of 2022</li> <li>- Adopt + implement ESJ Committee agenda in 2023</li> <li>- Report results on implementation annually to HRC</li> </ul>
Source: City of Palm Springs, 2021		

Palm Springs has a number of groups with special housing needs. These groups typically have disproportionate housing needs. These groups include seniors, people with disabilities, families with children, people who are homeless, people living with HIV/AIDS, and other special needs groups. The Housing Plan contains specific programs for each group that address their housing needs. These programs are in addition to the many other programs in the housing element which benefit special needs groups and other residents.

## HOUSING PRODUCTION NEEDS

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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 3-33 summarizes the City of Palm Springs' RHNA for the 2021-2029 housing element planning period.

**Table 3-33 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 meeting 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 3-34. 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 3-34 Credits Toward the 2021–2029 RHNA**

Projects	Housing Characteristics		Affordability Level	
	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.

# HOUSING ELEMENT

## *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:

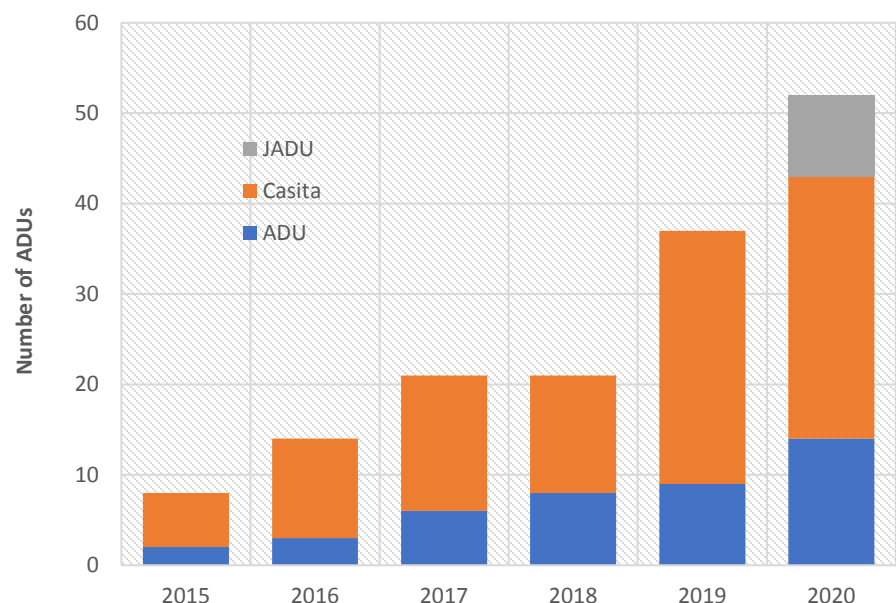
- ◆ **Option 1: Building Permit Only.** This Type 1 option applies when the ADU complies with specific criteria, including being located on a single family lot, is a limited detached unit on a single-family lot, is a unit converted on a multifamily lot, or a limited detached unit on a multifamily lot.
- ◆ **Option 2: ADU Permit.** ADUs that do not meet Option 1 criteria require the approval of an ADU permit in addition to a building permit. Option 2 ADUs must conform to general standards in the PSMC; however, they are still permitted ministerially without discretionary review or hearing.
- ◆ **Option 3: Nonconforming ADU + 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 steady increase in the number of ADUs applications. Prior to recent changes in state law, approximately 12 ADUs applications were approved annually. When SB 1069 went into effect January 1, 2017, the City began to see increased interest in ADUs, with an average of 20 units applications approved annually. With changes in state law effective in 2019, ADU applications increased to 37 units per year, and further to 52 units in 2020.

Looking closely at the trends, each type of ADUs has increased in number—ADUs, casitas, and most recently JADUs. Part of this trend is due to changes in state law from 2018-2020. However, in 2020, the City also adopted regulatory and financial incentives (such as reduced or eliminated impact fees) to encourage ADU production. While the pandemic and resulting changes in building costs put a damper on the market, it is expected that ADU permits will rebound.

Figure 3-21 shows the number of ADUs permitted from 2015-2020. Later in this chapter, estimate for future production levels will be made for credit toward the 2021-2029 RHNA.



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

# HOUSING ELEMENT

## ADU Rents and Affordability

In 2020, the City surveyed ADUs listed on Shoppok and Craigslist to determine the asking rent for these units in Palm Springs. The survey lasted four months, from May–August 2020. Shown in Table 3-35, about 60 percent of listed ADUs are affordable to lower income households—higher than the 43 percent estimated by SCAG. This does not include units set aside where no rent is charged.

**Table 3-35 Accessory Dwelling Unit Rent Survey, 2020**

Ad #	Unit Characteristics			Unit Rent Levels		
	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	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	\$1,900	No	Above Mod
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: Shoppok; Craigslist, <https://palm Springs.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. Consistent with SCAG's methodology, utilities are not included in the calculation of affordability.

### *ADU Credit Toward the 2021-2029 RHNA*

The credit sought for ADUs for the 2021-2029 housing element planning period is based on the current rent levels for ADUs in Palm Springs and the projected number of units to be built. The following rationale leads to estimates shown in Table 3-36.

- ◆ **Rent Affordability.** The City assumed rent distribution for ADUs was derived by averaging the results of SCAG’s survey of ADUs in the Inland Empire with a more localized survey conducted by the City of Palm Springs. While future rent levels are uncertain, an average appears to be reasonable.
- ◆ **Historic Trend.** From 2018-2020, the City’s ADU program yielded 37 applications and 32 building permits annually, resulting in a lower end estimate of 300 units from 2021-29. However, after 2015, ADU applications increased seven-fold, jumping immediately after changes in state or local codes. Thus, a safe harbor approach (3-year average) appears low.
- ◆ **ADU Future Trend.** While the historic 7-fold increase will not be sustained, the City does assume that ADU activity will increase as homeowners realize the advantages of ADUs and the pandemic wanes. It is assumed that 60 ADUs will be built annually, from 2021 to 2029 (total 500 units). The Housing Plan contains specific actions to increase ADU production.

The City is estimating that 500 ADUs will be built during the 2021-2029 planning period. While that appears to be significantly higher than the safe harbor approach, the gap translates into only 2 ADUs more per month over the 8-year planning period. The City’s planned incentives (e.g., fee waivers, public outreach, and pre-stamped design plans, etc. ) should be sufficient to bridge that gap.

**Table 3-36 Accessory Dwelling Unit Projections 2021-2029**

Income Level	Affordability Estimate			Unit Projections	
	SCAG	City	Average	Safe Harbor	City Estimate
Very Low	22.7%	27.6%	25.1%	75	126
Low	34.8%	37.9%	36.4%	109	182
Moderate	34.8%	31.0%	32.9%	99	165
Above Mod	7.7%	3.4%	5.6%	17	28
Total	100%	100%	100%	300	500

Sources: City of Palm Springs ADU survey, SCAG ADU survey.

## 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 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 with a general plan designation of medium or high density, which can accommodate housing projects affordable to moderate and lower income households.
- ◆ Vacant and underutilized sites used in the prior 2014-2021 planning or two consecutive housing elements were excluded from the 2021-2029 element.
- ◆ 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.



### Methodology for Estimating Development Capacity

The City has met its above moderate income housing planning requirement in accordance with the 2021-2029 RHNA. Substantial portions of the lower and moderate income requirement have been addressed through approved residential projects that are under construction or have received entitlements. ADU forecasts also project 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, several assumptions were made about the density and size of project needed to facilitate low and moderate income housing.

- ◆ **Adequacy of Density.** As discussed in Chapter 3, Table 3-26 showed that affordable housing projects can be built on sites at densities ranging from 13 to 21 du/ac and even higher densities if desired. The site inventory was conservative and credits R-3 and R-4 zones as adequate for affordable housing.
- ◆ **Realistic Capacity.** Development capacity is assumed at 75 percent of maximum allowed density. Given that small multiple family projects on lots of less than 1 acre have been built at maximum density (549 and 563 El Placer), the realistic capacity assumption on R-2 lots is realistic. The City has included a program committed to achieving a minimum of 75% of maximum density on R3 and R4 (Program HS1.8).
- ◆ **Lot Size.** Lots 1 acre or smaller are assigned to the moderate income category; lots 2 acres or larger are assigned to lower income category. Lower income projects could still be built on 1-acre sites. However, larger lots would yield larger projects that presumably would be more competitive for state funds.
- ◆ **Site Suitability.** All of the housing sites, existing and those to be rezoned/upzoned, were reviewed and approved by the Affordable Housing Committee, Planning Commission, General Plan Advisory Committee, and City Council. The Tribe reviewed the sites, density, and development assumptions. All sites have adequate access to infrastructure and services.

Table 3-37 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.

