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SETTING THE CONTEXT

INTRODUCTION

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

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

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

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

LEGAL CONTEXT

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

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

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

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

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

RELATED PLANS AND PROGRAMS

The City’s housing element is directly related to a number of state- and federally mandated requirements for housing policy and planning. A description of these plans and programs follows.

Federal Planning Requirements

Palm Springs is required to prepare two 5-year plans as a condition of receiving certain federal funds for housing and community development activities, specifically Community Development Block Grants (CDBG). The “Consolidated Plan” (2020) identifies housing and community development needs for lower- and moderate-income households. The “Analysis of Impediments to Fair Housing Choice” (2019) ensures that policies, procedures, and programs are in place to affirmatively further fair housing. The housing element builds on these plans, and its goals, policies, and programs are consistent with applicable federal and state law.

Regional Housing Needs Assessment

State housing element law requires the Southern California Association of Governments to determine the amount of housing needed in its region and allocate the housing production need to each community. The allocation of housing need is based on statewide and local projections of population, employment, and housing need. State law requires cities to ensure that adequate sites, public facilities, infrastructure, and services are available to facilitate housing production commensurate with assigned need. Palm Springs’ housing element sets forth goals, policies, and programs to address its share of the region’s housing need.

General Plan Consistency

State law requires that general plans contain goals and policies that are internally consistent within each element and the general plan. For example, policies within the housing element must be consistent with one another and other elements, including the land use element, circulation elements, safety element, and others. As one or more elements of the general plan are updated at different times in the future, the housing element will be amended to maintain consistency in goals, policies, and programs. The General Plan update also includes an update to the safety element to incorporate climate change, resiliency, and environmental justice.

PUBLIC OUTREACH AND ENGAGEMENT

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

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 Indian Reservation. 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

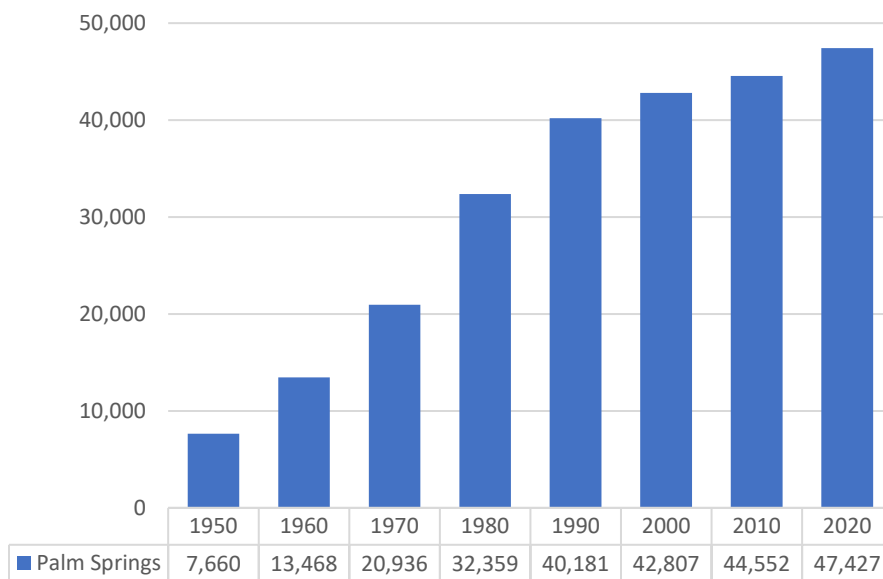
The community profile provides the context that informs the goals, policies, and programs for meeting the city’s housing needs. This section describes housing needs in Palm Springs, focusing on demographics, housing characteristics, special needs groups, and housing that is available for meeting the 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-aged 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 one of the lowest average household sizes in California.

Table 3-2 Household Trends, 2010–2018

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

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

Employment

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

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

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

Table 3-3 Occupations and Annual Earnings

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

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

Household Income

Palm Springs residents have a median household income of \$50,000, up slightly since 2010. Therefore, in comparison with the region, Palm Springs’ median household income is about 79 percent of the county median income. The household income profile 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 constant in size. Others have recorded significant change, such as a 15 percent decline in the \$25,000 to \$34,999 and 16 percent decline in the \$35,000 to \$49,999 household income brackets. Of note, there was also a 35 percent increase in the \$100,000 to \$150,000 income bracket and 24 percent increase in the \$150,000-plus income bracket.

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

Table 3-4 Household Income, 2010–2018

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

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

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

Table 3-5 shows the number and percentage of households by income and tenure in Palm Springs. Among renters, households are equally distributed among 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 ¹	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 ²	Income Profile by Race and Ethnicity			
	White	Hispanic	Asian	Black
+ Median Household Income	\$51,000	\$38,000	\$59,000	\$43,000
+ Percent of Residents in Poverty	16%	26%	16%	27%

Sources: 1. Comprehensive Housing Affordability Strategy, 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%
Housing Types				
Single-Family	21,075	61%	22,210	62%
Multiple-Family	11,572	33%	11,655	32%
Other	2,147	6%	2,147	6%

Source: Department of Finance, 2010-2020.

Housing Types

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

Single Family Homes

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



Condominiums

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



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

Sources: Redfin, 2019-2020.

Housing Tenure

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

As a resort community, Palm Springs has visitors each year who stay in vacation homes during the summer or winter months and rent their homes in addition to the many who own second homes. The City has registered 2,500 short-term rentals used for recreational purposes and prohibits accessory dwellings and apartments from being used as short-term rentals so as to maintain a sufficient supply of affordable rental housing in the city. Homeownership rates vary by race and ethnicity. Whites have the highest rate (67%), followed by Asians (53%), Blacks (43%), and Hispanics (35%).

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.

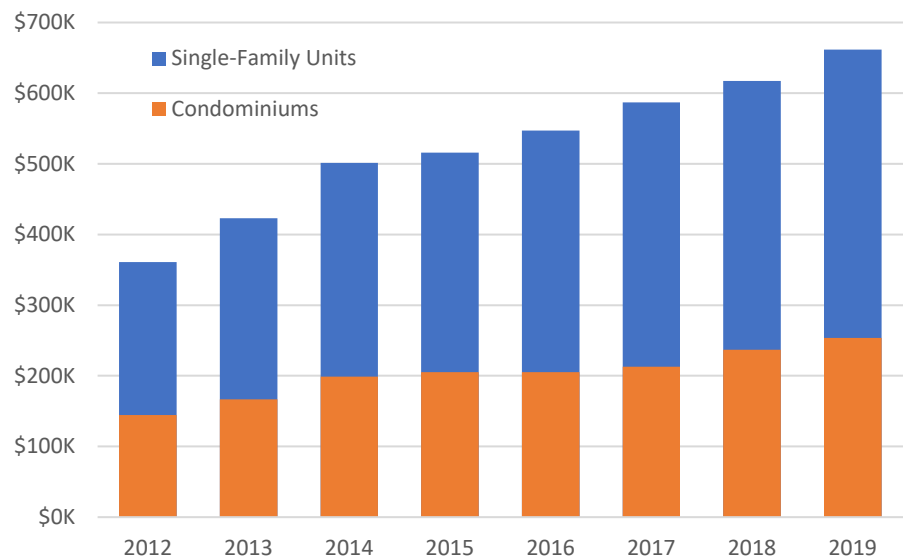
Table 3-8 Housing Tenure, 2010–2018

	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.

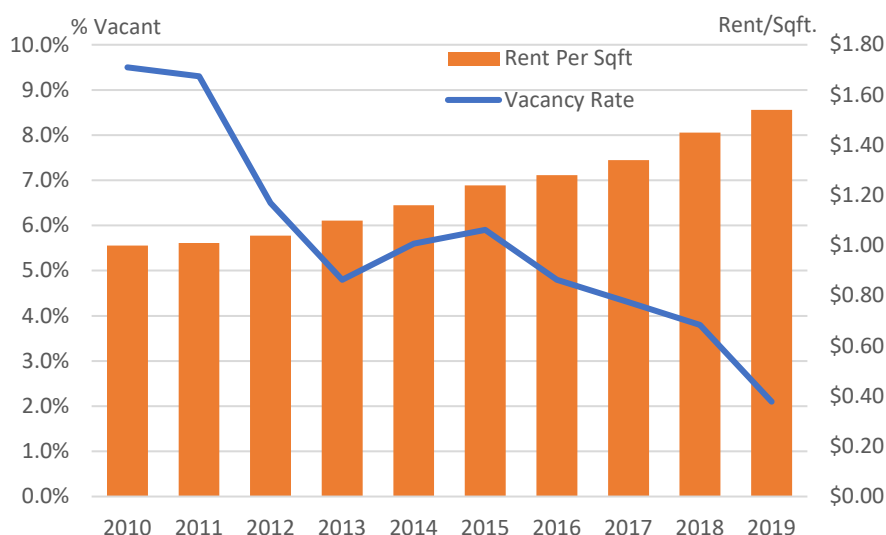
Table 3-9 Existing Home Prices, 2019-2020

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.

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.

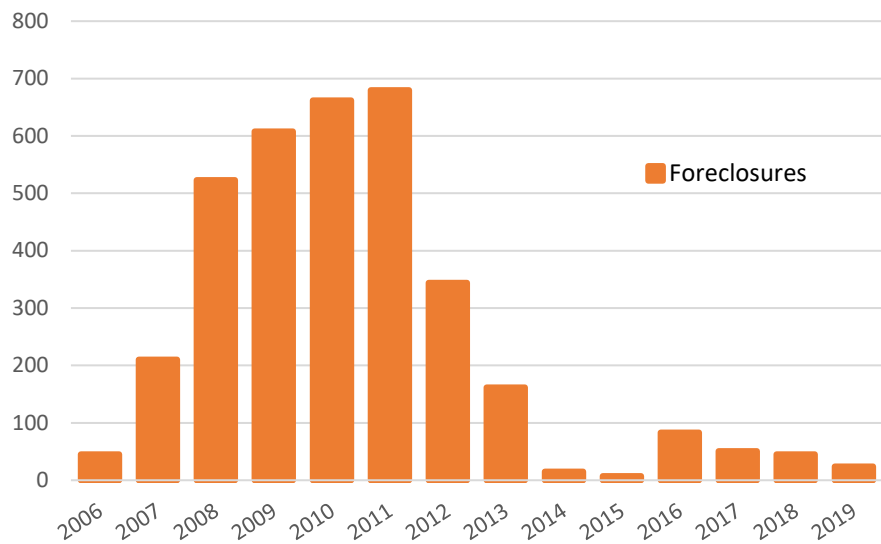
Table 3-10 Apartment Rents, 2020

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

Source: <https://www.zillow.com/mortgage-calculator/house-affordability/>.

Notes: Figures are estimated and will vary slightly depending on project specifications.

Assumptions:

¹ Household size of four persons. 2020 maximum income limits are established by the California Department of Housing and Community Development according to median family income (MFI).

² Assumes 30-year loan, 3.5% interest rate, 1.2% property tax, \$25,000 down payment, and \$250 monthly debt. Debt-to-income ratio is 36%, though certain loans allow higher DTIs, such as FHA (43%) and VA (41%).

³ Rental payment is assumed at no more than 30% of income since rent is not tax deductible. Assumes total utility allowance of \$150 monthly, which is deducted to arrive at the maximum monthly rent.

Housing Affordability by Income Level

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

Very Low Income (0 to 50 percent AMFI)

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

Low Income (51 to 80 percent AMFI)

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

Moderate Income (81 to 120 percent AMFI)

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

Housing Overpayment and Overcrowding

The mismatch between household income and housing costs typically results in two problems: overpayment and overcrowding. Households spending too much for housing have limited income left for other basic necessities of life. To avoid paying too much for housing, households may double up with others. This may lead to overcrowding, traffic and parking shortages, increased wear and tear on a home, and undesirable and 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 (ELI), very low (VLI), and low income (LI). These groups have the following income levels for a four-person household: \$26,200 for ELI, \$37,500 for VLI, and 60,250 for LI. These groups are known to have the greatest unmet housing needs, such as overpayment, overcrowding, or substandard housing—collectively referred to as “housing problems” by state and federal housing agencies.

Table 3-13 shows the prevalence of housing problems for ELI, VLI, and LI households. While few lower-income (ELI, VLI, and LI) households live in overcrowded units, the key issue is housing overpayment. Of note, 59 to 77 percent of homeowners and 72 to 87 percent of renters overpay for housing. Among ELI households, 72 percent of homeowners and 77 percent of renters overpay. The City’s 2021-2029 RHNA assumes a continued increase of 545 new ELI and VLI households in Palm Springs over the next eight years.

Table 3-13 Housing Problems of Lower Income Households

Tenure	Total Households	Over-crowding	Over-payment	Any Housing Problem
Owners				
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%)
Renters				
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.

Responding to the above housing needs requires a diverse strategy of permanent housing, rental assistance, and other support. The City permits ADUs—many of which are affordable to ELI and VLI households—and has a tremendous track record of production. The City is dedicating more than \$3 million each to assist in the development of the Monarch Apartments (7 ELI, 24 VL, 19 LI units) and Aloe Apartments (23 ELI, 37 VLI, 11 LI units). The City supports many nonprofit groups that serve ELI, VL, and LI residents. The City also works with the Housing Authority to publicize the voucher program, which targets ELI and VLI residents.

Housing Condition

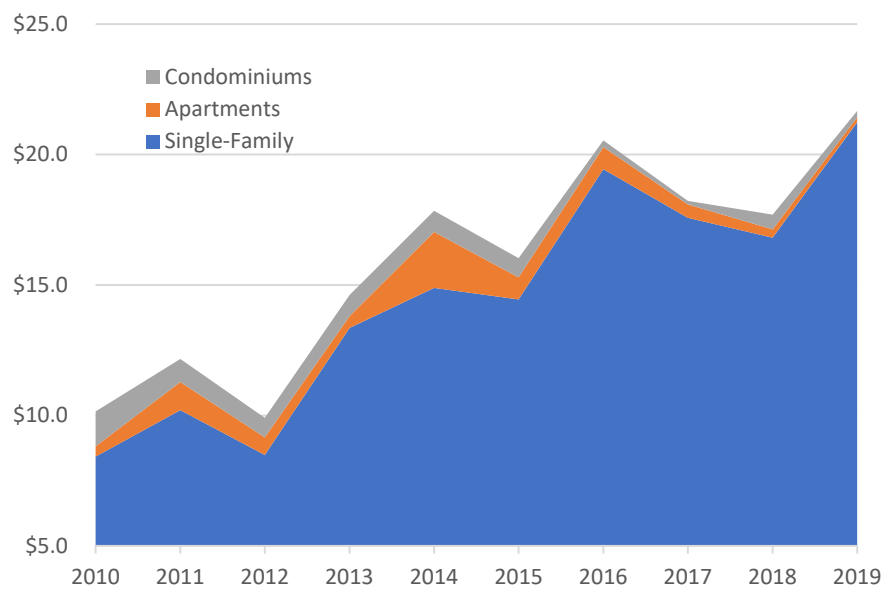
Palm Springs strives to ensure that neighborhoods provide a safe and healthful environment for residents. Housing that contains substandard living conditions affects the health of residents and the quality of the neighborhood. Housing conditions in Palm Springs can be estimated in different ways.

- ◆ **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 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 ¹	9,537	40%
Family Households with Children ¹	2,560	11%
Female Headed Family Households ¹	821	3%
Large Family Households ¹	957	4%
People with Disabilities ¹	8,156	17%
People with HIV/AIDS ²	2,900	N/A
People who are Homeless ³	189	<1%
People employed in Agriculture ⁴	<26	<1%

Sources:

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

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

Seniors

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

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

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

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 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 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. DAP Health 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 2022, Palm Springs reported 222 unsheltered homeless persons, a more than 75 percent increase the count of 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 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 SROs for formerly homeless and disabled persons. The City has agreements with housing developers to create new permanent supportive housing at the Aloe (25 units) and Vista Sunrise II project (29 units).
Drop-in Center	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.
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. The City allocated the funds to three projects (Aloe, Sunrise Vista II, and Monarch). In addition, the City will be opening a new homeless navigation center in north Palm Springs to further serve residents.

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 non irrigated 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.¹ 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.

¹ 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.

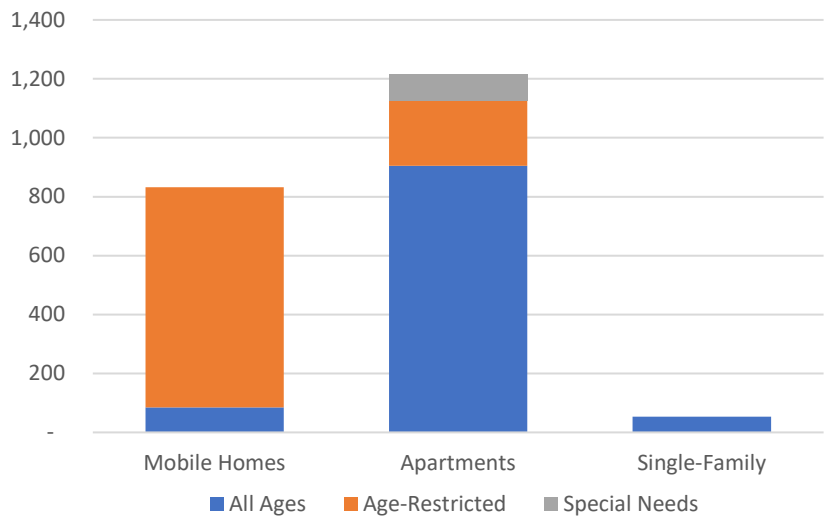


Figure 3-6 Assisted Affordable Housing in Palm Springs

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 4% LIHTC (2022)	44 DU 44 LI	2068
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	2026
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 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 \$21.1 million. Upon completion in 2011, the Rosa Gardens project was deed restricted as affordable, with a covenant running for 55 years ending in 2069.

Coyote Run I

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

Coyote Run II

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

Family Projects

Rancheria del Sol

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

Palos Verdes

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



Pacific Palms Apartments

Pacific Palms

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

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 proposed for a LIHTC but was not approved for \$16 million in tax credits. The owners have issued notice to the City that they will opt out in 2026.

Sunnyview Villas

Sunnyview Villas Apartments offers 44 affordable units for low income families. Built in 1971, 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 this 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. In 2020, Sunnyview Villas' rental affordability covenant expired when the mortgage matured, though HUD granted an extension to the project's HAP contract another 20 years till 2040. In 2023, the property owners will rehabilitate the property with \$20 million in bond funds, and extend affordability for 55 years.



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 DAP Health 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 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 Assist.	Resident Owned
Palm Canyon Mobile Club 1880 S. Palm Canyon Drive	All Ages	229 DU N/A	No	No	No
Golden Sands MHP 1900 San Rafael Road	All Ages	152 DU N/A	No	No	No
Horizon Mobile Village 3575 E. Palm Canyon Drive	All Ages	168 DU N/A	No	No	No
Sun Canyon Estates ¹ 22840 Sterling Avenue	All Ages	202 DU N/A	No	No	No
CareFree Mobile Village ¹ 17069 N Indian Canyon Dr	All Ages	96 DU N/A	No	No	No
Western Village Ranch 88 Bonanza Road	All Ages	129 DU N/A	No	No	No
Happy Trailer RV Park 211 W Mesquite Ave	All Ages	137 DU N/A	No	No	No
Parkview Mobilehome Estate 393 West Mesquite Ave	Seniors	187 DU N/A	No	No	Yes
Ramon Park 1441 E. Ramon Road	Seniors	264 DU 117 DU	Yes	No	No
Safari Park 2601 Cherokee Way	Seniors	215 DU 83 DU	Yes	No	No
Palm Springs View Estates 6300 Bolero Rd	Seniors	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 assisted 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 unit mobile home park built in 1955. Over the years, Sahara MHP incurred housing rehabilitation needs. To address that need, the CRA entered into an owner participation agreement in 2002 (amended in 2007) with Millennium Housing and loaned \$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. The other 125 units are rent controlled. In 2012, the City issued \$15 million in refunding bonds through the ICFA to finance rehab needs, and extended the expiration date of the covenants to 2057. In 2021, Millennium refinanced the \$12.5 million in bonds in return for extending the affordability covenant to 2076.

HOUSING ELEMENT

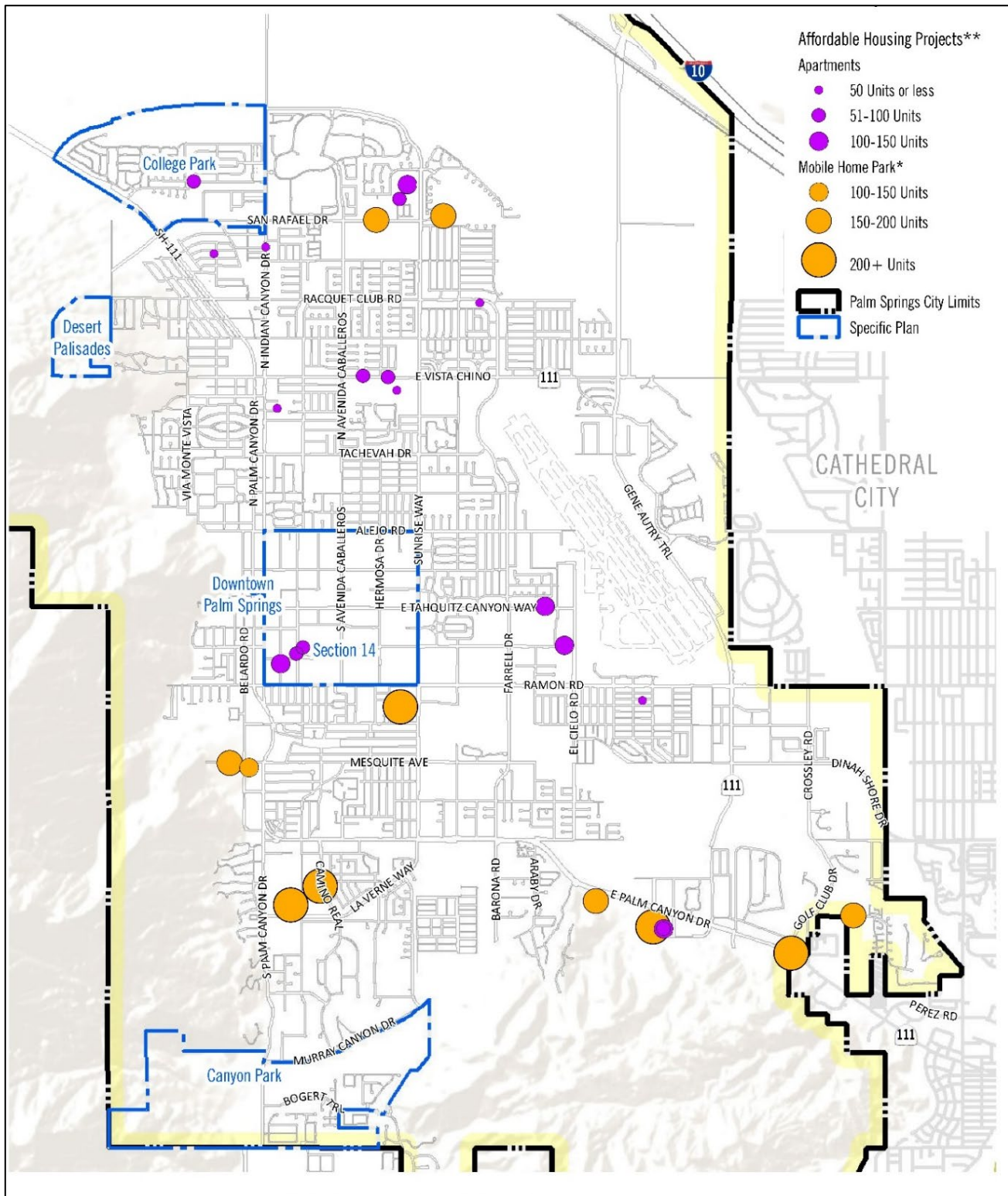


Figure 3-7 Affordable Housing Projects in Palm Springs

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

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 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.

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	Fee Reduction for Affordable Housing
City Development Fees			
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
Development Impact Fees			
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

City Fees	Single-Family Housing (46 units)	Multiple-Family Housing (17-units)	Reduction or Waiver for Affordable Housing
Planning Fees	\$46,353	\$10,128	Yes
Engineering Fees	\$142,478	\$36,822	Partial
Building Fees	\$172,930	\$44,540	Yes
Impact Fees			
Public Art (1/4% value)	\$24,929	\$9,687	Yes
Park In-lieu (\$5,781/du)	\$265,926	\$11,247	Yes
Construction Tax	\$42,703	\$10,371	Yes
City Sewer Capacity	\$138,000	\$51,000	Yes
Other Agencies			
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
Total	\$1,728,439	\$398,817	
Fees Per Market Rate Unit	\$37,575	\$23,460	

Source: City of Palm Springs Planning Department, 2020.

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

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 of Palm Springs provided a no cost land lease to facilitate the construction of Monarch Apartments, an affordable project for families.

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 larger residential lots	R-1-B R-1-C	15,000 sf 10,000 sf	3 du/ac 4 du/ac
Low Density (4.1 to 6.0 du/ac)	“Typical” single-family detached homes on standard lots.	R-1-D R-G-A (6)	7,500 sf 7,000 sf	6 du/ac 6 du/ac
Medium Density (6.1 to 15 du/ac)	Single-family attached and detached, multiple-family units, mobile homes.	R-1-E R-G-A (8) R-2	5,000 sf 5,000 sf Per GP	8 du/ac 8 du/ac Per GP
High Density (15.1 to 30 du/ac)	Higher density residential use (duplexes, town-homes, and apartments)	R-3 R-4	Per GP Per GP	Per GP Per GP
Central Business District ¹	Commercial, residential, and office uses at a high intensity and density	CBD	No min. lot sq. ft./unit – see density)	21-30 du/ac, up to 70 du/ac in the Downtown Core*
Mixed-Use and/or Multi-Use	Commercial, residential, and office uses at a low concentration and density	C-1; R-2	No min. lot sq. ft./unit – see density)	Per GP

Note: Palm Springs allows residential development in other lower density residential land use categories not listed above. These designations can be found in the General Plan land use element.

* Conditions apply to receive up to 70 du/ac in the downtown.

Specific Plans

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

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

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

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

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

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

Housing Opportunities

California law requires that cities facilitate and encourage the provision of a range of types and prices of housing for all income levels in a community. This includes not only conventional single- and multiple-family housing, but housing for persons with disabilities, people who are homeless, families with children, and other groups that require specialized housing.

The zoning code is the primary regulatory document that determines the type of housing provided. (The zoning code is part of the Palm Springs Municipal Code [PSMC].) Table 3-25 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
Conventional Housing						
• Single-Family	P	P	P			
• Manufactured Housing	P	P	P			
• Multiple-Family		P	P	P	P	
• Mixed Use (see narrative)						
• Accessory Dwelling	P	P	P	P		
• Mobile Home Parks						MHP: P
Special Needs Housing						
• Residential Care ≤ 6 beds	See narrative in text					
• Residential Care ≥ 7 beds	See narrative in text					
• Assisted Living		CUP	CUP	CUP	CUP	
• Emergency Shelter						M-2: P
• Transitional Housing	P	P	P	P	P	
• Permanent Supportive Housing	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.

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 and 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.

Accessory Dwelling Units (ADUs)

State law requires an administrative approval process for ADUs. 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 to continue supporting development of ADUs by monitoring production and affordability, creating and maintaining a volunteer rental registry for advertising, and streamlining approval through pre-approved ADU plans .

Farmworker and Employee Housing

The Health and Safety Code (HSC) §17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. HSC §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 employee housing that is not required of any other family dwelling (§17021.5 facility) or agricultural activity (§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 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. Daycare homes should be allowed in specified residential zones. The City allows family daycare homes, small and large, in specified residential zones. In 2020, the City Council adopted Ord. No. 2020 to reflect changes to state law. In 2023, the City Council further reduced barriers to establish childcare facilities by adopting Ord. 2076, which allowed childcare centers by right in most commercial and some industrial zones.

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 (H& S Code § 1502(a)). The City administratively permits licensed facilities serving six or fewer people by right in all residential zones and treats them like any other residential use in the same zone. The City's Zoning Code does not refer to these community care facilities. The Housing Element (HS5.4) includes a program to update regulations for facilities serving six or fewer people in accordance with state law. Similarly, under the proposed Housing Plan, large facilities with seven or more residents will be permitted by right in all zones allowing residential uses and treated the same as other residential uses of the same type in the same zone.