# HOUSING ELEMENT

**Table 3-37 Low-Moderate Income Sites: 2021–2029 RHNA**

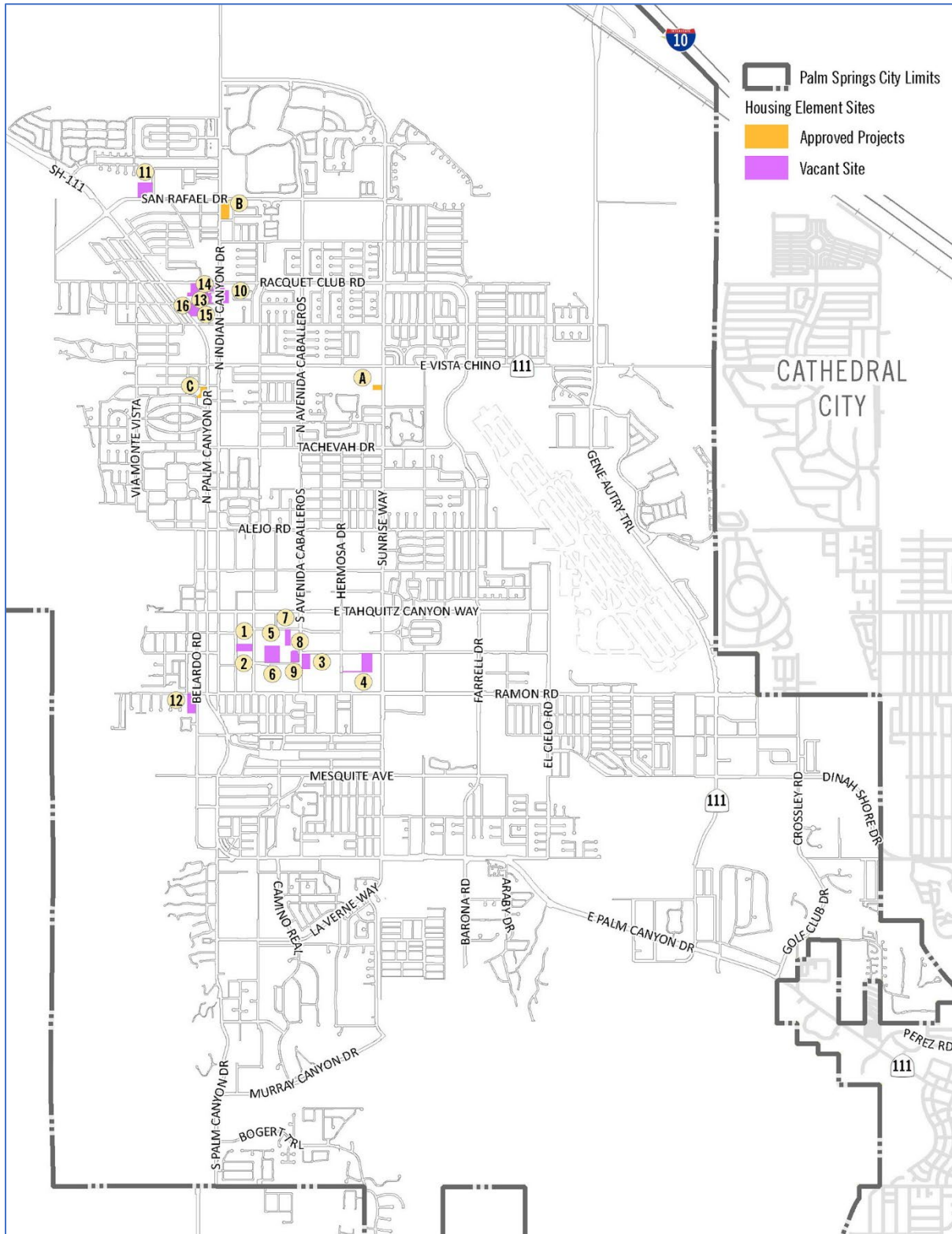
Site	Property Characteristics <sup>3</sup>							Ownership <sup>2</sup>		RHNA Credit <sup>3</sup>	
	APN	GP	Zoning	Density Range	Assumed Density <sup>1</sup>	Acres	Env+Infr Constraint	Nos.	Type	Units	Afford.
Approved Affordable Projects											
A	507-100-041	MU	R2	Per PD	12	5.0	None	1	Private	60	Low
B	501-031-028	MDR	R2	Per PD	17	3.6	None	1	Private	60	Low
C	505-182-004	MU	R2	Per PD	41	1.8	None	1	Private	71	Low
	505-182-010										
Sites with Adequate Zoning											
1	508-086-003	HDR	HR	15-30	25	2.0	None	1	Allotted	50	Low
2	508-092-006	HDR	HR	15-30	25	1.0	None	1	Allotted	24	Mod
3	508-110-019	HDR	HR	15-30	25	3.1	None	1	Allotted	79	Low
4	508-110-053	HDR	HR	15-30	25	5.2	None	1	Allotted	131	Low
5	508-093-001	HDR	HR	15-30	25	2.1	None	1	Allotted	53	Low
6	508-093-007	HDR	HR	15-30	25	4.0	None	1	Allotted	99	Low
7	508-087-008	HDR	HR	15-30	25	2.0	None	1	Allotted	51	Low
8	508-093-012	HDR	HR	15-30	25	1.5	None	1	Allotted	38	Mod
9	508-093-010	HDR	HR	15-30	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	669-420-012	MDR	R2	6-15	13	0.5	None	1	Private	7	Mod
	669-420-011	MDR	R2	6-15	13	3.5	None	1	Private	46	Mod
	669-420-014	MDR	R2	6-15	13	1.0	None	1	Private	13	Mod
	513-280-005	HDR	R3	15-30	25	3.9	None	1	Allotted	99	Low
13	504-260-004	MDR	R2	6-15	13	0.4	None	1	Private	5	Mod
	504-260-005	MDR	R2	6-15	13	0.4	None	1	Private	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	HDR	C1 & R2 to R3	15-30	25	4.6	None	1	Private	115	Low
	504-270-006										
	504-270-007										
	504-270-008										
16	504-270-001	HDR	From R1 to R3	15-30	25	0.9	None	2	Private	25	Mod
	504-270-002										
	504-270-003										

Source: PlaceWorks, 2021

Note:

1. Development capacity is assumed to be 75 percent of maximum allowable density. The Housing Plan contains a commitment to use the administrative minor exception process to ensure that 75-80% of development capacity is allowed in the R-3 and R-4 zones.
2. 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.
3. 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.



**Figure 3-24 Housing Opportunity Sites**

## Potential Impact on Fair Housing

State law requires the housing element to analyze whether the sites improve or exacerbate each of the fair housing issue areas including segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity in the community, and disproportionate housing needs including displacement risk. This section addresses this requirement.

In order to meet the lower and moderate income targets of the 2021-2029 RHNA, the Housing Element proposes the redesignation of 16 sites encompassing 40 parcels. These sites would accommodate 677 lower and 318 moderate income units. These sites are located in three areas—Raquet Club West, Baristo neighborhoods, and citywide. A description of each area follows:

- ◆ **Raquet Club West.** This neighborhood is located in northern Palm Springs just south Desert Highlands. It is considered a moderate resource neighborhood, with a predominance of Hispanic residents, but with generally lower incomes. The housing sites proposed for rezoning or accommodating new residential development could accommodate 240 moderate income and 115 lower income units.
- ◆ **Baristo Neighborhood.** This neighborhood is in Section 14, in the historic core of Palm Springs. The neighborhood is considered a high resourced neighborhood, with a mix of vacant and developed sites, predominantly White, and with residents of generally lower incomes. The housing sites in this area could accommodate 78 moderate and 562 lower income units, although that includes a significant buffer.
- ◆ **All Neighborhoods.** The City proposes the development of 500 new accessory dwelling units based on existing trends. Unlike the prior sites, ADUs would be accommodate citywide, in all neighborhoods where residential uses are permitted. New ADUs would be included throughout the City in new and existing residential developments. Approximately 60 percent of the units would be affordable at lower income rents.

In assessing the impact on fair housing, both the location and magnitude of new housing units must be considered. That said, the modest number of units for each area would not be expected to exacerbate or detract existing conditions in each neighborhood.

Table 3-38 provide a summary of each fair housing topic and the projected impact of new housing sites in each neighborhood.

**Table 3-38 Assessment of Fair Housing Implications of Sites**

Topic	Racquet Club Neighborhood	Baristo Neighborhood
Integration and Segregation and Disproportional Impact on groups	<ul style="list-style-type: none"> <li>Racquet Club is not considered segregated by race/ethnicity, but it has a lower median income and high levels of overpayment.</li> <li>New lower-moderate income housing would provide a greater balance of housing, and provide more affordable options.</li> </ul>	<ul style="list-style-type: none"> <li>Baristo is not considered segregated by race/ethnicity according to TCAC, but it has a lower median income and high levels of overpayment.</li> <li>New lower-moderate income housing would provide a greater balance of housing, and provide more affordable options.</li> </ul>
Access to Transit Opportunity	<ul style="list-style-type: none"> <li>Racquet Club is well served by local transit, with routes running along all the boundaries of the area and connections to SR-111</li> <li>New housing would not significantly impact or detract from existing service levels provided by transit but should bolster ridership.</li> </ul>	<ul style="list-style-type: none"> <li>Baristo is well served by local transit, with routes running along all the boundaries of the area and connections to SR-111</li> <li>New housing would not significantly impact or detract from existing service levels provided by transit but should bolster ridership.</li> </ul>
Employment Opportunities	<ul style="list-style-type: none"> <li>Racquet Club is in the fourth highest of five tiers of access to employment locally and via transit.</li> <li>New residents would be near job centers, contributing to less unemployment, and would spur economic revitalization.</li> </ul>	<ul style="list-style-type: none"> <li>Baristo is in the fifth highest of five tiers of access to employment opportunities locally and via transit.</li> <li>New residents would be near job centers, contributing to less unemployment, and would spur economic revitalization.</li> </ul>
Educational Opportunities	<ul style="list-style-type: none"> <li>Racquet Club children would attend Finchy ES + Raymond Cree MS. Schools are located adjacent to existing neighborhoods.</li> <li>New housing would not detract from educational levels as impact fees would be charged for any needed facility improvements.</li> </ul>	<ul style="list-style-type: none"> <li>Baristo children would attend Cahuilla ES + Raymond Cree MS. Schools are located adjacent to existing neighborhoods.</li> <li>New housing would not detract from educational levels as impact fees would be charged for any needed facility improvements.</li> </ul>
Housing Mobility	<ul style="list-style-type: none"> <li>Racquet Club neighborhood is well established with older single-family homes, but limited multifamily units.</li> <li>New multiple-family development, both apartments and condos, would offer attainable and quality housing, thus improving housing mobility.</li> </ul>	<ul style="list-style-type: none"> <li>Baristo neighborhood is well established with <i>older</i> apartments and many condo developments.</li> <li>New multiple-family development, in particular affordable apartments, offers attainable and quality housing, thus improving housing mobility.</li> </ul>
Environmental Health	<ul style="list-style-type: none"> <li>Racquet Club neighborhood is not located in a disadvantaged community according to CAEnviroScreen or LAFCO.</li> <li>New housing would not place individuals or families near environmental hazards.</li> </ul>	<ul style="list-style-type: none"> <li>The Baristo neighborhood is not located in a disadvantaged community according to CAEnviroScreen or LAFCO.</li> <li>New housing would not place individuals or families near environmental hazards.</li> </ul>