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 type” to conditionally permit larger community care facilities. A review of all projects (9) submitted since 2005 found the following approval information: a) all nine community care facilities were conditionally permitted and eight were approved in residential zones; and b) the City permitted facilities for substance abuse recovery, intermediate care, and PLWA assisted living care. This high level of approval demonstrates that the City conditional use permit and regulations 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 ¹	Minimum Lot Size	Maximum Bldg. Height	Front, Side, & Rear Yard	Lot Coverage
G-R-5	2 du/ac	5 acres	1 story (15')	50' x 50' x 50'	20% max
R-1-A	2 du/ac	20,000 sf	1 story (18')	25' x 10' x 15'	35% max
R-1-B	3 du/ac	15,000 sf	1 story (18')	25' x 10' x 15'	35% max
R-1-C	4 du/ac	10,000 sf	1 story (18')	25' x 10' x 15'	35% max
R-1-D	6 du/ac	7,500 sf	1 story (18')	25' x 7.5' x 15'	35% max
R-1-E	9 du/ac	5,000 sf	1 story (18')	15' x 6' x 15'	45% max
R-G-6	6 du/ac	2 acres	1 story (24')	25' x 10' x 20'	50% max
R-G-8	8 du/ac	2 acres	1 story (24')	25' x 10' x 20'	50% max
R-2	15 du/ac	20,000 sf	2 story (24')	25' x 10' x 10'	50% lot ²
R-3	21 du/ac	20,000 sf	2 story (24')	25' x 10' x 10'	None
R-4	30 du/ac	2 acres	30' maximum	30' x 10' x 20'	None
CBD	30 du/ac ³	9,600 sf	30' maximum	PC determined	55% lot
R-MHP	—	5,000 sf	2 story (24')	40' x 15' x 15'	None

Source: City of Palm Springs Zoning Code 2020.

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

1. Maximum density is determined by the General Plan and minimum lot size required for each unit.

2. For R-2 developments that include structures taller than 18' or 1 story, the max. lot coverage is 30%.

3. Ordinance #1977 allows for a maximum density of 70 du/ac in the CBD with a PD or Specific Plan.

The most pertinent 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.

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 residential development. The following is a brief assessment of these factors.

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 (except several projects that are currently under construction), the City approved three multiple-family projects on R-2 zoned land. Of those projects, two were approved on nonconforming lot size. These projects were approved at maximum densities without any other discretionary action. The three projects are:

- 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)

In analyzing the City’s residential development standards, the combination of open space, height, and lot coverage standards *coupled* with performance standards on usable landscaped open space and outdoor living and recreation area can limit the achievable density of proposed housing projects in the R-2, R-3, and R-4 zones. According to HCD, developers will need between 12 and 15 feet per story, higher associated structure heights, and three stories for a project to be feasible in R-3 and R-4 zones. The Housing Plan proposes a program to revise height limits and address open space and performance standards to ensure that projects can achieve maximum density in each zone.

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 Residence	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 residential 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 mobile home parks
- ◆ 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 at density levels well below the default density in state law.

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 Projects	
	Coyote Run	Vista Sunrise	Rosa Gardens	Monarch Apts.	Sunrise Vista II
Characteristics					
+ Occupancy	Family	Spec Need	Family	Family	Spec Need
+ Year Built	2006	2007	2011	2021/22	2021/22
+ Zoning District	R2	R2P	R2	R2	R2
+ Project Units	66	80	57	60	61
+ Project Density	15	21	13	17	27
+ % Max. Density	100%	140%	87%	113%	*
Incentives Provided					
+ Land Lease	Yes	Yes	No	Yes	No
+ Fee Waiver	Yes	Yes	Yes	Yes	Yes
+ Financial Assistance	Yes	Yes	Yes	Yes	Yes
+ Density Bonus	No	Yes	No	Yes	No

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 significantly higher density with density bonuses. As discussed earlier, the City is proposing to review and 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. Regulations 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 based. The one exception is for vacant or boarded up properties. In those situations, the City requires that such properties be registered with the Code Compliance Division 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—

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 mobile home 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 Review 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 acts 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

Steps Required	Single-Family	Multiple-Family Project
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 with City architectural standards 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 Architectural Review Committee;
- 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 Architectural Review Committee;
- 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 surrounding 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, 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. These residential design and development standards will be consistent and in accordance with state law (Gov’t Code §65913.4).

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 2,500 units have been authorized for use as short-term vacation rentals in Palm Springs as of January 2023.

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 Patterns²

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 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 only allowed 5 to 25 year lease options on reservation land. These restrictions, 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.

² 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.³

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.

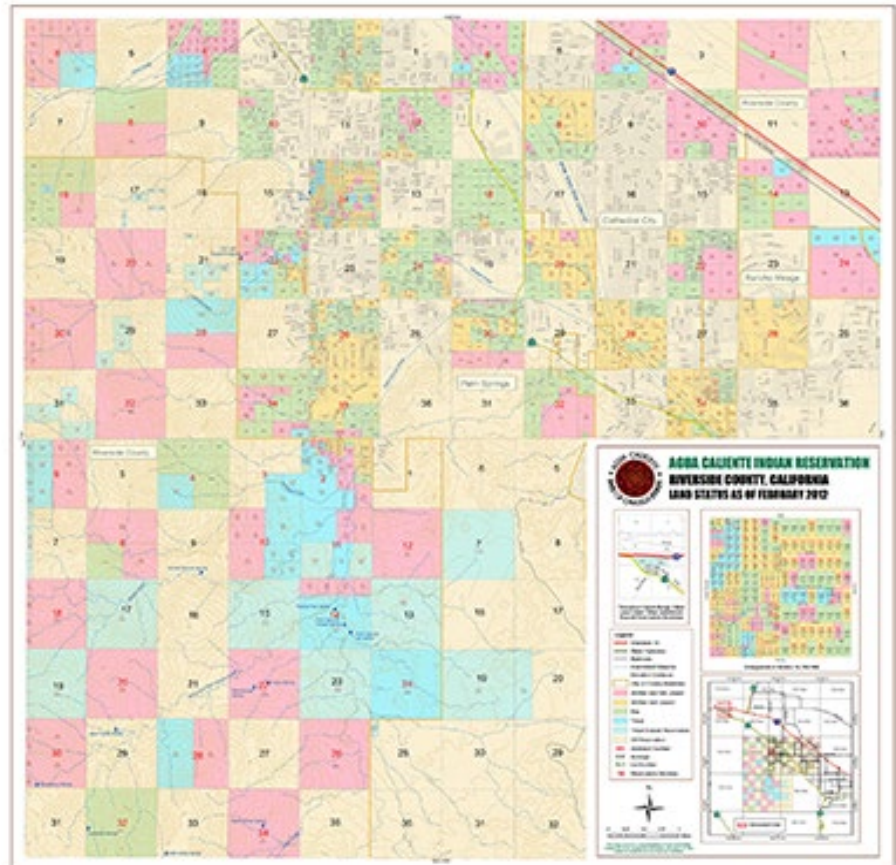


Figure 3-8 Land Ownership Pattern in Palm Springs

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

³ "Palm Springs Task Force (Cox Report). Report on the Administration of Guardianships and Conservatorships Established for Members of the Agua Caliente Band of Mission Indians, California Department of the Interior, March 1968.

Modern History

Palm Village, as the City 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.⁴ 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.⁵ 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.⁶ 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.

⁴ Context: Ethnic Minorities in Palm Springs, City of Palm Springs, Citywide Historic Context Statement & Survey Findings, Historic Resources Group, 2019.

⁵ <https://chsa.org/wp-content/uploads/2017/05/CHSA-CAEI-ChineseExclusionAct.pdf>.

⁶ African Americans Shaping the California Desert: Coachella Valley, KCET SoCal 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. 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, land held in Trust by the Bureau of Indian Affairs and part of the Agua Band of Caliente Indian Reservation. Rental opportunities off the reservation were not available, and deed restrictions prevented nonwhites from purchasing land.

In its early days, no formal planning or building permitting efforts were undertaken on Indian lands. 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 lessees and others 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.



Palm Springs Historical Society

By the 1950s, it became apparent that Section 14, sitting adjacent to downtown Palm Springs, was a valuable piece of real estate; its development had the potential to bring financial security to the Agua Calientes. The Tribal Council created a master plan for Section 14 in 1957 but could not capitalize on this opportunity until an all-woman Tribal Council, led by Chairwoman Vyola Ortner, petitioned for longer term land leases (only five-year leases were allowed until 1955 when 25-year leases were approved by the federal government). Financiers favored leases of 54 years, so the Tribal Council continued to lobby, and in 1959, when President Dwight Eisenhower signed a bill into law authorizing 99-year leases, it unlocked the development potential of Section 14.

Concerns about health and living conditions on Section 14 began as early as 1934, when an inspection report was issued by the state of California, detailing State Board of Health violations recommending the abatement of all substandard types of habitation. In 1951, when these deteriorating structures were condemned by the state health code and evictions were to begin, the City Council passed a resolution instructing the City Manager to work closely with state and county health authorities to defer evictions.

In 1953, the City Council declared a moratorium on abatement of substandard housing on Section 14 that would be abated pursuant to the provisions of the State Housing Act. In order to clear the land for Tribal development, eviction notices were eventually given to residents of Section 14 by the Bureau of Indian Affairs, Tribal landowners, conservators, guardians or the courts. Racially discriminatory practices at the time Section 14 was inhabited led to racial and ethnic disparities when Section 14 was cleared.

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 in the southeastern edge of Palm Springs. Filipinos relocated to Veteran's Tract (south of the airport), while others relocated to Banning and Riverside. Meanwhile, many Latinos relocated to northern Palm Springs or eastern Coachella Valley.

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 Racquet Club West) and central areas (Baristo, DeMuth Park, and Sunrise Park). Andreas Hills, Escena, and El Rancho Vista Estates have a median income topping \$100,000 (Figure 3-10)

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 (DeMuth, Rimrock, El Dorado Palms, etc.). In these neighborhoods, 20 to 30 percent of residents live below the poverty line due to the incomes of those neighborhoods (Figure 3-11).

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. Homeownership rates also vary according to income as well.

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 3-12). 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 wealthiest 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.

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 prevalence of people with a disability double 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, ranking the fourth 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 3-13).

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 3-14). In Palm Springs, 60 percent of renters overpay for housing, which ranks the 4th 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 3-15). In these neighborhoods, the median household income is generally very low income and lends itself to greater prevalence of overcrowding.

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 citywide housing conditions survey, anecdotal evidence suggests that housing rehabilitation need is disproportionately concentrated in certain neighborhoods. These include the Desert Highlands/Gateway, parts 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 mobile-home parks also have units in need of rehabilitation.

In 2023, the City funded a new housing rehabilitation program. The program will be allocated \$275,000 for home repairs, with grants allocated to owner-occupied housing units and mobile homes. The funds will be prioritized to address significant code violations, lead abatement, and issues such as electrical, HVAC, roofing, and other housing conditions. CDBG funds will be used and earmarked for very low-income households. The limit will be raised to \$15,000 per unit, which could fund 20 units annually at the maximum limit. Homes in Desert Highlands, Demuth, and Crossley neighborhoods will be eligible if the owner meets income qualifications.

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 increased further to 222 persons as of 2022. The City’s per capita homeless rate is the highest in the Coachella Valley.

Historically, Roy’s Resource Center in north Palm Springs, located in the City’s M-2 zone, was the primary point for providing emergency shelter and wrap-around services for homeless clients. However, in 2019, the County of Riverside spent \$27 million to rehabilitate Roy’s Resource Center to repurpose the site into a mental health facility. This left a gap in the available number of emergency shelter services in Palm Springs as well as the west Coachella Valley.

Palm Springs will continue to implement recommendations to address homelessness from “The Path Forward: Toward an End to Homelessness in the Coachella Valley.” The City has developed a program, also discussed in the Housing Plan. The program includes:

- **Code Revisions.** Revision of codes governing the definition and permitting of emergency shelters, transitional housing, permanent supportive housing, and navigation centers.
- **New Housing.** Completion of the Aloe and Sunrise Vista II Apartments, which will dedicate approximately 50 units for persons who are at risk of homelessness.
- **Access Center.** Opened the Palm Springs Access Center. Martha’s Village will provide case management and job resources, with full wrap-around services seven days a week.
- **New Navigation Center.** In 2021, City Council approved the project application for an 80-modular-unit navigation center on a 3.6-acre site at 3589 McCarthy Road.
- **Cooling Centers.** The City opened three seasonal warm weather/cooling centers at: 1) Highland Unity Center; 2) Demuth Community Center; and 3) the public library.
-

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 not at risk of conversion until past 2050. Program HS3.5 takes proactive steps to preserve affordable housing.

Displacement risk can also be mitigated, to some extent, by maintaining rental assistance. Palm Springs has about 637 households who use housing vouchers (267 project-based vouchers and 370 tenant-based vouchers) to afford rental housing in the city. Most tracts show 2 to 5 percent of rental units accepting vouchers. Figure 3-19 shows the location of affordable housing in Coachella Valley, and Figure 3-20 shows the use of housing vouchers.

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. Communities of interest include both unincorporated and incorporated areas which are considered disadvantaged.

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 2022, 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 identified three additional DUCs near Palm Springs, but outside its sphere-of-influence.



Disadvantaged Unincorporated Community

Disadvantaged Incorporated Communities

During the Housing Element update, the City conducted workshops in areas of the city known to be historically disadvantaged based on disinvestment, past segregation, and housing discrimination. The three areas are: Desert Highlands/Gateway, Lawrence Crossley, and DeMuth Park tracts. As noted earlier, the combination of race-restrictive covenants during the 1950/1960s forced residents displaced from Section 14 to relocate to areas outside the city. These areas were annexed into the City several decades later.

A generalized description of each area follows.

- ***Desert Highlands/Gateway Estates.*** This area is north of San Rafael Road and west of Indian Canyon Drive. When Section 14 was demolished, African Americans migrated to the Desert Highland Estates Tract (1951) and Gateway Estates (1960), where FHA low-interest loans were available. The area was annexed in the mid-1960s. It is home to about 450 homes and is the center of the African American population and a growing Hispanic population.
- ***Lawrence Crossley Tract.*** This 20-acre tract (1958) is bordered by 34th Avenue to the north, Martha Street to the south, the west side of Lawrence Street to the west, and the east side of Marguerite Street on to the east. The 77-parcel development was composed of a series of modest Minimal Traditional-style homes. Crossley intended the subdivision for African American families who were largely barred from living in other Palm Springs tracts by racial restrictions. The tract is physically isolated in southeast Palm Springs.
- ***Veterans/DeMuth Tract.*** This 225-acre area is south of the airport and east of Farrell Drive. Veterans Tract includes the 96-parcel Desert Tract (1946), the 200-parcel Vista Del Cielo Tract (1946), the 54-parcel Val Vista Tract (1947), and other later tracts. This area was built for GIs returning from the war. Filipino farmers, chefs, and hotel workers established homes and, along with a Hispanic population, built a multigenerational, multicultural community.