Source: PlaceWorks, 2021



## Summary of RHNA and Adequate Sites

Table 3-39 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 3-39 Strategy to Address the 2021–2029 RHNA**

Housing Credits	Housing Affordability Levels			
	Lower <sup>1</sup>	Moderate	Above	Total
<b>Regional Housing Needs</b>	953	461	1,143	2,557
+ Approved Projects	192	88	2,429	2,709
+ Accessory Dwellings	308	165	28	500
+ Currently Zoned Vacant Sites	562	293	-0-	855
+ Sites to be Rezoned	115	25	-0-	
<b>Remaining Need</b>	-224	-110	-1,314	

Source: City of Palm Springs, 2020.

Notes:

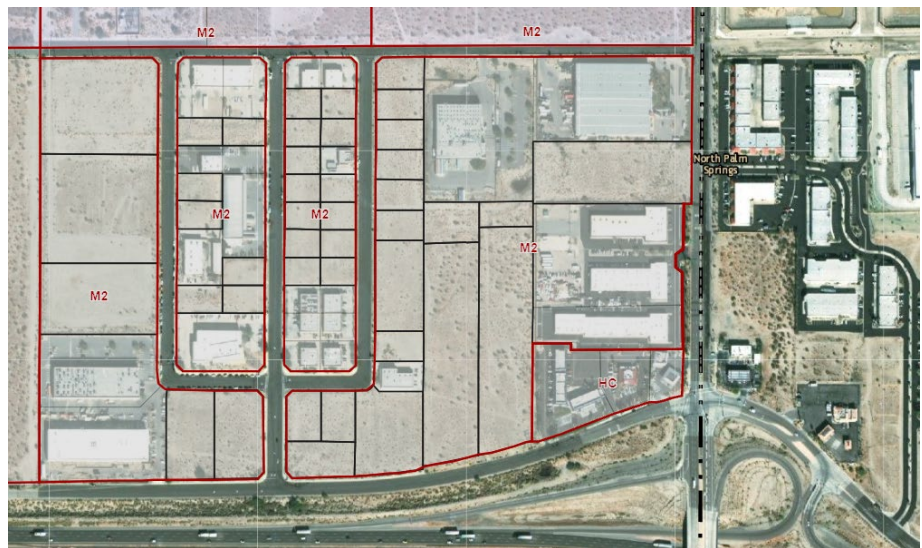
1. The City's lower income requirement for the 2021-2029 shown above includes three income groups: extremely low (273 units), very low (272 units), and low income (408 units) allocations.

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.

### *Suitability of Sites for Emergency Shelters*

As required by State law, the City allows emergency shelters as a by right use in the M-2 zone, located in North Palm Springs near the intersection of Indian Canyon Drive and I-10 freeway. This area was home to the former Roy's Service Center. Recovery International now provides permanent supportive housing for 25 residents, an outpatient full-service partnership clinic (a specialty mental health clinic), and a 92-bed augmented adult residential care facility.

The M-2 zone covers 350 acres north of the I-10. A smaller area of 100 acres between 19<sup>th</sup> Avenue, Indian Canyon Drive, and the I-10 is suitable for shelters. Forty-three parcels are vacant, comprising 48 acres of land. Many existing industrial buildings are partially vacant, making it more feasible for conversion to an emergency shelter use. Property owners have also expressed interest about the possibility of using land in this zone as an emergency shelter.



The M-2 zone is not directly served by transit, although RI provides special transit for its clients. The area is not adjacent to industrial uses that generate uninhabitable conditions. The M-2 Zone has a Cannabis Cultivation Overlay, but the City has established strict code and permit requirements so any operations do not adversely impact neighboring properties, including the existing residential care facility. Riverside County Social Services offices are 4 miles northeast in Desert Hot Springs. Finally, the CV Housing First Operations hub (services for chronically homeless individuals) lease space near the intersection of Indian Avenue and Dillon Road.

## 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.

# HOUSING ELEMENT

## *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.

## PROGRAM EVALUATION

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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 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 ELEMENT

## *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.

### *Special Needs*

The City has a substantial population with special needs and therefore set forth a goal to facilitate and encourage a broad range of rental and ownership opportunities for people with special housing needs. Progress during the 2014-2021 period includes:

- ◆ **Seniors Housing.** During the 5<sup>th</sup> cycle, the City processed and approved housing projects for seniors. The City approved a 122-unit senior apartment project that will be built in the 6<sup>th</sup> cycle housing element period. The City also continued to provide rehabilitation grants to seniors and support the preservation of the many senior mobile home parks. Finally, the City supported nonprofits providing senior services.
- ◆ **Disabled Residents.** During the 5<sup>th</sup> cycle, the City approved ordinances, housing projects, and capital improvements to facilitate housing for disabled people. The City adopted a reasonable accommodation ordinance and is planning on code amendments for residential care facilities. The City also implemented ADA accessibility projects specified in its Transition Plan. The City also approved the DAP project, which provide rental housing for people with HIV/AIDS.
- ◆ **Homelessness.** The City received a \$10 million in state grant to address homelessness in the community. While the proposed motel conversion to an SRO was not successful as the Court declared bankruptcy on the property, the City is using the funds at the proposed DAP and Aloe projects. The City also reopened a new drop-in homeless day center at the boxing club and opened a cooling center at a local church.
- ◆ **Families.** The City was successful in developing an ordinance to provide financial incentives to multiple-family housing developers who propose new housing. The City also assisted in the financing and development of the proposed Monarch Apartments, which will be home to lower income families, large families, and female headed families with children. Assistance to families was also provided with CDBG funds.

Taken together, the City made substantial progress in meeting the needs of its low income and special needs groups. However, the City will need to continue advancing forward with code amendments, programs, services, and new housing for each special need group. Fair housing opportunity will also need to be addressed.

# HOUSING ELEMENT

## 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 3-40 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 3-40 Progress Meeting Housing Element Objectives**

Goals and Progress	Housing Affordability Levels			
	Lower	Moderate	Above	Total
<b>Goals</b>				
New Construction	106	50	116	272
Preservation	100	-0-	-0-	100
Rehabilitation	100	-0-	-0-	100
<b>Progress</b>				
New Construction <sup>1</sup>	10	35	1,112	1,157
Preservation <sup>2</sup>	260	-0-	-0-	260
Rehabilitation <sup>3</sup>	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 3-41 records accomplishments of each housing program and evaluates the program and its appropriateness for the 6th cycle.



**Table 3-41 Progress Toward Housing Element Programs**

Housing Programs	Progress to Date	Evaluation
<b>HS1.1 Provide for Adequate Sites</b>		
<ul style="list-style-type: none"> <li>Maintain an inventory and map of sites available for residential development and provide at the front counter upon request.</li> <li>Amend zoning code to redefine accessory units, remove conditional use permit requirement, and make development standards consistent with state law.</li> <li>Update the Zoning Code Map to make properties in Table 3-20 consistent with the General Plan Land Use Map</li> </ul>	<ul style="list-style-type: none"> <li>Action not completed this cycle—deferred until after adoption of the housing element and finalization of land inventory.</li> <li>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.</li> <li>The City continues to update the zoning code map to be consistent with the General Plan land use map.</li> </ul>	<ul style="list-style-type: none"> <li>Complete program after adoption of 2021-2029 Housing Element. Maintain adequate sites to comply with SB 166 “No Net Loss.”</li> <li>Continue to implementation for 2021-2029 to encourage future development of accessory units.</li> <li>Continue implementation for 2021-2029 to comply with SB 1333 (2018) requirement of consistency of General Plan and zoning.</li> </ul>
<b>HS1.2 Offer Regulatory Incentives</b>		
<ul style="list-style-type: none"> <li>Review and accept requests for minor modifications, density bonuses, general plan amendments, and zone changes for projects that meet City goals.</li> <li>Encourage consolidation of sites of less than one acre in size to facilitate affordable housing; provide technical assistance to property owners and developers.</li> </ul>	<ul style="list-style-type: none"> <li>Ordinance No. 1976 was adopted to allow density bonuses for affordable housing. Received one application requesting modifications and density bonus.</li> <li>Action not completed.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation for 2021-2029. Review and evaluate effectiveness of the minor modification process; make revisions as needed to encourage appropriate use.</li> <li>Continue implementation for 2021-2029. Consider incentives to encourage consolidation into larger parcels capable of supporting quality affordable housing.</li> </ul>
<b>HS1.3 Continue to Offer Financial Incentives</b>		
<ul style="list-style-type: none"> <li>Continue to provide fee reductions, general funds, low cost land, and other assistance for affordable housing projects.</li> <li>Consider waiving/paying the CVMSHCP fee (e.g. to acquire sensitive habitat) for lower-income affordable housing projects.</li> <li>Promote financial and development assistance programs for the building community on an annual basis.</li> </ul>	<ul style="list-style-type: none"> <li>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 &amp; multi-family housing.</li> <li>Resolution No. 24654 allowed reduced City-assessed developer and development impact fees for qualified projects.</li> <li>The City continues to allocate CDBG and other funds to support housing and community development objectives.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals.</li> <li>Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals.</li> <li>Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals.</li> </ul>
<b>HS1.4 Complete Zoning Code Amendments</b>		
<ul style="list-style-type: none"> <li>Allow emergency shelters by right in the M-2 zone to support goal of addressing the need for shelters in Palm Springs.</li> <li>Allow transitional and supportive housing as a residential use subject to restrictions that apply to uses in the same zone.</li> <li>Amend the Mixed Use development standards to allow up to 70 dwelling units per acre, consistent with the General Plan.</li> <li>Adopt “Reasonable Accommodation” provisions required by ADA to allow and improve the ability of disabled people to use and/or enjoy their dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>Ordinance No. 1974 was adopted to allow emergency shelters as a by-right use on designated sites in the M-2 zone.</li> <li>Ordinance No. 1974 was adopted to allow transitional and permanent supportive housing as by-right use in residential zones.</li> <li>Ordinance No. 2007 was adopted to allow for mixed-uses by-right use in the CBD, C-1, C-2 zones with density incentives.</li> <li>Ordinance No. 1975 was adopted to allow reasonable accommodations that would assist in eliminating barriers to housing opportunities for persons with disabilities.</li> </ul>	<ul style="list-style-type: none"> <li>Revise ordinance to require operations and management plan for shelters. Include plan for \$10 million in state funds.</li> <li>Amend zoning code to list housing in each residential zone; revise supportive housing provisions consistent with AB 2162.</li> <li>Continue implementation for 2021-2029; evaluate new provisions as needed to encourage mixed use development.</li> <li>Continue to process requests; periodically evaluate and amend, if needed, the reasonable accommodation ordinance to ensure its ongoing success.</li> </ul>

# HOUSING ELEMENT

**Table 3-41 Progress Toward 2014-2021 Housing Element Programs**

Housing Programs	Progress to Date	Evaluation
<b>GOAL 2 Foster a high quality of life and vibrant neighborhoods through the housing preservation, improvement, and community services.</b>		
<b>HS2.1 Implement Design Standards</b>		
<ul style="list-style-type: none"> <li>Continue to implement residential design standards through architectural review of residential projects.</li> </ul>	<ul style="list-style-type: none"> <li>Action ongoing. City established an architectural review committee to review projects for quality design.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation for 2021-2029. Consider creating objective development and design standards to the extent needed.</li> </ul>
<b>HS2.2 Continue to Implement Historic Preservation Program</b>		
<ul style="list-style-type: none"> <li>Continue to implement the historic preservation ordinance for residential structures that have historic significance or merit in Palm Springs.</li> <li>Continue to update the Historic Resources Survey and identify additional residential structures that could be designated as Class 1 or Class 2 historic structures.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing. The Historic Site Preservation Board reviews projects for compliance with historic structure regulations.</li> <li>Ongoing. City established its first historic resource officer and adopted a historic context statement. 100+ properties were designated Class 1 or 2 historic structures.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> </ul>
<b>HS2.3 Enforcement Property Maintenance Code</b>		
<ul style="list-style-type: none"> <li>Continue to implement code enforcement programs, using a progressive approach of voluntary compliance, administrative citations, and court action.</li> <li>Provide outreach education of lead-based paint hazards and provide assistance in compliance with federal regulations.</li> <li>Provide financial assistance, where appropriate, to remedy property maintenance and health code violations.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing. City continues to implement its code enforcement program. Ordinances expanded to address not only blighted structures but also blighted vacant land.</li> <li>Riverside County distributes education materials. No units in Palm Springs are identified with lead-based hazards.</li> <li>The City continues to make funds available to remedy property maintenance and health code violations.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> </ul>
<b>HS2.4 Continue Housing Rehabilitation Loan Program</b>		
<ul style="list-style-type: none"> <li>Provide rehabilitation loans to help low income households remedy health and safety code violations or make qualified housing repairs and modifications</li> <li>Continue comprehensive housing and neighborhood assistance under the Recapture Our Neighborhood program</li> <li>Continue the implementation of and periodic review of the City's mobile home park rent stabilization ordinance</li> </ul>	<ul style="list-style-type: none"> <li>The City issued grants to help low income households make home repairs. Nonprofit entities have been issued grants funds in 2020 to expand coverage.</li> <li>Funding has not been available for implementation of this program.</li> <li>Ordinance continues to be implemented. No changes are envisioned at this time.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Discontinue this program for the 2021-2029 housing element cycle due to lack of funding.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> </ul>
<b>HS2.5 Preserve At-Risk Housing Units</b>		
<ul style="list-style-type: none"> <li>Monitor status of affordable units at-risk of conversion; provide technical assistance as feasible to facilitate preservation.</li> <li>Support efforts to preserve Tahquitz Court, Sunnyview Villas, Racquet Club, Calle de Carlos, Palos Verdes Villas, Coyote Run, and Pacific Palms Apartments,</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>No publicly assisted affordable projects converted to market rates. However, several projects received state/ federal funds to extend affordability controls.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation for 2021-2029. Reassess projects that remain at risk and monitor on an annual basis.</li> </ul>

**Table 3-41 Progress toward 2014-2021 Housing Element Programs**

Housing Programs	Progress to Date	Evaluation
<b>GOAL 3 Facilitate and encourage a broad range of rental and ownership opportunities for people with special needs.</b>		
<b>HS3.1 Provide Rental Assistance</b>		
<ul style="list-style-type: none"> <li>Support the County of Riverside's housing voucher program and lobby for additional vouchers as needed.</li> <li>Continue to provide CDBG assistance, when available, to nonprofit organizations that can be used for motel vouchers.</li> </ul>	<ul style="list-style-type: none"> <li>The City conducts annual reviews of Public Housing Authority plan for consistency with the CDBG Consolidated Plan.</li> <li>City makes annual allocations to service entities, when funding is available and sought, for motel vouchers.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> </ul>
<b>HS3.2 Provide Fair Housing Services</b>		
<ul style="list-style-type: none"> <li>Continue to contract with fair housing providers to perform educational, advocacy, and mediation services.</li> <li>Periodically report to the City Human Rights Commission on the status of fair housing in the community.</li> <li>Continue to periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings.</li> <li>Distribute information about fair and equal housing and resources in libraries, service centers, and other public locations.</li> </ul>	<ul style="list-style-type: none"> <li>The City continues to contract with the Fair Housing Council of Riverside County for fair housing services and advocacy.</li> <li>The City reports to the Human Rights Commission on the status of fair housing on a periodic basis.</li> <li>In 2019, the City adopted its AI and incorporated key findings in the housing element for implementation.</li> <li>The City's fair housing provider continues to distribute information about fair and equal housing and resources.</li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> <li>Continue implementation during the 2021-2029 housing element cycle.</li> </ul>
<b>HS3.3 Housing Accessibility Program</b>		
<ul style="list-style-type: none"> <li>Update the City's Transition Plan as needed to identify; remove impediments to access by persons with disabilities.</li> <li>Amend Zoning Code to define and permit residential care facilities in a manner consistent with state law.</li> <li>Develop "Reasonable Accommodation" ordinance, and provisions for emergency, transitional, and supportive housing.</li> </ul>	<ul style="list-style-type: none"> <li><i>The City continues to implement accessibility projects, most recently at Demuth Park, new ADA curb ramps, and other projects.</i></li> <li><i>This action item was not completed and will be advanced to the 2021-2029 housing element.</i></li> <li><i>In 2019, the City amended the Municipal Code (Ord No. 1975) to allow for reasonable accommodations.</i></li> </ul>	<ul style="list-style-type: none"> <li>Monitor effectiveness of the Transition Plan; review and amend, as needed, to further opportunity for disabled people.</li> <li>Amend the municipal code in accordance with California Government, Health and Safety, and Welfare and Institutions Codes.</li> <li>Monitor effectiveness of ordinance in reducing fair housing concerns. Make amendments required by state law.</li> </ul>
<b>HS3.4 Support and expand programs to assist PLWH/A</b>		
<ul style="list-style-type: none"> <li>Identify additional housing opportunities for affordable housing. Expand collaborative network of supportive services.</li> </ul>	<ul style="list-style-type: none"> <li><i>The City worked with DAP on their Mater Plan and recently approved and dedicated funding to support a new 61-unit project.</i></li> </ul>	<ul style="list-style-type: none"> <li>Continue implementation during the 2021-2029 housing element cycle.</li> </ul>
<b>HS3.5 Support Emergency Shelter and Transitional Housing Program.</b>		
<ul style="list-style-type: none"> <li>Support the new multi-service center for homeless people (Roy's Multi-service Center) in north Palm Springs.</li> <li>Continue to support and fund services for homeless people through the Consolidated Planning process.</li> <li>Continue to work in collaboration with the Homeless Task Force and other providers of assistance to homeless people.</li> </ul>	<ul style="list-style-type: none"> <li><i>Roy's MSC was supported until its closure. Recovery International received \$27 million in county funds to repurpose the site for homeless and disabled people.</i></li> <li><i>The City just opened a homeless drop-in center and dedicated funding for affordable rental housing projects (54 PSH units).</i></li> <li>City continues to work with CVAG's Homeless Task Force and support preparation of a homeless service plan.</li> </ul>	<ul style="list-style-type: none"> <li>Amend zoning code to facilitate and encourage the development of housing for homeless people as required by state law.</li> <li>Implement recommendations to reduce homelessness in accordance with Barbara Pope's report and Council direction.</li> </ul>