Figure 3-9 on the following page illustrates the location of each neighborhood and proximity to a sample of public/community facilities and services.

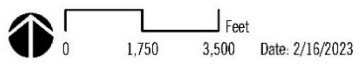
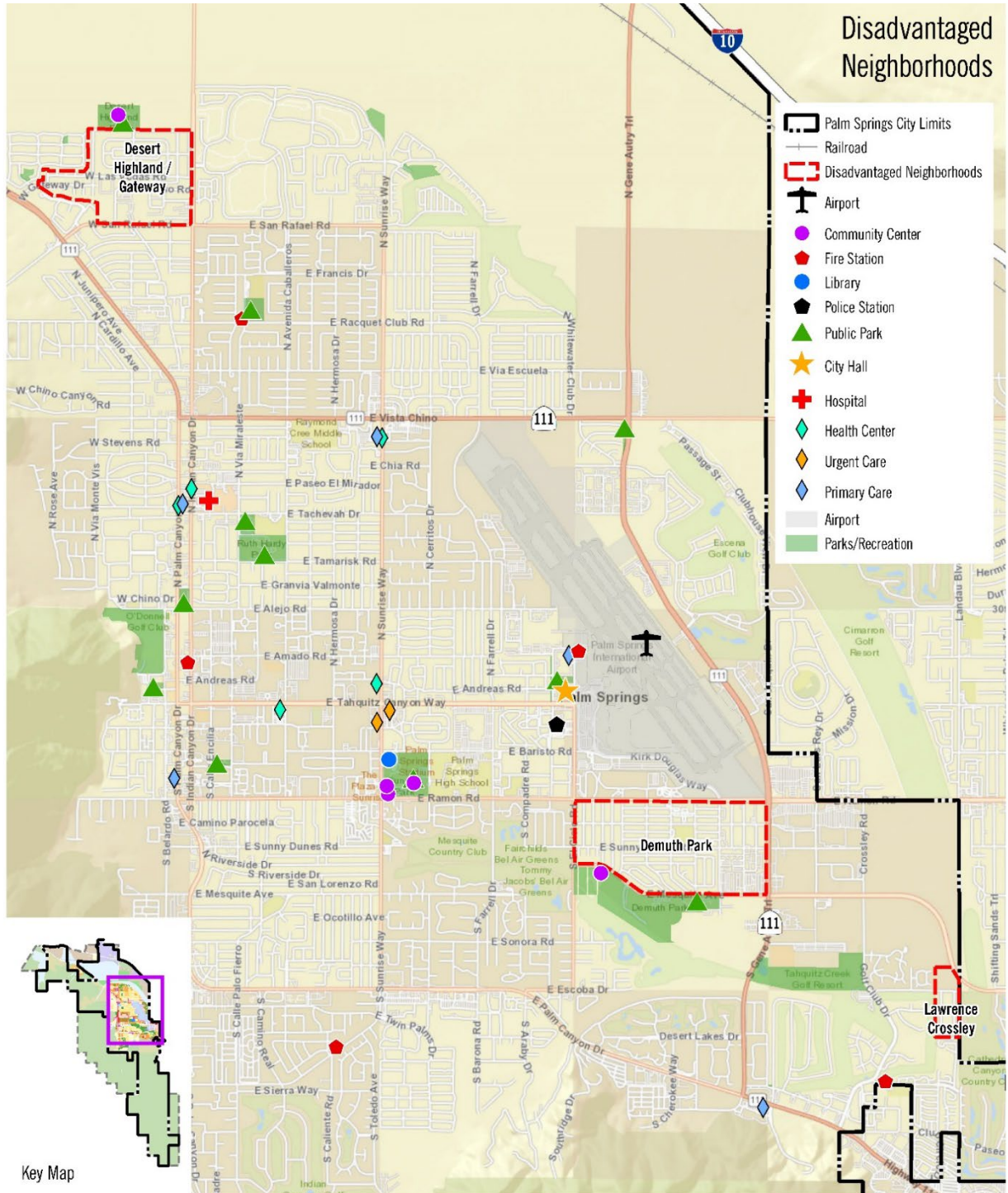


Figure 3-9 Disadvantaged Incorporated Communities

HOUSING ELEMENT

There are also legacy fair housing issues in each of the three neighborhoods. Among others, the fair housing issues include poorer condition of housing, neighborhood quality and disinvestment, concentrations of disproportionate burden, crime and violence, lower educational attainment, unemployment, and a need for enhanced opportunity, including wealth-building opportunities through homeownership.

Table 3-30 summarizes the most frequently raised fair housing issue for each of the three disadvantaged neighborhoods. Responsive programs, discussed later, are included in the Housing Plan in an effort to address many of the legacy issues cited and to improve the quality of life in these neighborhoods.

Table 3-30 Fair Housing Issues in Disadvantaged Neighborhoods

Fair Housing Issue	Disadvantaged Neighborhood		
	Desert Highland Gateway	Demuth / Veterans Tract	Lawrence Crossley
Housing insecurity due to disproportionate burden, including poverty, overpayment, and overcrowding	Yes	Yes	Yes
Limited affordable rental housing, lack of opportunities to become a homeowner, housing at risk of conversion.	Yes	Yes	Yes
Need to improve the physical quality of housing units (deferred maintenance) and property maintenance	Yes	Yes	Yes
Crime, violence, gangs, and/or youth delinquency in the immediate neighborhood	Yes		
Limited amenities, which may include parks, grocery stores, and health care, and poorer health conditions	Yes		Yes
High unemployment, lower academic scores, and need for employment / educational opportunity	Yes	Yes	Yes
Limited options for transit access to the rest of Palm Springs and employment centers where residents work.	Direct transit access to the two major job corridors—Ramon, Palm Canyon		
Need for improvements to roadways and supporting infrastructure (streets, lighting, sidewalks, etc.)	Yes	Yes	Yes
Need for stronger family support systems to support parents and their children in school	Yes		Yes
Linguistic isolation and/or limited participation in Palm Springs neighborhood organizations		Yes	Yes

Source: City of Palm Springs, Stakeholder interviews, 2020/21

Measure J Projects and Other Community Projects

In 2011, Palm Springs voters approved Measure J, a dedicated local revenue measure in the form of a 1 percent sales tax increase to maintain local community services and revitalize Downtown. The sales tax was earmarked for 25 years, from 2012 to 2037. More than \$60 million has been raised for local projects. The City also allocates \$1 million annually for community-initiated projects.

In addition to Measure J projects, the City and nonprofits have initiated other community-based projects for these neighborhoods. Representative projects that the City has funded that target services to Desert Highlands, Demuth Park, and Crossley are below:

Key projects benefitting disadvantaged neighborhoods include, but are not limited to, the following:

- \$415,000 – Desert Highland Unity Center (2015/16)
- \$250,000 – iHub Accelerator Campus (2015/16)
- \$312,000 – Desert Highland Light Poles (2016/17)
- \$500,000 – Demuth Park ADA projects (2016/17)
- \$500,000 – Demuth Park ADA projects (2017/18)
- \$2.0 mill. – Palm Canyon Ped projects (2019/20)
- \$1.0 mill. – Main Library improvements (2019/2020)
- Desert Highlands mobile health van (2021)
- Desert Highland – funding for City afterschool program
- Desert Highland BRAAF African American facility
- \$2 million– Local match for CVAG projects

The City has several other capital projects that will improve quality of life in areas within and adjacent to disadvantaged neighborhoods. These include improvements to community centers, new dog parks, and enhancements to playgrounds, ballfields and other amenities. These projects are planned for completion during the housing element planning period, as shown in Table 3-31. Additional improvements proposed during the housing element planning period are listed later in this chapter in Table 3-34.

HOUSING ELEMENT

Table 3-31 Projects in/near Disadvantaged Neighborhoods

Demuth and Lawrence Crossley Neighborhoods		
Funding Amount (\$)	Description	Anticipated Completion
Various	<p>Demuth Community Center. Several ongoing and proposed projects to bring this community center up-to-date with life-safety upgrades, while ensuring the comfort of users visiting the center. These include:</p> <p>Fire alarm and sprinkler system installation (completed in 2020 under 19-14 for \$131,000)</p> <p>Air conditioning installation and other remodel improvements, including single pane windows, doors and clearstory glazing, asbestos removal, and various minor improvements (under 19-14 for \$925,000)</p> <p>Emergency backup generators purchase and installation (anticipated completion in 2026 under 19-26 for portion of \$1,377,500 budget for various community facilities)</p> <p>Skylight railing and screening improvements to bring facility into compliance with CALOSHA requirements (anticipated completion in 2023 under 18-20 for approx. \$10,000)</p>	<p>2020</p> <p>2023</p> <p>2026</p> <p>2023</p>
\$1,450,000	<p>Pickleball Court Expansion. A community-initiated project, this is an expansion of the current pickleball court area from the 12 existing to 12 or more additional courts. Improvements will include signage, lighting on all courts, seating areas with shade and peripheral landscape enhancements. (Project 22-24)</p>	2024
\$182,000	<p>Playground Equipment and Shade Structures. Existing play equipment will be replaced in playground areas and new shade structures will be installed to enable use of playground equipment year-round. (Project 22-25)</p>	2024
\$4-mil.	<p>Ballpark Lighting Improvements. Originally installed in the 1950s and 1960, lighting at various ballfields will be replaced with energy efficient LED lighting and fixtures. (Project 19-28)</p>	2024
\$200,000	<p>Soccer Park Improvements. Construction of formal soccer fields at Demuth Park to address community petition for soccer space at this park for decades. (Project 22-37)</p>	2025
\$85,000	<p>Shade structure at Interim Dog Park. As part of the interim measures for Demuth Dog Park, a 40-foot wide shade structure will provide functional shade for visitors at the interim Demuth Dog Park. (Project 22-20)</p>	2023
\$5,000,000	<p>Permanent Dog Park. Based on community input, the project will create small and large dog parks in unused areas of the park and include ADA parking along with landscape, seating and shaded areas. (Project 21-16)</p> <p>Parking Lot and Resurfacing of Existing Parking Lots. The City will build a new parking lot for two existing ballpark fields. In addition, four existing parking lots will be resurfaced. (Project 21-16)</p> <p>ADA Upgrades and New Restroom. ADA upgrades proposed include new sidewalks and drinking fountains to comply with current standards, a new restroom with gender neutral stalls (incl. two accommodating ADA wheelchair access) to provide facilities near the central and westerly areas of the park. (Project 21-16)</p>	2025
\$420,000	<p>Replace Restroom Building. Development of a new a new restroom facility, bringing the new restrooms closer to the majority of park users and further away from the street frontage. The design includes five gender neutral restroom stalls, including two accommodating ADA wheelchair access. (Project 20-30)</p>	2022
Desert Highland Neighborhood		
\$640,000	<p>New Traffic Signal. After receiving numerous calls and requests about vehicle and traffic safety, the City studied the intersection where Rosa Parks Road and Indian Canyon Drive intersect for safety concerns. Based on study, the city is installing a traffic light at this location to improve resident safety.</p>	2023
\$480,000	<p>New Restroom Facility. The Desert Highland Park was not serviced with public restrooms when the James O. Jesse Community Center was closed, so the city initiated and built restroom facilities in 2022. The design included five gender neutral restroom stalls, including two accommodating ADA wheelchair access.</p>	2022
\$75,000	<p>Ballfield Improvements. A new shade structure and bleachers were built behind the backstop of the ballfield. The structure (16-ft. wide by 24-ft. long) and concrete improvements were completed in 2022 and the bleachers were added in 2023. The next phase involves addition of infield turf, anticipated for completion in 2024.</p>	2022-2024
\$73,000	<p>Walking Paths. Resurfacing of the walking path as requested by a community-initiated application. The project will enhance accessibility, as well as safety, and encourage more foot traffic on and through the park.</p>	2026
\$72,000	<p>Additional Exercise Equipment. Add four new pieces of exercise equipment at Desert Highland Park, as requested by community-initiated application, to promote an active and healthy amenity for park visitors.</p>	2027

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 and shown in Figure 3-16.

- **High Resource Areas.** Most tracts are in 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 moderate resource areas. These tracts 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.

Palm Springs residents have excellent access to job opportunities near where they live (Figure 3-17). Nearly 45 percent of the workforce in Palm Springs lives in the city. Cathedral City to the east and Desert Hot Springs to the north have low access to jobs. Moving eastward, mid-valley cities (Palm Desert, Rancho Mirage, Indian Wells, etc.) have excellent access to jobs, but access to jobs declines moving eastward to Indio and Coachella. Currently, two-thirds of Palm Springs workforce works in Coachella Valley.

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 household incomes. However, the City does actively promote organizations that seek to increase the level and quality of employment and business opportunities in Palm Springs and the Coachella Valley.

The Palm Springs Innovation Hub (iHub), managed by the Coachella Valley Economic Partnership, is a State-designed business incubator funded by the city of Palm Springs, Wells Fargo Bank, and other contributors. The iHub focuses on early-stage business in the fields of renewable energy, health and medicine, and digital technology. The Palm Springs iHub also offers its Accelerator Campus, designed to mitigate start-up risks and increase the probability of business prospering and growing into the future.

In addition, the City has been lobbying for and setting aside funding for more than a decade to fund the development of a College of the Desert campus in Palm Springs. It is envisioned that the campus, when fully built, will offer a wide variety of employment skills and training in western Coachella Valley, including Palm Springs. The current location of the proposed site is in Central Palm Springs, which is centrally located and accessible to all neighborhoods.

Healthy Community

Palm Springs aspires to be a city where all residents can thrive and live life to its fullest. At the same time, the City understands that creating a healthy environment requires addressing the physical, social, economic, and educational determinants of health. The City's approach is to: a) improve the built environment; b) ensure that sufficient health services are available; c) address social determinants of health; and d) encourage residents to adopt healthy lifestyles—all of which cumulatively improve health and well-being.