# HOUSING ELEMENT

**Table 3-41 Progress toward 2014-2021 Housing Element Programs**

Housing Programs	Progress to Date	Evaluation
<b>GOAL 4 Fulfill the City's housing needs while protecting the natural environment and promoting an environmentally sustainable ethic.</b>		
<b>HS4.1 Green Building Code</b>		
<ul style="list-style-type: none"> <li>Develop a green building ordinance that encourages resource conservation in the construction and rehabilitation of housing.</li> </ul>	<ul style="list-style-type: none"> <li>The City of Palm Springs adopted the California Green Building Standards Code and related appendices, and subsequent updates in 2013, 2016, and 2019.</li> <li>In 2015, the City Council adopted Ordinance No. 1885 to provide an expedited, streamlined permitting process for small residential rooftop solar energy systems.</li> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Continue to implement and monitor effectiveness of the program for the 2021–2029 housing element cycle.</li> </ul>
<b>HS4.2 Hillside Development</b>		
<ul style="list-style-type: none"> <li>Continue implementing hillside development standards.</li> </ul>	<ul style="list-style-type: none"> <li>PMSC §93.13.00 regulates all hillside development in the city. It requires that all applications for hillside development be submitted pursuant to §94.04.00 of the code for architectural review processing.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to implement and monitor effectiveness of the program for the 2021–2029 housing element cycle.</li> </ul>
<b>HS4.3 Energy Conservation</b>		
<ul style="list-style-type: none"> <li>Continue implementation of the review of water conservation aspects of landscape ordinance.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>The City developed Technical Assistance Guidelines for applicants' projects for turf replacement and water efficient landscapes.</li> <li>The City followed Desert Water Agency water conservation contingency plans and regulations until the drought concluded.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to implement and monitor effectiveness of the program for the 2021–2029 housing element cycle.</li> </ul>
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.

# HOUSING ELEMENT

The following are among the specific programs that were included or amended in response to public participation.

**Table 3-42 Summary of Program Changes due to Outreach**

Source of Comments received	Generalized Comment	Program affected
Community	<ul style="list-style-type: none"> <li>Need more affordable housing in N. Palm Springs</li> </ul>	<ul style="list-style-type: none"> <li>HS 1.1 Adequate sites (revised to include sites in north Palm Springs)</li> </ul>
Community	<ul style="list-style-type: none"> <li>Need broader range of housing types and price points</li> </ul>	<ul style="list-style-type: none"> <li>HS 1.4 Accessory Dwellings (new)</li> </ul>
Community	<ul style="list-style-type: none"> <li>Need broader housing types for missing middle-income levels</li> </ul>	<ul style="list-style-type: none"> <li>HS 1.5 Small lot housing (new)</li> </ul>
Developers	<ul style="list-style-type: none"> <li>Need more multiple-family housing and obsolete hotels are an option</li> </ul>	<ul style="list-style-type: none"> <li>HS 1.6 Hotel conversions (new)</li> </ul>
Community and City staff	<ul style="list-style-type: none"> <li>Lack of affordable housing built and no-net loss requirements</li> </ul>	<ul style="list-style-type: none"> <li>HS 1.7 Inclusionary housing (new)</li> </ul>
Developers and HCD	<ul style="list-style-type: none"> <li>Residential standards could individually or cumulatively constrain development</li> </ul>	<ul style="list-style-type: none"> <li>HS 1.8 Zoning Code update (revised to include assessment)</li> </ul>
Developers	<ul style="list-style-type: none"> <li>Architectural review process was too subjective, resulting in delays</li> </ul>	<ul style="list-style-type: none"> <li>HS 2.1 Design Standards (included objective development and design)</li> </ul>
Developers	<ul style="list-style-type: none"> <li>Need to streamline development process to allow greater certainty</li> </ul>	<ul style="list-style-type: none"> <li>HS 2.5 Development Review Process (revised)</li> </ul>
Community	<ul style="list-style-type: none"> <li>Focus capital improvements in targeted areas</li> </ul>	<ul style="list-style-type: none"> <li>HS2.8 Capital Improvements (new)</li> </ul>
No. Palm Springs	<ul style="list-style-type: none"> <li>Crime and safety in certain neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>HS 2.9 Neighborhood Safety (new)</li> </ul>
Residents / HCD	<ul style="list-style-type: none"> <li>Need targeted reinvestment / place-based strategy</li> </ul>	<ul style="list-style-type: none"> <li>HS 2.10 Neighborhood focus (new)</li> </ul>
Residents / HCD	<ul style="list-style-type: none"> <li>Concern over expiring covenants on projects and preservation</li> </ul>	<ul style="list-style-type: none"> <li>HS 3.5 Preservation of At-Risk Housing (strengthened)</li> </ul>
Advocates / HCD	<ul style="list-style-type: none"> <li>Concern over lack of extremely low income housing</li> </ul>	<ul style="list-style-type: none"> <li>HS 3.6 Assist in Development of Lower Income Housing (new)</li> </ul>
Community and HCD	<ul style="list-style-type: none"> <li>Historic and current discrimination</li> </ul>	<ul style="list-style-type: none"> <li>HS 5.1 Fair Housing (new and strengthened)</li> </ul>
Community and HCD	<ul style="list-style-type: none"> <li>Address code amendments for housing for people with disabilities</li> </ul>	<ul style="list-style-type: none"> <li>HS 5.4 Housing People with Disabilities (revised)</li> </ul>
Community and State law	<ul style="list-style-type: none"> <li>Make code amendments and seek sites for housing homeless people</li> </ul>	<ul style="list-style-type: none"> <li>HS 5.5 Housing for Homeless People (revised)</li> </ul>
HCD and State law	<ul style="list-style-type: none"> <li>Need to update code to permit employee and agricultural housing</li> </ul>	<ul style="list-style-type: none"> <li>HS 5.6 Employee housing (new)</li> </ul>

Source: PlaceWorks, 2021



## GOALS, POLICIES, AND ACTIONS

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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 diminish 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 HSI: DIVERSE, BALANCED HOUSING OPPORTUNITY

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

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### 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.

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 residential developments offer or will offer single-family homes, townhomes and vacation condominiums anchored with high-quality golf courses, recreational amenities, and commercial developments. Many residential projects on a smaller scale are underway as well.

The City supports its neighborhoods through a mix of housing rehabilitation, capital improvement, and other programs. However, certain neighborhoods require more physical investment (e.g., Desert Highlands) due to the condition of housing and physical infrastructure. As indicated by surveys, housing conditions, community services, and other needed economic investments are of concern. In other areas, mobile home parks and selected apartment projects may also require ongoing reinvestments and repair.

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, assist seniors to maintain and improve their homes; and support the provision of senior services.
- 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.
- HS3.10 Seek to preserve housing opportunities for all residents through actions aimed at limiting displacement, preserving affordable housing, and expanding housing opportunities.

## 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.

# HOUSING ELEMENT

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 Work to 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 Work to end discriminatory actions in all aspects affecting the advertisement, sale, rental, financing, 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 Provide for counseling, dispute resolution and fair housing services, and disseminating resources to underrepresented residents, including non-English speakers.
- HS5.7 Administer municipal programs and activities relating to housing and community development in a manner consistent with the obligation to affirmatively further fair housing.
- HS5.8 Prohibit public or private land use practices, decisions, and authorizations based on protected class, including zoning laws, denials of use permits, and other actions otherwise authorized under Planning and Zoning Law, §65000 et seq.



## IMPLEMENTATION ACTIONS

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This section includes programs to implement the goals and policies in the Housing Plan. Table 3-40 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 HSI 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, farmworker/employee housing, and other housing types. To provide these opportunities, this housing element provides an inventory of vacant sites suitable for residential development to address city housing needs. As sites continue to diminish in number, 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 underutilized commercial areas, and other appropriate locations
- Monitor the availability of sites to ensure there is no net loss in capacity at appropriate densities to accommodate the RHNA in accordance with SB 166
- Report progress in housing construction on an annual basis as part of the preparation 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

# HOUSING ELEMENT

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
- Encourage the consolidation of lots less than one acre in size to facilitate 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):

- Approve fee reductions and waivers and other financial assistance, where feasible, for lower income housing in accordance with Res. 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 ***Accessory Dwelling Units.*** The City encourages the production of ADUs, casitas, and other similar housing and has adopted financial and regulatory incentives. ADUs are not allowed as short-term vacation rentals to ensure that adequate housing opportunities are available for residents. The City will continue to support and facilitate the production of ADUs to meet RHNA goals.