Environmental hazards, pollution, and socioeconomic conditions are known to influence the health of residents. The California Office for Environmental Health Hazard Assessment's CalEnviroScreen (CES) is a tool for measuring the health of a city. Most of the Coachella Valley, including Palm Springs, shows very good scores due in part to the lack of heavy-polluting industries (Figure 3-18). However, as discussed later, the city still has neighborhoods where residents have poorer health or less access to community services.

To provide opportunities for active living, the City adopted an Active Transportation Plan (2017), Pedestrian Plan (2021), and updated Parks Master Plan (2024). Moreover, the City has long been served by health organizations. The Desert HealthCare District, two hospitals, four federally qualified health clinics, an Indian public health clinic, DAP Health, a mobile health clinic in Desert Highlands, and other organizations are active in the city.

Palm Springs supports a wide variety of organizations that serve residents with family services. These include, among others, the Family Health and Support Network, North Palm Springs, Filipino-American Association of Coachella Valley, and Mizell Senior Center. In addition, the Palm Springs School District implements Family Engagement Centers that provides family and parenting classes, adult learning and personal development, resources and referrals, and support groups for parents with special needs.

In 2023, the City will participant with the Riverside University Health System to launch a partnership with Blue Zones. The City will work with Blue Zones on assessing how to make Palm Springs a healthier place to live, work, grow up, and grow older. Based on community engagement and national best practices, Blue Zones will provide a plan for improving the City's built environment. Information on the City's Blue Zone initiative can be found at: <https://www.bluezones.com/activate-palm-springs/>.

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 3-32 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). CDE lists only public schools.

TCAC Opportunity maps show that 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. Valley wide, 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 Palm Springs. Three routes run 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 with accessing the larger 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.

Residents in North Palm Springs noted that transit was limited. Routes run hourly from early morning to late evening. Although the lines run directly to major job centers on Palm Canyon/Ramon Road and health centers, residents desired more connections and routes. Moreover, some bus stops lacked shelter or enough seating area to protect riders from exposure to heat during summer months. The City will continue to petition Sunline to address these concerns as part of the short-range transit planning process.

HOUSING ELEMENT

Housing Mobility

For the period of 2021-2029, the City is providing financial assistance, land, and other assistance to facilitate the development of three affordable apartment projects in high resource areas; 60-unit Monarch Apartments for families; 71-unit Aloe at Palm Canyon for seniors; and 61-unit Sunrise Vista II for people living with HIV/AIDS. These projects are anticipated to be ready for occupancy between 2024 and 2025, significantly improving housing options.

Housing policies can be structured to facilitate upward mobility for individuals and families while also providing a stable, secure, and safe place of residence. Housing mobility can be enhanced through: 1) production of affordable rental housing (regardless of resource designation); 2) development of affordable single family homes on infill sites, 3) homeownership assistance among others; and 4) affirmatively marketing of ADU and voucher options.

Looking forward, the City will increase housing mobility as follows:

- **Homeownership Initiative.** To improve housing mobility among minorities, the City will present a homeownership gap closure program to City Council for consideration. In 2023, the City sold three infill lots in Desert Highlands for this purpose which will receive financial assistance, land sales/leases, loans, SB 9 ordinance incentives, and dedicated financial assistance to fund self-help products.
- **ADU/Voucher Targets** The City will target ADU production citywide and to higher resource/income areas (HRIA). Through an affirmative marketing at community centers and posting through the ONE-PS network, the City 's goal is to direct 20 percent of ADU units in the HRIAs (including 50% affordable to lower income residents) and increase its voucher use 20 percent through affirmative marketing.
- **RHNA Site Targeting.** The housing element identifies 10 sites (25.4 acres) within or adjacent to Section 14 which allow 640 units, of which 562 are at densities that facilitate the development of units affordable to low income residents. To facilitate affordable housing, the City will offer and market regulatory and financial incentives (Programs HS1.2 and HS1.3) to prospective developers to assist in the development of housing that meets low income RHNA goals. This and other actions are included later in the housing plan.

Expanding Opportunity for Lower Income Households

A key part of the AFH is to provide housing mobility opportunities for residents in higher opportunity areas of Palm Springs. The intent is to facilitate new housing options for lower income households in areas with greater access to resources. Resources can include educational opportunities, employment centers, higher income areas, medical and social services, recreation, and others.

According to TCAC's original methodology, most of Palm Springs' census tracts are designated as high opportunity. The City is funding affordable housing projects in those areas that affirmatively further fair housing. For housing elements, however, HCD modifies the original TCAC maps by using a different comparison region. As a result, HCD's maps show very limited high resource opportunity areas (save rural open space and a tiny built out tract); all other tracts in the City are reclassified as moderate resource areas.

While HCD's maps of higher opportunity sites no longer reflects the "on-the-ground" realities of Palm Springs, there are a few tracts where local data suggests the tracts are higher income/opportunity, and closer to jobs, open spaces, medical facilities, transit lines, and other services. These areas offer the opportunity to build affordable housing and address the requirement to encourage the development of housing that offers lower income residents access to opportunities in high resource areas.

Program HS 5.10 commits the City to identify sites on underused commercial sites and/or sites along major corridors that are suitable for rezoning to densities (30 du/ac) sufficient to accommodate affordable housing. Developers would be eligible for financial incentives (fee reductions) for building apartments and small lot moderate income condos that addresses the unmet need. In addition to these incentives, density bonus incentives also apply.

The anticipated timeframe would be to select the sites by end of 2025 with the goal of facilitating at least 100 new affordable units. These units would be in addition to sites already identified that adequately meet the City's RHNA by income category. In selecting the sites, the City will prioritize providing sites that are suitable for addressing the missing middle-income segment of residents.