Action(s):

- Monitor ADU production as part of the annual APR; if production falls below levels needed to satisfy the unmet RHNA, rezone sites needed within six months
- Revise ADU ordinance by end of 2022 to allow such uses in all zones which allow for residential uses, including multiple-family and mixed use zones
- Develop a volunteer rental registry by the end of 2022 where property owners may advertise ADUs for rent to link prospective renters to ADUs
- Develop incentives to facilitate development of ADUs affordable to lower income households (e.g., pre-approved ADU plans, etc.) by the end of 2022
- Develop and distribute educational and outreach materials, including outreach specifically educating HOAs on allowing ADUs, by the end of 2022

***HS1.5 Small lot Housing.*** Palm Springs continues to see development of single-family homes and higher-end condominiums. However, these products are 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. Palm Springs has vacant sites suitable for these prototypes, but additional opportunities for middle income housing products exist.

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.

# HOUSING ELEMENT

HS1.6 ***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

HS1.7 ***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.

HS1.8 ***Zoning and Development Standard Update.*** State law changes periodically, requiring updates to the municipal code. For example, the Legislature enacted and extended the consistency requirement of SB 133 to charter cities. In other cases, minor amendments are needed to city codes, permitting processes, design review, or other development regulations to ensure consistency with state legislation enacted since 2017. On an annual basis, the City conducts a review of its various codes and development requirements to address such changes and will continue this practice.

Action(s):

- Review land use designations, zoning districts, and development standards to identify inconsistencies. Make changes to resolve actual inconsistencies
- Examine need for and feasibility of parking space modifications for residential uses to facilitate the development of quality multiple-family projects
- Amend zoning code to facilitate farmworker/employee housing, ADUs, emergency shelters, transitional housing, supportive housing, and residential care facilities in accordance with state law
- Amend zoning code and administrative processes to comply with SB 35 (Density Bonus) and SB 330 (Permit Streamlining and Objective Development and Design Standards)
- Analyze individual and cumulative impact of development standards (open space, lot coverage, height, and performance standard) on achieving maximum density in the R-2, R-3, and R-4 zones. If codes are found to be a constraint, revise to ensure maximum density is achievable on R-2, R-3, and R-4 sites. In the meantime, use administrative minor modification process to ensure residential development achieves at least 75 percent of maximum density on R-2, R-3, and R-4 sites.
- Review and revise, if needed, the definition of family and define housekeeping unit in accordance with state and federal fair housing law.

## GOAL HS2 IMPLEMENTATION ACTIONS

HS2.1 ***Design Standards.*** Palm Springs has residential neighborhoods with historic, architectural, and cultural significance. 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):

- Implement residential design standards through architectural review of residential projects; adopt objective residential development and design standards consistent with SB 330 requirements

HS2.2 ***Historic Preservation Program.*** Palm Springs has many residential structures of 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):

- Implement the historic preservation ordinance for residential structures and encourage Mills Act designations for eligible properties
- Update 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 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. Today, the Office of Neighborhoods provides residents with responsive, coordinated services that promote and support collaboration and communication through 49 recognized neighborhood organizations, 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 infrastructure projects as part of its capital improvement program (CIP). Every year, a CIP is submitted that identifies needed improvements to streets, storm drains, parks, community facilities, water/wastewater systems, and other capital facilities. Expenditures are prioritized based on community need and funding resources. 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):

- Prepare and implement CIP projects to improve infrastructure citywide and in target neighborhoods
- Explore options for focusing CIP projects to more disadvantaged or areas in need

# HOUSING ELEMENT

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 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

HS2.10 ***Neighborhood Focus Areas.*** The City has neighborhoods which have a constellation of health, employment, social services, education, physical infrastructure, housing, and public safety needs. These include Desert Highlands, Demuth, several mobilehome parks, and other locations. While many housing programs in this element address their needs, a focused “place-based-based” approach is needed to remedy past racial discrimination, stabilize neighborhoods from decline, and improve opportunities for residents.

Action(s):

- Survey disadvantaged areas to confirm issues and appropriate interventions to address needs
- Improve low-resource areas access to opportunities – transit, public safety, parks, and health resources
- Focus on wealth building opportunities through homeownership, education, and job opportunities
- Prioritize existing housing programs (HS2.3, 2.4, 2.7, 2.8, and 2.9) for these areas (HS2.10)

## GOAL HS3 IMPLEMENTATION ACTIONS

HS3.1 ***Rental Assistance.*** The County Housing Authority administers the housing choice voucher program (HCV) for Palm Springs. The HCV program extends rental subsidies to lower 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, unless the tenant chooses to pay a higher percentage. The voucher is accepted on a voluntary basis by the landlord. Approximately 1,326 households receive vouchers. The City also provides rental assistance to local service agencies for distribution to needy individuals and families.

Action(s):

- Support the County's rental housing choice voucher program to assist lower income and special needs households
- 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 implements a rental assistance program with CDBG funds. Approximately \$500,000 has been established for the program. Lift-to-Rise assists in providing rental assistance to income eligible lower income households residing in Palm Springs. Renters may receive one-time rental assistance of \$3,500 per household to cover two to three months of rent. Payments are 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 will also use "Lift-to-Rise" for the program.

Action(s):

- Provide emergency rental assistance due to COVID to income qualified households using qualified nonprofit(s), such as Lift-to-Rise
- Consider additional funding options to augment the rental assistance program to further housing security of Palm Springs residents

HS3.3 ***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

HS3.4 ***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



HS3.5 ***Preservation of At-Risk Housing.*** The City has an extensive stock of assisted multiple-family housing. The City facilitates preservation of affordable housing through monitoring, working with potential purchasers, offering incentives, educating tenants, ensuring complying with noticing, and other efforts in return for extending affordability covenants.

Action(s):

- Annually monitor the status of at-risk housing projects, specifically the Heritage, Tahquitz Court, Palos Verdes, and Palm Springs View Apartments
- Contact owners of properties at risk of conversion within one year of expiration to discuss City's desire to preserve projects as affordable housing
- Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months; educate tenants regarding tenant rights and conversion procedures pursuant to state law
- Reach out to agencies interested, including qualified entities, in purchasing and/or managing at-risk units
- Provide technical assistance, financial or regulatory assistance as feasible to encourage and facilitate preservation for affordable units at risk of conversion

HS3.6 ***Assist the Development of Low-Moderate Income Housing.*** The City actively assists in the development of housing affordable to lower-moderate income households, including extremely low income and special need households. Wherever feasible, the City offers regulatory concessions, financial assistance, and administrative support to that end.

Action(s):

- Offer low-cost land, fee reductions, and regulatory relief where feasible (Program HS1.2 and HS1.3),
- Proactively contact developers with the expertise to build projects (e.g., CVHC, DAP, etc.)
- Prioritize funding for affordable housing (see use of \$10 million in recent homeless services grant)
- Reach out and work with collaborative partners to provide services for this population (Program HS3.3)

## 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 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 implementing 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.
- Continuously engage the Human Rights Commission to promote improved relations; civic peace; intergroup understanding; and acceptance, respect, and participation of all persons 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.
- Contract with a fair housing provider to address landlord-tenant issues, pursue discrimination cases, prevent evictions, and improve housing security.
- Work with the Equity and Social Justice Committee to develop and implement goals policies, and initiatives to further fair housing.

HS5.2 ***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. Desert AIDS Project (DAP Health) is now recognized as a Federally Qualified Health Center (FQHC). DAP Health 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 agencies, 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

HS5.3 ***Senior Housing and Services.*** To meet their needs, the City endeavors to provide a full range of housing options for seniors and actively support and foster partnerships with agencies that serve senior residents. Low-cost transit options through Sunline and the improvement of bus stops and shelters to facilitate transit use. The City assists property owners in preserving existing affordable housing, including age-restricted mobile home parks. Residential care facilities and other assisted living options are permitted in accordance with the Community Care Facilities Act. The City also supports the Mizell Center, a non-profit senior center, and other entities, to provide a wide range of senior services. Lastly, the City distributes grants to income qualified seniors to repair their homes

Action(s):

- Continue to provide a full range of housing services for senior residents in Palm Springs
- Support and assist, where feasible, provision of health, social, transit, and other services to seniors.

# HOUSING ELEMENT

HS5.4 ***Housing People with Disabilities.*** Due in part to its large senior population, 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, as feasible, 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 serving 6 or fewer; specify zones where they are allowed, and mirror regulations for permitting them in accordance with state law.
- Explore opportunities to improve design standards for accessibility in multiple-family buildings to increase the number of units accessible
- Include fair housing outreach and education to reduce the occurrence of fair housing complaints related to disability of residents
- Periodically examine other provisions of the Zoning Code to assess potential constraints to development of housing for people and work to ensure that current processes are not an impediment.



HS5.5 *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 develop 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
- Work with county partners, CVAG, and local partners in pursuing local and regional projects that are designed to address the housing and supportive service needs of homeless people
- Amend municipal code to indicate that transitional housing and permanent supportive housing are allowed by right in each single and multiple-family residential zone in accordance with GC 65583 (a)(5)
- Amend zoning code to define single-room occupancy units and allow by right in zones where multifamily and mixed uses are permitted as required by AB 2162
- 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 in accordance with GC §65662; Explore locations for siting a navigation center.
- Amend zoning code to allow supportive housing by right in zones where multifamily and mixed uses are permitted in accordance with GC §65651(a)
- Develop a management plan process, parking standards (AB 139), and concentration standards within statutory law to ensure that shelters are designed and operated in an effective manner

# HOUSING ELEMENT

HS5.6 ***Employee Housing.*** The City has only 26 residents employed in the farming, forestry, fishing, and natural resource industries, most of which work for the national forest. There is no agricultural uses in the city, besides cannabis. However, as required by the Employee Housing Act, the Housing Plan contains a program to amend the zoning code to allow for employee housing for six or fewer employees as a by right use and treated like any other residential uses in the same zone. The Housing Plan also contains a program to amend the zoning code to allow for employee housing consisting of no more than 36 beds in a group quarter or 12 spaces as specified in Health and Safety Code, §17021.5 and §17021.6.