HOUSING ELEMENT

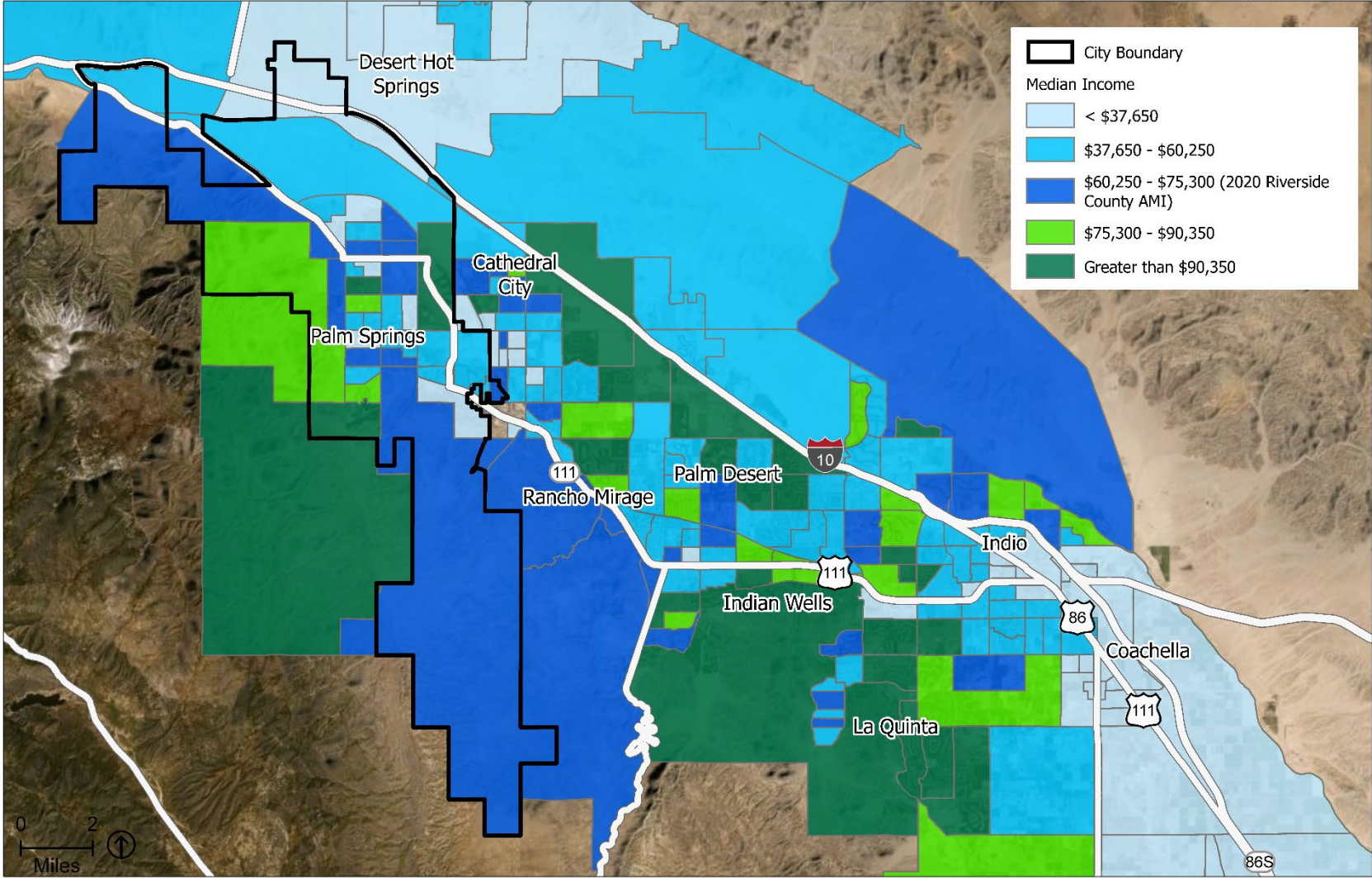


Figure 3-10 Median Household Income in Palm Springs

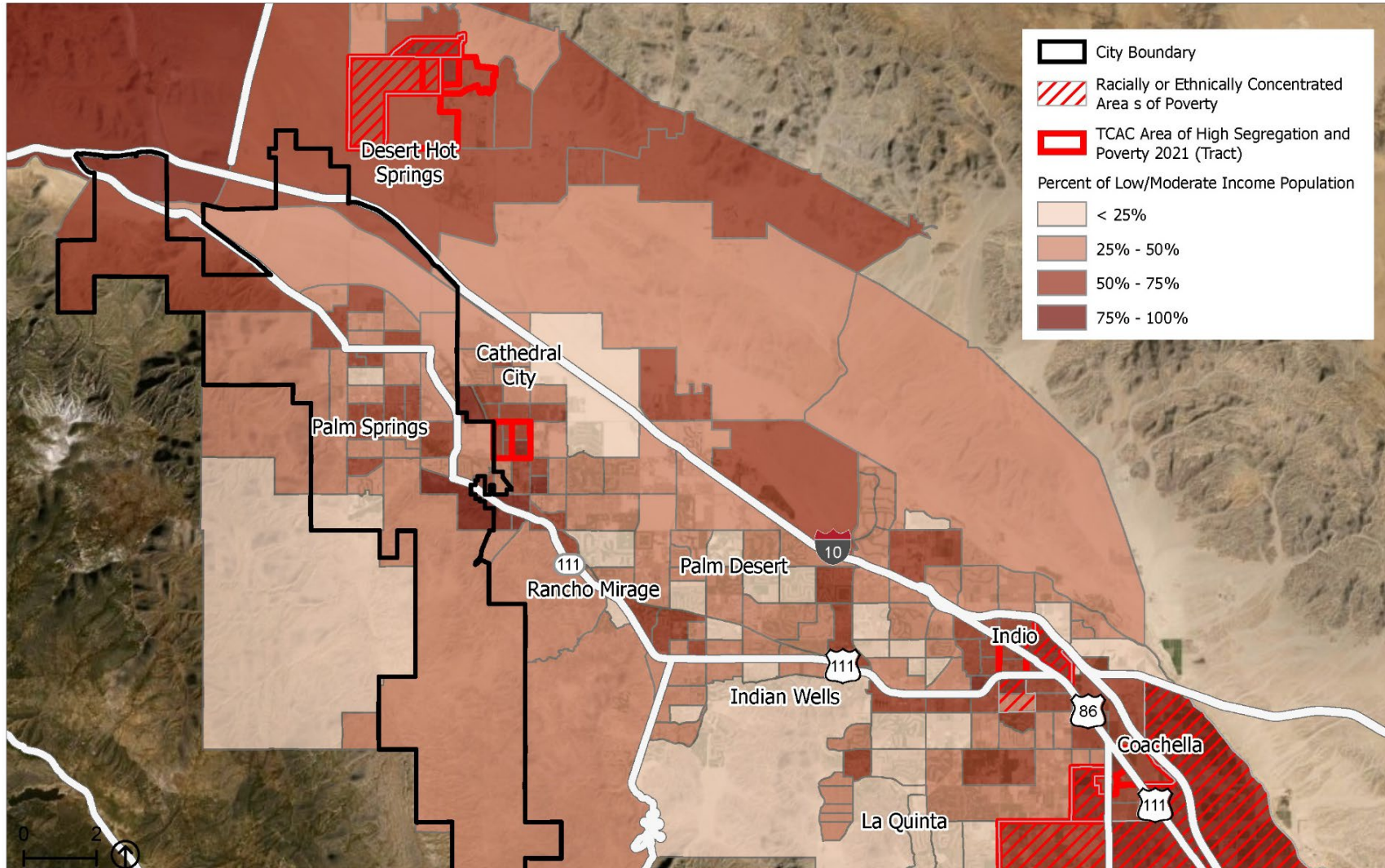


Figure 3-11 Low-Moderate Incomes in Palm Springs

HOUSING ELEMENT

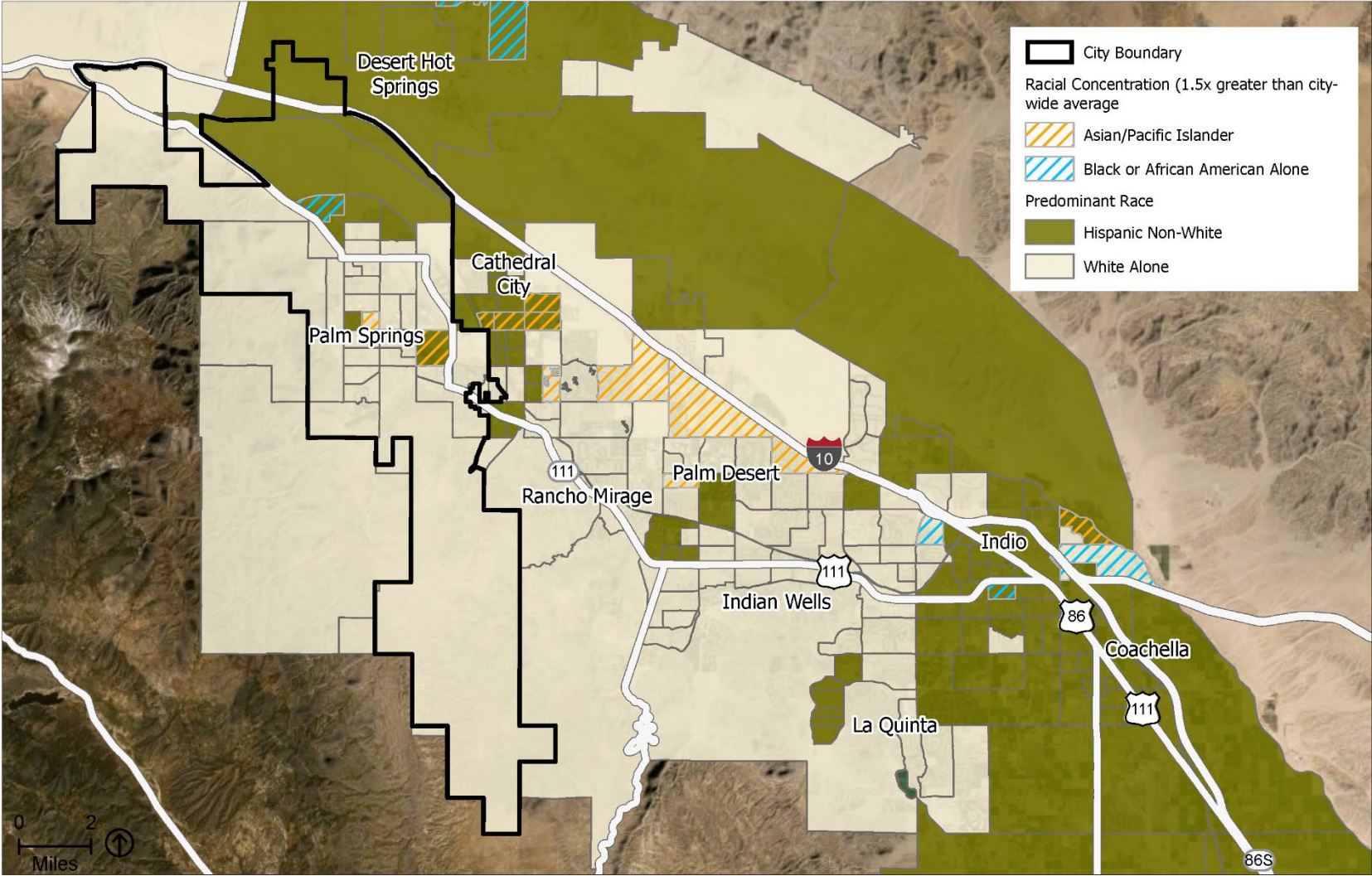


Figure 3-12 Racial/Ethnic Demographics in Palm Springs

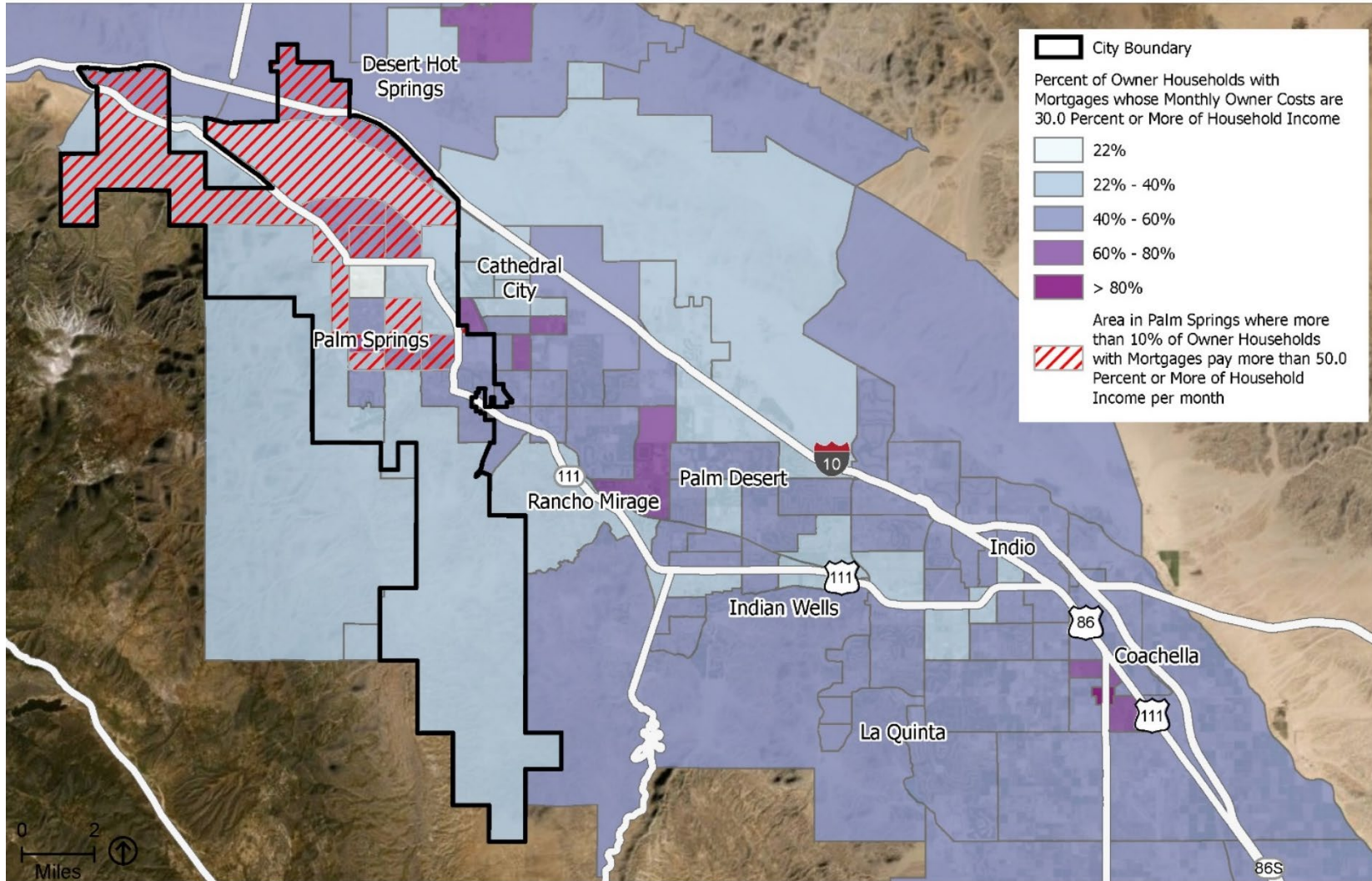


Figure 3-13 Homeowner Overpayment in Palm Springs

HOUSING ELEMENT

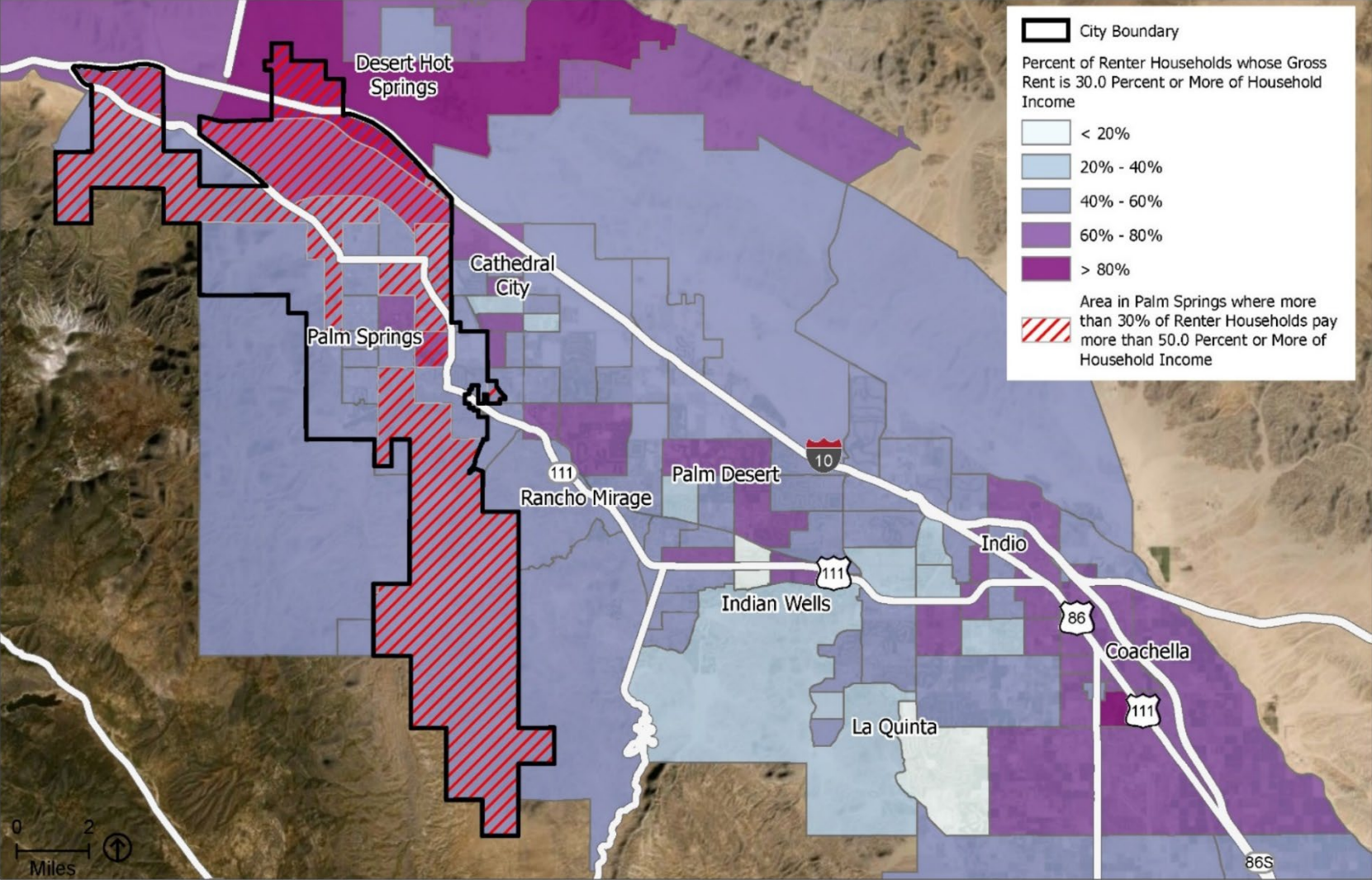


Figure 3-14 Renter Overpayment in Palm Springs

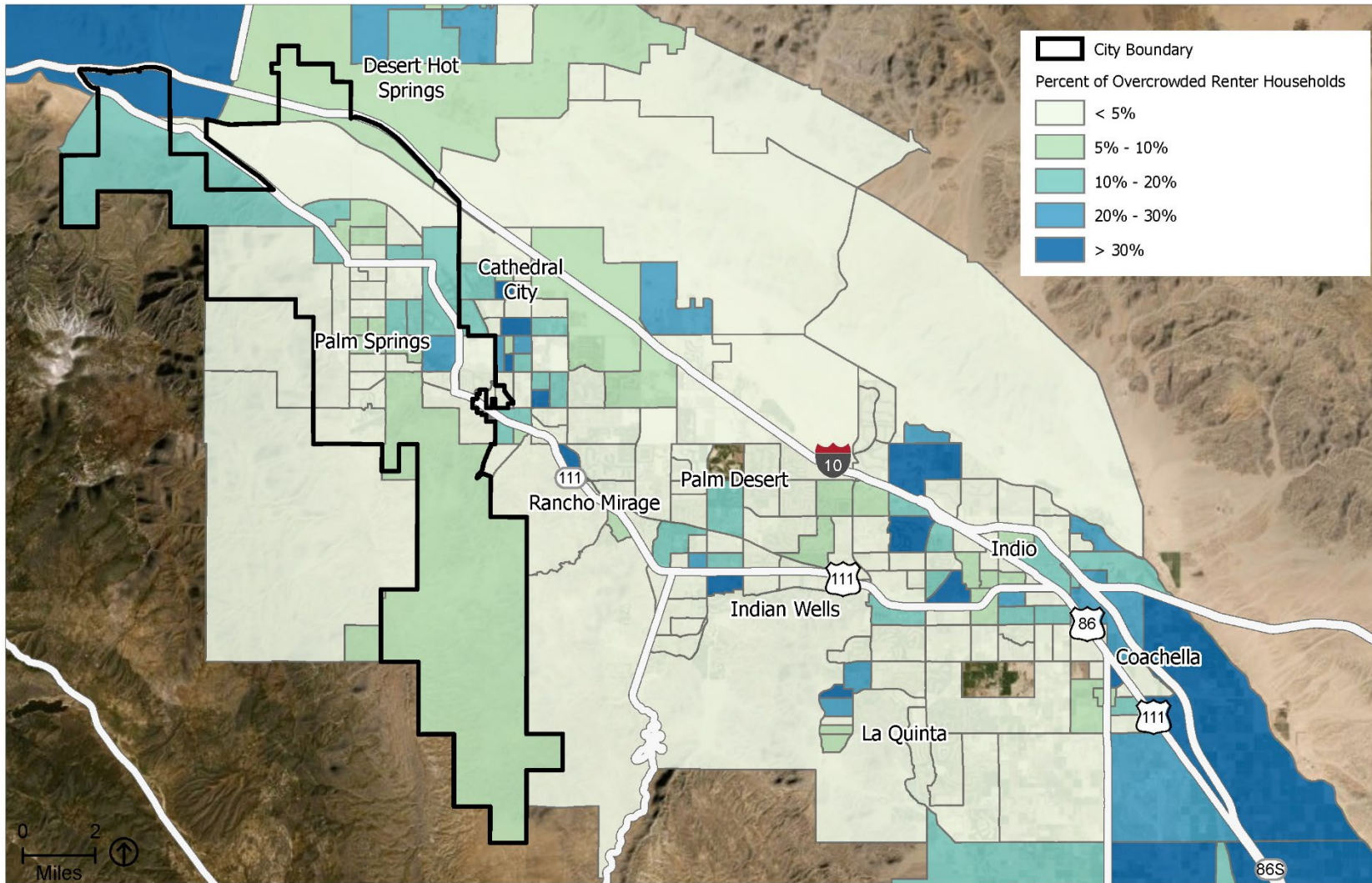


Figure 3-15 Renter Overcrowding in Palm Springs

HOUSING ELEMENT

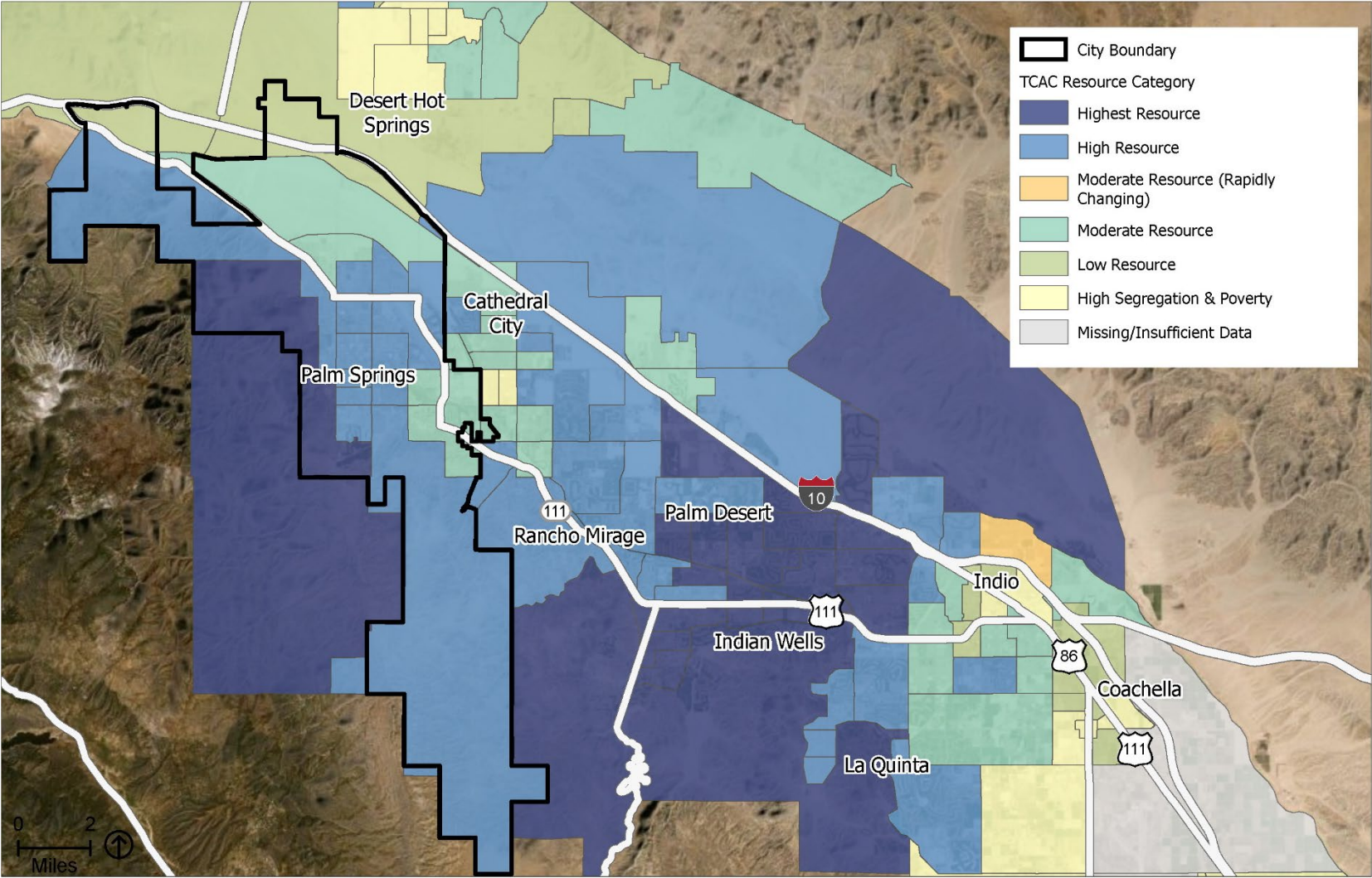


Figure 3-16 Housing Resource Opportunity Areas

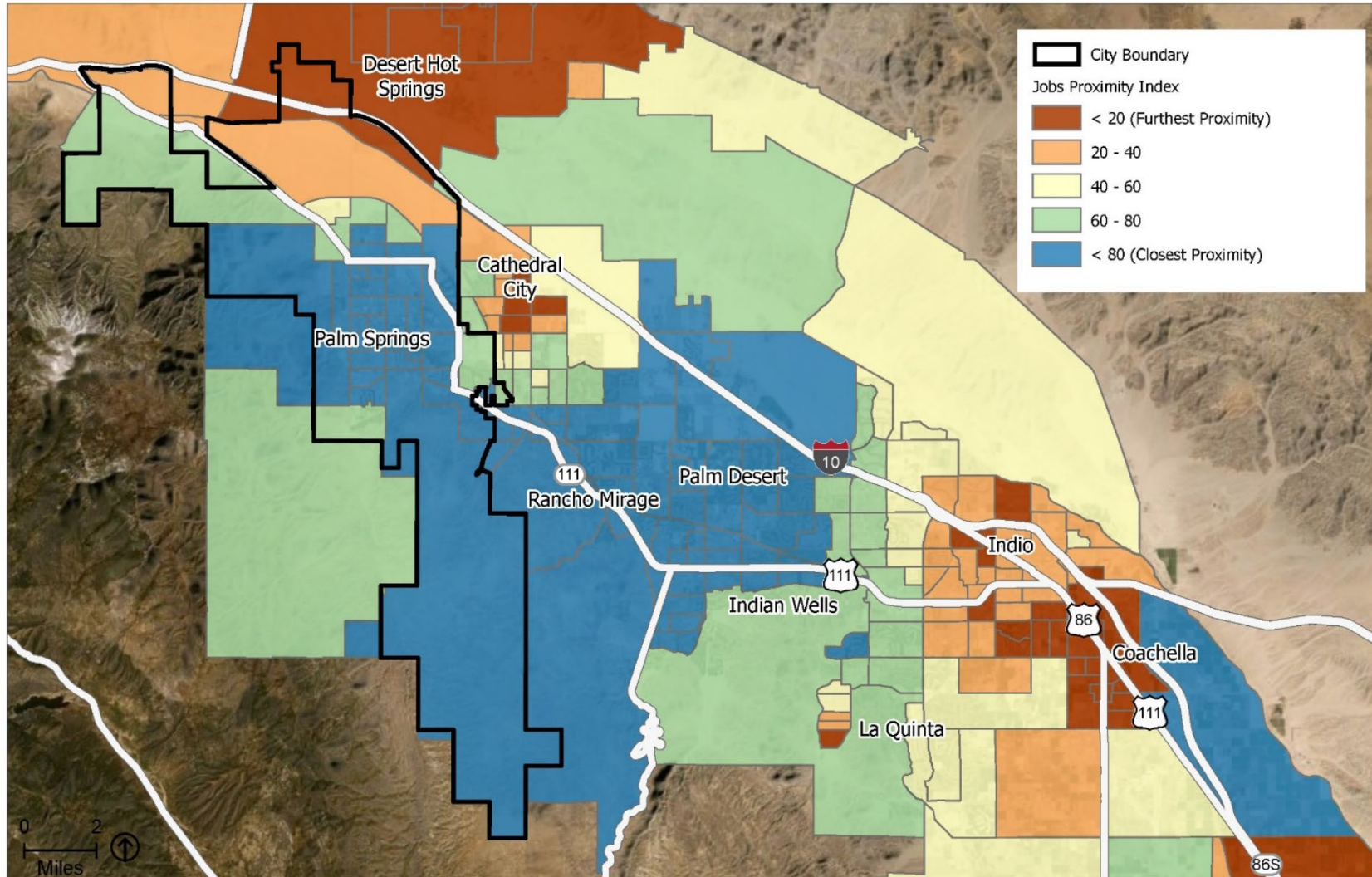


Figure 3-17 Jobs Proximity in Palm Springs

HOUSING ELEMENT

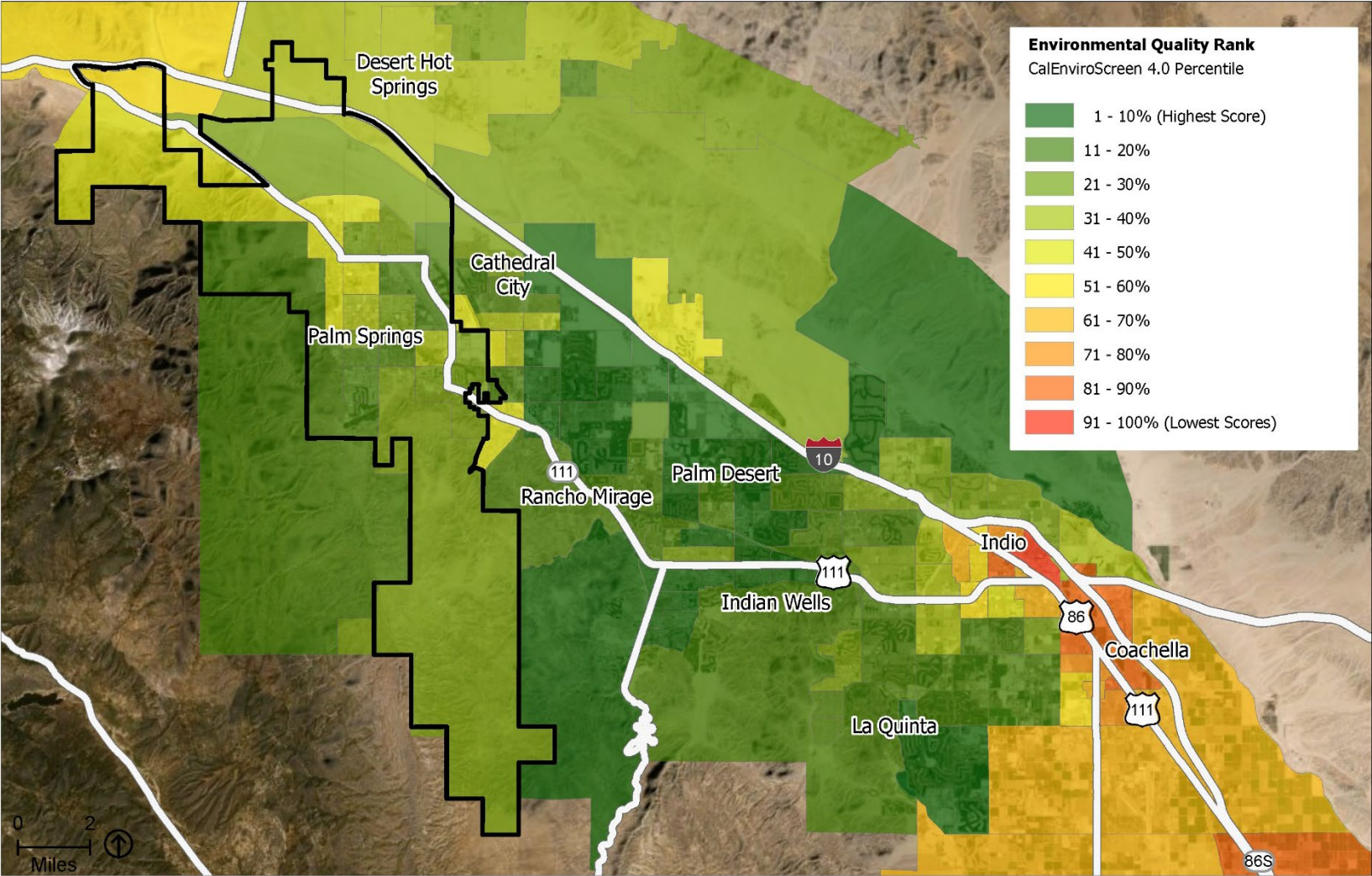


Figure 3-18 Environmental Quality, Palm Springs

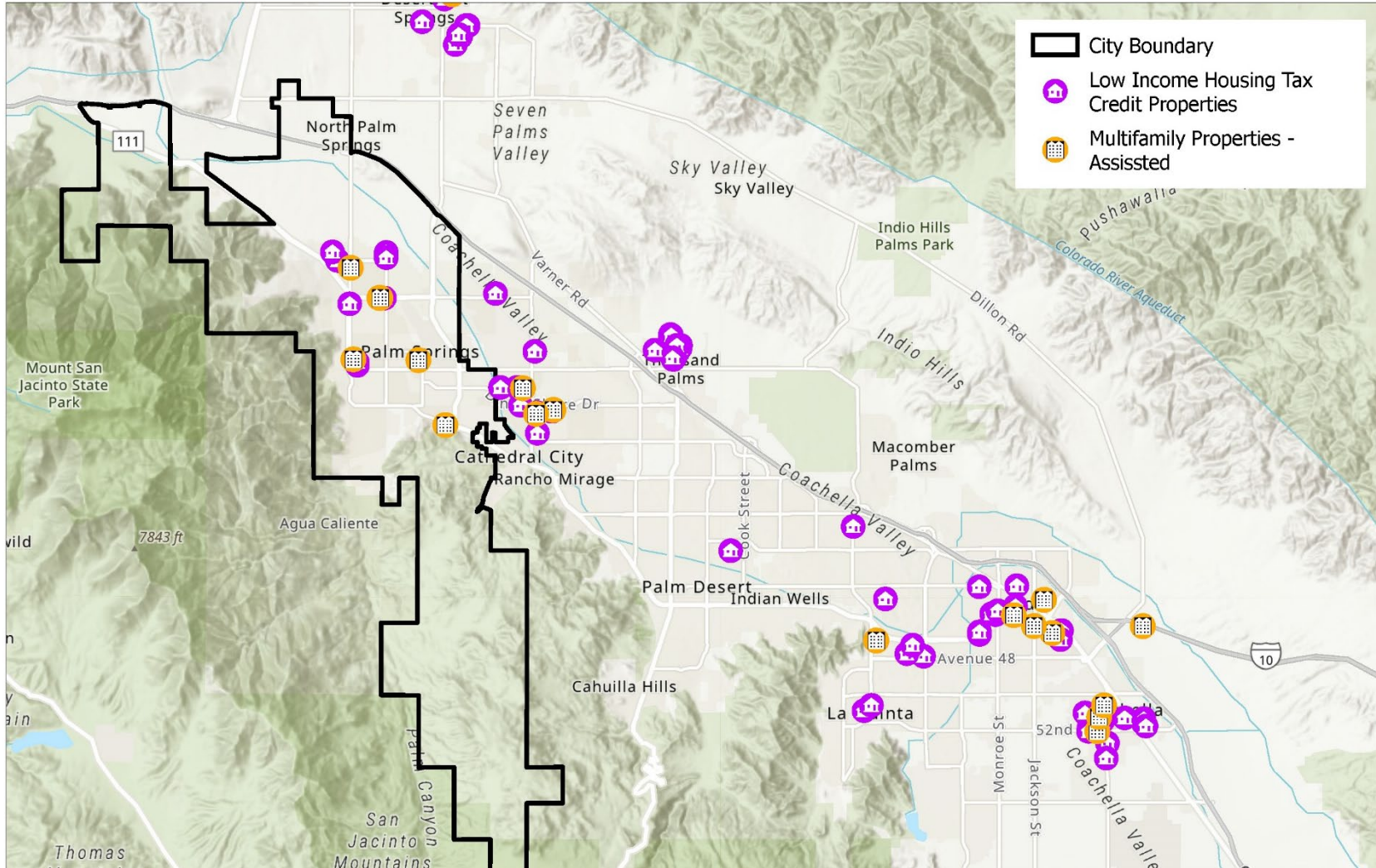


Figure 3-19 Affordable Housing in the Coachella Valley

HOUSING ELEMENT

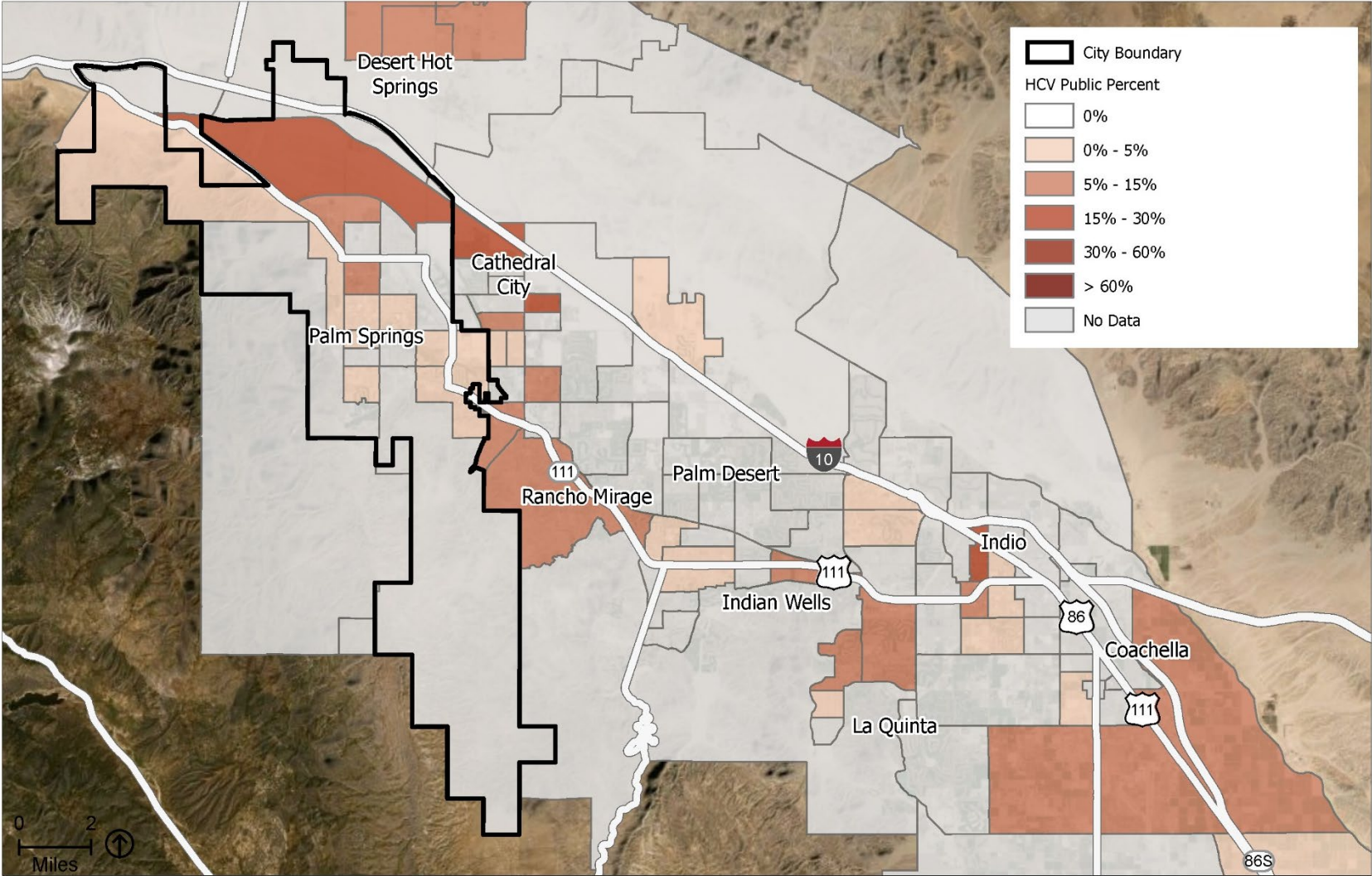


Figure 3-20 Distribution and Use of Housing Vouchers



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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 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.

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. As shown in Figure 3-21, housing condition (e.g., repairs, mold, habitability) was the highest rated concern cited by Palm Springs residents. This was followed by lease/rental terms, notices, and evictions.

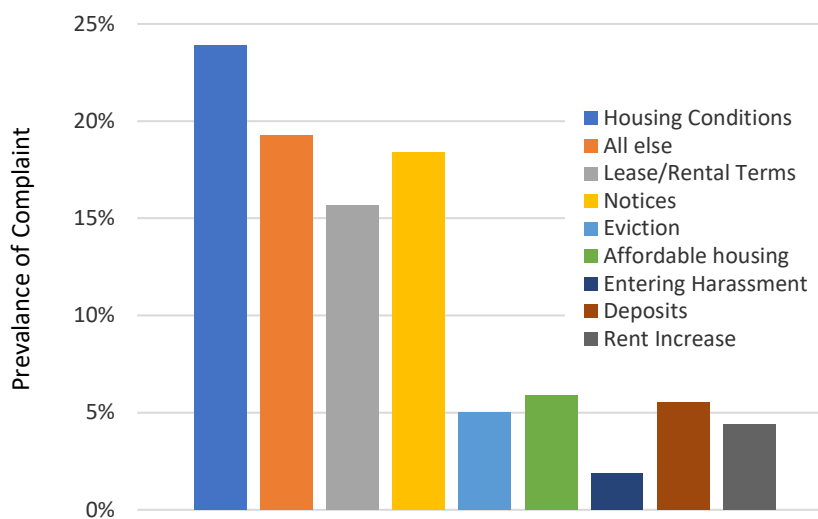


Figure 3-21 Landlord-Tenant Complaints, 2015–2020

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.

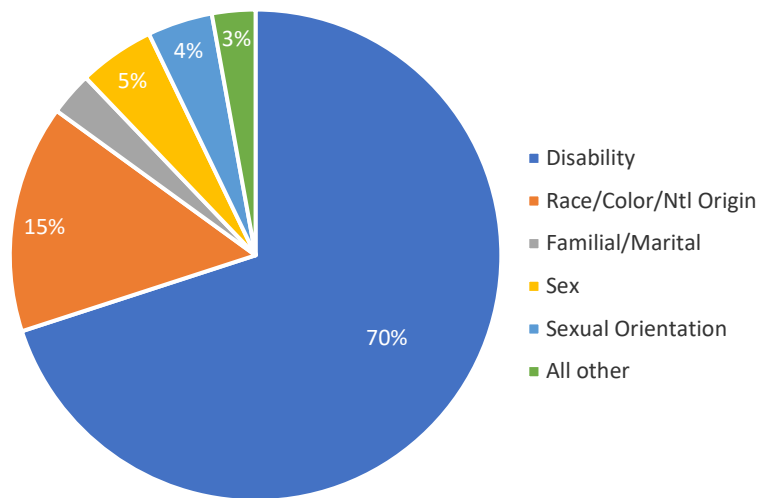


Figure 3-22 Housing Discrimination Complaints, 2015–20

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 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 in Figure 3-23, 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.

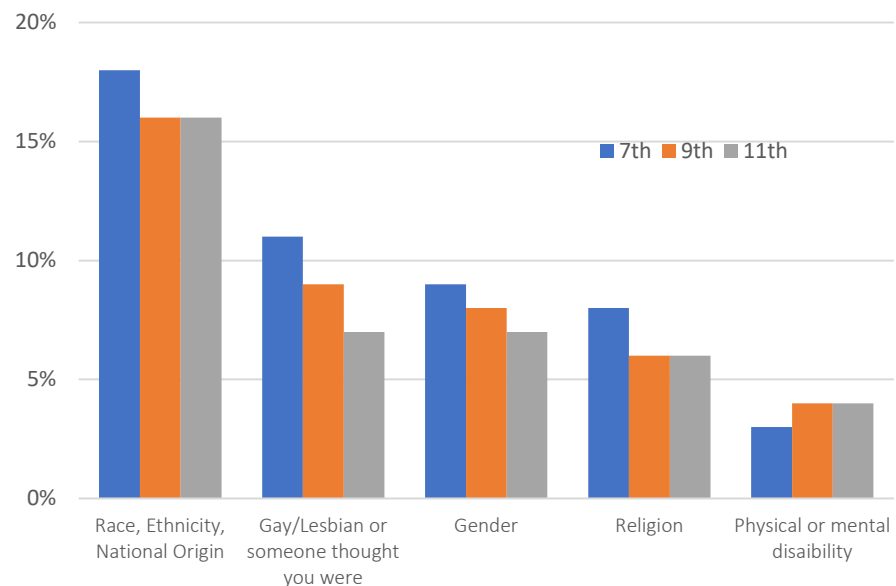


Figure 3-23 Prevalence of Harassment at School, 2015

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 3-33 provides a summary of how the City complies with state and federal fair housing law.

Table 3-33 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"> • 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. • Policy HS5.1 states: (The City shall) work to ensure housing opportunities are available to all without regard to protected status or another arbitrary factor. • 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.
FEHA Regulations, CCR. Title 2, §§12005–12271)	<ul style="list-style-type: none"> • FEHA sets forth the basic responsibilities of the fair employment and housing act that applies statewide. • 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.
GC §65008	<ul style="list-style-type: none"> • 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. • 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. • 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 • 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.
GC §8899.5	<ul style="list-style-type: none"> • 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.
GC §11135 et. seq.	<ul style="list-style-type: none"> • 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.

Table 3-33 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"> 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. 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 The Element includes a program to allow farmworker and employee housing by right, and to draft objective development and design standards.
No-Net-Loss (GC §65863)	<ul style="list-style-type: none"> 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. 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.
Least Cost Zoning (GC § 65913.1)	<ul style="list-style-type: none"> 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." 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.
Excessive subdivision standards (GC §65913.2.)	<ul style="list-style-type: none"> 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.
Limitations on growth controls (GC §65302.8.)	<ul style="list-style-type: none"> GC §65302.8 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. The City of Palm Springs does not implement growth control of any kind nor have policies in place that would indirectly reduce potential growth.
California Housing Element Law GC §65583, sub. (c)(5), (c)(10).)	<ul style="list-style-type: none"> 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. 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.
Definition of a Family	<ul style="list-style-type: none"> 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.

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 Production

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. Even with state rent stabilization laws in place, the prevalence of overpayment and overcrowding among Palm Springs is very high for renters, increasing the risk of displacement.

The City is implementing a wide variety of actions to increase the production of affordable housing to improve housing mobility for residents and simultaneously address disproportionate needs. Among others, these include an accessory dwelling unit production program, completion of larger development projects (e.g., Miralon, Escena, and others listed in Chapter 4 of the housing element), and the study of an inclusionary housing ordinance among others.

Funding has long been an issue for affordable housing production. On June 29, 2023, the City Council passed a landmark resolution that would earmark fifty (50) percent of the City's general fund portion of its transient occupancy tax (TOT) revenue each year for the development, maintenance and operation of affordable housing programs. Estimates based on current TOT receipts are that the tax earmark would generate \$3.0 million annually for affordable housing. The allocation was made retroactive back to July 2022.