Action(s):

- Amend the Zoning Code to define employee housing, specify zones where such uses are permitted, and develop a by right permitting process consistent with the Health and Safety Code, §17021.5 and 17021.6.

**Table 3-43**  
**Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
Program HS1.1 Adequate Sites	<ul style="list-style-type: none"> <li>Maintain an inventory and map of sites (parcels) that are available for residential development and provide at the front counter upon request</li> </ul>	General Fund	Development Services	Annually
	<ul style="list-style-type: none"> <li>Explore opportunities for redesignating sites for housing along major corridors, and underutilized commercial areas, and other appropriate locations</li> </ul>	Same	Same	Annually
	<ul style="list-style-type: none"> <li>Monitor the availability of sites to ensure there is no net loss in capacity at appropriate densities to accommodate the RHNA in accordance with SB 166</li> </ul>	Same	Same	Annually
	<ul style="list-style-type: none"> <li>Report progress in housing construction on an annual basis as part of the preparation of the Annual Progress Report for the Housing Element</li> </ul>	Same	Same	Annually
	<ul style="list-style-type: none"> <li>Should insufficient residential sites for the RHNA occur, rezone adequate sites within 180 days to address the remaining shortfall by income category</li> </ul>	Same	Same	Annually
Program HS1.2 Regulatory Incentives	<ul style="list-style-type: none"> <li>Continue to process administrative minor modifications, density bonuses, General Plan amendments, and zone changes for projects that further City housing goals</li> </ul>	General Fund	Development Services	As projects submitted
	<ul style="list-style-type: none"> <li>Encourage consolidation of lots less than one acre in size to facilitate affordable housing. Provide technical assistance to property owners or developers in support of lot consolidation</li> </ul>	Same	Same	As projects submitted
Program HS1.3 Financial Incentives	<ul style="list-style-type: none"> <li>Approve fee reductions and waivers and other financial assistance, where feasible, for lower income housing in accordance with Res. 24654</li> </ul>	Varied sources	Community Econ. Development	As projects submitted
	<ul style="list-style-type: none"> <li>Continue to approve fee deferrals, reductions, and waivers for multifamily apartments, condominiums and ADUs/JADUs that serve middle income housing</li> </ul>	Same	Same	As projects submitted
	<ul style="list-style-type: none"> <li>Promote financial and development assistance programs to the community on an annual basis</li> </ul>	Same	Same	Annually
Program HS1.4 Accessory Dwellings	<ul style="list-style-type: none"> <li>Monitor ADU production as part of the annual APR; if production falls below levels needed to satisfy the unmet RHNA, rezone sites needed within six months</li> </ul>	General Fund	Development Services	Annually
	<ul style="list-style-type: none"> <li>Revise ADU ordinance to allow such uses in all zones which allow for residential uses, including multiple-family and mixed use zones</li> </ul>	Same	Same	End of 2022
	<ul style="list-style-type: none"> <li>Develop a volunteer rental registry where property owners may advertise ADUs for rent to link prospective renters to ADUs</li> </ul>	Same	Same	End of 2022
	<ul style="list-style-type: none"> <li>Develop incentives to facilitate development of ADUs affordable to lower income households (e.g., pre-approved ADU plans, etc.)</li> </ul>	Same	Same	End of 2022
	<ul style="list-style-type: none"> <li>Develop and distribute educational and outreach materials, including outreach specifically educating HOAs on allowing ADUs</li> </ul>	Same	Same	End of 2022
Program HS1.5 Small Lot Housing	<ul style="list-style-type: none"> <li>Review existing land use designations and make amendments as needed to provide opportunities for middle income housing.</li> </ul>	General Fund	Development Services	End of 2023
	<ul style="list-style-type: none"> <li>Create incentives and design guidelines to facilitate and encourage such housing</li> </ul>	Same	Same	End of 2023
Program HS1.6 Hotel Conversion	<ul style="list-style-type: none"> <li>Facilitate the conversion of hotels and/or motels to apartments where appropriate to encourage the development of apartments</li> </ul>	General Fund	Development Services	Ongoing

# HOUSING ELEMENT

**Table 3-43  
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
	<ul style="list-style-type: none"> <li>Consider regulations for hotel conversions and, if needed, revise accordingly to facilitate conversions of hotels to apartments</li> </ul>			2023
Program HS1.7 Inclusionary Housing	<ul style="list-style-type: none"> <li>Study the feasibility and effectiveness of an IHO ordinance on the production of affordable housing</li> <li>If deemed feasible, draft an ordinance to present to the planning commission and city council for action</li> </ul>	General Fund	Development Services	2022 2023
Program HS1.8 Zoning Code Updates	<ul style="list-style-type: none"> <li>Review land use designations, zoning districts, and development standards to identify inconsistencies. Make changes to resolve actual inconsistencies</li> <li>Examine need for and feasibility of parking space modifications for residential uses to facilitate the development of quality multiple-family projects</li> <li>Amend code to facilitate farmworker/employee housing, ADUs, emergency shelters, transitional housing, supportive housing, and residential care facilities in accordance with state law etc</li> <li>Amend code and administrative processes to comply with SB 35 (Density Bonus) and SB 330 (Permit Streamlining and Objective Development and Design Standards)</li> <li>Analyze individual and cumulative impact of development standards (open space, lot coverage, height, and performance standard) on achieving maximum density in the R-2, R-3, and R-4 zones. If codes are found to be a constraint, revise to ensure maximum density is achievable on R-2, R-3, and R-4 sites. In the meantime, use administrative minor modification process to ensure residential development achieves at least 75 percent of maximum density on R-2, R-3, and R-4 sites.</li> <li>Review and revise, if needed, the definition of family and housekeeping unit in accordance with fair housing law.</li> </ul>	General Fund Same Same Same Same	Development Services Same Same Same Same	Annually 2023 End of 2022 End of 2022 End of 2023 End of 2023
Program HS2.1 Design Standards	<ul style="list-style-type: none"> <li>Continue to implement residential design standards through architectural review of residential projects</li> <li>Adopt objective residential development and design standards to allow proposed housing projects to be reviewed in a consistent and timely manner</li> </ul>	General Fund	Development Services	As projects submitted End of 2024
Program HS2.2 Historic Preservation	<ul style="list-style-type: none"> <li>Implement residential design standards through architectural review of residential projects; adopt objective residential development and design standards consistent with SB 330</li> <li>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</li> </ul>	General Fund Same	Development Services Same	As projects submitted Same
Program HS2.3 Property Maintenance	<ul style="list-style-type: none"> <li>Implement code enforcement programs using a progressive approach of voluntary compliance, administrative citations, and court action</li> <li>Provide outreach education on code-related health hazards; provide assistance, where appropriate, to address property and structural code violations</li> </ul>	General Fund; CDBG Same	Building and Police Department Same	Ongoing Same
Program HS2.4	<ul style="list-style-type: none"> <li>Continue provision of grants to income-qualified residents to make improvements to their home</li> </ul>		Building, Community and	Annually

**Table 3-43**  
**Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
Housing Rehabilitation	<ul style="list-style-type: none"> <li>Enlist participation from nonprofits to assist with maintaining properties and funding home repairs</li> <li>Explore ways to improve trailer and mobile homes</li> </ul>	General Fund and CDBG Same	Economic Development  Same	Annually  End of 2023
Program HS2.5 Development Processing	<ul style="list-style-type: none"> <li>As part of annual process of reviewing zoning code regulations for cleanup items, revisit development review process</li> <li>If needed, propose modifications to the development process in light of current building activity and resource availability</li> </ul>	General Fund	Development Services	Annually
Program HS2.6 Mobilehome Park Preservation and Expansion	<ul style="list-style-type: none"> <li>Collaborate with HCD on park inspections</li> <li>Continue to enforce compliance with maintenance codes and offer home rehabilitation assistance</li> <li>Explore feasibility of a MultiHousing program</li> <li>Explore/facilitate options for resident ownership</li> <li>Evaluate/revise development standards for mobile home parks to allow expansion and encourage development of new mobile home parks</li> </ul>	General Fund	Development Services	Annually unless noted  2023 2023 2024
Program HS2.7 Neighborhood Services	<ul style="list-style-type: none"> <li>Continue to support, promote, and work with recognized neighborhoods organizations to improve and maintain neighborhoods in Palm Springs</li> <li>Evaluate ways to ensure multifamily and mobile home parks are included in Neighborhood Organizations</li> </ul>	General Fund	Office of Neighborhoods	Ongoing
Program HS2.8 Capital Improvements	<ul style="list-style-type: none"> <li>Annually prepare and implement the CIP to improve community infrastructure in neighborhoods</li> <li>Explore options for extending CIP to provide more targeted neighborhood efforts, focusing on disadvantaged areas in need</li> </ul>	Varied	Public Works Department	Annually
Program HS2.9 Neighborhood Safety	<ul style="list-style-type: none"> <li>Implement community policing activities collaboratively with residents to address safety concerns in neighborhoods</li> <li>Continue traffic management and safety programs, including sidewalk improvements, safe routes to school, and other programs to limit vehicle hazards</li> <li>Investigate implementing Crime Free Multi housing Program to improve safety within multiunit housing</li> </ul>	General Fund	Police Department	Annually  Annually  By 2024
Program HS2.10 Neighborhood Focus Areas	<ul style="list-style-type: none"> <li>Survey disadvantaged areas to confirm issues and appropriate interventions to address needs</li> <li>Improve low-resource areas access to opportunities -transit, public safety, parks, and health resources</li> <li>Focus on wealth building opportunities through homeownership, education, and job opportunities</li> <li>Prioritize existing housing programs (HS2.3, 2.4, 2.7, 2.8, and 2.9) for these areas (HS2.10)</li> <li>Report to the HRC on status of progress made</li> </ul>	varied  Varied  varied	Community and Economic Development  Same  same	2023  Annually  Annually
Program HS3.1 Rental Assistance	<ul style="list-style-type: none"> <li>Support the County's rental housing choice voucher program to assist lower income and special needs households</li> </ul>	HCV  CDBG	Community and Economic Development	Annually with HCV

# HOUSING ELEMENT

**Table 3-43  
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
	<ul style="list-style-type: none"> <li>Provide CDBG financial assistance, when available, to local nonprofit organizations that can be used for motel vouchers</li> </ul>			and CDBG allocation
Program HS3.2 Emergency Rental Assistance	<ul style="list-style-type: none"> <li>Provide emergency rental assistance due to COVID to income qualified households using qualified nonprofit, Lift-to-Rise</li> <li>Consider additional options to augment the rental assistance program to further housing security of Palm Springs residents</li> </ul>	CDBG	Lift to Rise	Annually
Program HS3.3 Resource Linkages	<ul style="list-style-type: none"> <li>Continue to maintain and expand resource linkages as needed to provide a range of support services to residents</li> <li>Provide opportunities for funding resource linkages through the ConPlan funding process and other opportunities as feasible</li> </ul>	General Fund	Community and Economic Development	Ongoing
Program HS3.4 Mobile Home Rent Stabilization	<ul style="list-style-type: none"> <li>Maintain mobile home rent stabilization ordinance; annually review and revise ordinance to address contemporary concerns</li> <li>Explore opportunities to address affordability and high levels of overcrowding in mobile home parks</li> </ul>	General Fund	Community and Economic Development	Annually
Program HS3.5 Preserve At Risk Housing	<ul style="list-style-type: none"> <li>Annually monitor the status of at risk housing projects, specifically the Heritage, Tahquitz Court, Palos Verdes, and Palm Springs View Apartments</li> <li>Contact owners of properties at risk of conversion within one year of expiration to discuss City's desire to preserve projects as affordable housing</li> <li>Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months; educate tenants regarding tenant rights and conversion procedures</li> <li>Reach out to agencies interested, including qualified entities, in purchasing and/or managing at-risk units</li> <li>Provide technical assistance, financial or regulatory assistance as feasible to encourage and facilitate preservation for affordable units at risk of conversion</li> </ul>	CDBG; private funding same same same same	Community and Economic Development same same same same	Annually As projects submitted same same same
Program HS3.6 Assist in Development of Lower-Moderate income housing	<ul style="list-style-type: none"> <li>Offer low-cost land, fee reductions, and regulatory relief where feasible (Program HS1.2 and HS1.3),</li> <li>Proactively contact developers with the expertise to build projects (e.g., CVHC, DAP, etc.)</li> <li>Prioritize funding for affordable housing (see use of \$10 million in recent homeless services grant)</li> <li>Reach out and work with collaborative partners to provide services for this population (Program HS3.3)</li> </ul>	Federal, state, & local funds same same	Community and Economic Development same same	As projects submitted Annually same same
Program HS4.1 Hillside Development	<ul style="list-style-type: none"> <li>Continue implementation of hillside development standards to protect viewsheds and topography</li> <li>Review and revise hillside development standards, as needed, to continue meeting preservation objectives</li> </ul>	General Fund	Development Services-	As projects presented
Program HS4.2 Water Conservation	<ul style="list-style-type: none"> <li>Continue implementation of the review of water conservation aspects of landscape ordinance</li> <li>Develop appropriate water conservation measures as needed to conserve water resources in the city</li> </ul>	General Fund	Development Services- Office of Sustainability	As projects presented



**Table 3-43**  
**Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
Program HS4.3 Energy Conservation	<ul style="list-style-type: none"> <li>Continue implementation of residential energy conservation programs and climate change mitigation, including solar energy, and exceed standards to the extent feasible."</li> <li>Encourage residents to take advantage of the options for energy from the Desert Community Energy and other available programs that improve energy conservation</li> </ul>	General Fund	Development Services- Office of Sustainability	As projects presented
Program HS4.4 CV MSHCP	<ul style="list-style-type: none"> <li>Continue implementation of the CV-MSHCP and the Tribal Habitat Conservation Plans</li> </ul>	General Fund	Development Services-	As projects presented
Program HS5.1 Fair Housing	<ul style="list-style-type: none"> <li>Continue to contract with local fair housing providers to perform a wide range of educational, advocacy, and mediation services</li> <li>Engage the Human Rights Commission to promote improved relations; civic peace; intergroup understanding; and acceptance, respect, and participation of all persons in the city</li> <li>As required by the federal government, prepare an Analysis of Impediments to Fair Housing Choice or Fair Housing Assessment and implement its findings</li> <li>Distribute information about fair and equal housing laws and resources in libraries, community centers, social service offices, and other public locations</li> <li>Contract with a fair housing provider to address landlord-tenant issues, pursue discrimination cases, prevent evictions, and improve housing security</li> <li>Work with the Equity and Social Justice Committee to develop and implement goals policies, and initiatives to further fair housing</li> </ul>	General Fund; CDBG same same same same same	Community and Economic Development same same same same same	Ongoing  Ongoing  Every five years  Annually  same  same
Program HS5.2 PLWA/HIV	<ul style="list-style-type: none"> <li>Identify additional housing opportunities for affordable housing for people living with HIV/AIDS</li> <li>Expand collaborative network of supportive services to serve people living with HIV/AIDS</li> </ul>	General Fund and CDBG	Community and Economic Development	Annually via budget + CDBG process
Program HS5.3 Seniors	<ul style="list-style-type: none"> <li>Continue to provide a full range of housing services for senior residents in Palm Springs</li> <li>Support and assist, where feasible, the provision of health, social, income, transportation, and other services to seniors.</li> </ul>	General Fund and CDBG	Community and Economic Development	Annually via budget + CDBG process
Program HS5.4 Housing for disabled people	<ul style="list-style-type: none"> <li>Support and seek opportunities, as feasible, to expand a variety of housing types to help address the diverse needs of persons living with disabilities</li> <li>Work with local and regional service providers to publicize information on available resources for housing and services for people with disabilities</li> <li>Review city codes for residential care facilities serving 6 or fewer; specify zones where they are allowed, and mirror regulations for permitting them in accordance with state law.</li> <li>Explore opportunities to improve design standards for accessibility in multiple-family buildings to increase the number of units accessible</li> </ul>	General Fund; CDBG same same same	Development Services same same same	As projects submitted  same  same  By 2023

# HOUSING ELEMENT

**Table 3-43  
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
	<ul style="list-style-type: none"> <li>Include fair housing outreach and education to reduce the occurrence of fair housing complaints related to disability of residents</li> <li>Periodically examine provisions of the Zoning Code to assess potential constraints to development of housing for people and work to ensure that current processes are not an impediment.</li> </ul>	same	same	By 2024
		same	same	Annually
Program HS5.5 Housing Homeless People	<ul style="list-style-type: none"> <li>Earmark state and federal funds to provide services and housing opportunities for homeless people through the consolidated plan process</li> <li>Work with county partners, CVAG, and local partners in pursuing local and regional projects that are designed to address the housing and supportive service needs of homeless people</li> <li>Amend municipal code to allow transitional and permanent supportive housing as a by right use in single and multiple-family residential zones in accordance with GC 65583 (a)(5)</li> <li>Amend zoning code to define single-room occupancy units and allow by right in zones where multifamily and mixed uses are permitted as required by AB 2162</li> <li>Amend municipal 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 in accordance with GC §65662; explore locations for siting a navigation center.</li> <li>Amend zoning code to allow supportive housing by right in zones where multifamily and mixed uses are permitted in accordance with GC §65651(a)</li> <li>Develop a management plan process, parking standards (AB 139), and concentration standards within statutory law to ensure that shelters are designed and operated in an effective manner</li> </ul>	General Fund and CDBG	Community and Economic Development  Development Services	Annually through CDBG process  Complete code amendments by 2023
Program HS5.6 Employee Housing	<ul style="list-style-type: none"> <li>Amend the Zoning Code to define employee housing, specify zones where such uses are permitted, and develop a by right permitting process-all consistent with the California Health and Safety Code, Sections 17021.5 and 17021.6.</li> </ul>	General Fund	Development Services	By end of 2022

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	120	-0-	-0-	-0-
Preservation	1,167		-0-	-0-

Source: City of Palm Springs, 2021

Note:

- Housing construction goals for very low income are split 50-50% between extremely low and very low
- Housing rehabilitation goals for very low income are split 2/3 for extremely low and 1/3 for very low.