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 mobile home parks and publicly assisted apartments. Several are at risk of conversion to market rents. Rental assistance and other programs are needed to allow for greater housing security.

The City implements many programs to address housing insecurity are many. These include maintaining the long-term affordability of City affordable housing projects and the City's allocation of housing choice vouchers. Continuance of mobile home park rent stabilization is also essential. The City will continue to support and fund additional projects, many of them listed under Issue #4 that focus on meeting the needs of the City's seniors, people with disabilities, unhoused individuals, and families with children among other groups as well.

Issue #3: Special Needs Households

Palm Springs' mission statement affirms the City's goal to be known as an inclusive city—one that is exemplified by its commitment to serve its residents. As articulated in this housing element, the City is home to special needs groups, including unhoused residents, people with a disability, families with children, seniors, and elderly residents. Each special needs group has a highly differentiated set of fair housing needs, but all of these needs are within three common areas—the availability of appropriate housing, availability of community support services, and housing assistance.

The City's fair housing plan in the Housing Element continues to address the needs of special needs groups through the production of housing for each special need group and the provision of community services to assist members to live productive and healthy lives. As many community-based organizations (CBOs) are located in Palm Springs and have the resources to address special needs groups, the City also maintains and supports a wide range of partnerships with CBOs that serve special needs groups.

Issue #4: Bias, Discrimination, and Community Tensions

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/1960s.

In 2020, the Human Rights Commission conducted hearings on the urban renewal events that transpired during the 1960s and recommended a resolution for adoption by the City Council. In

2020, the City Council passed Resolution No. 24792, declaring the following regarding racism:

Systemic Racism is 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.

Additional related information can be found in Issue #5 regarding the legacy impacts of discrimination and disinvestment.

Issue #5: Legacy of Undeserved Neighborhoods

Palm Springs has made progress in addressing the impacts of Section 14 urban development decisions that severely impacted African Americans, Hispanics, Filipino, and Indigenous residents. After further deliberation and recommendation by the Human Rights Commission, on September 30, 2021, the City Council issued a formal apology for its actions that forcibly displaced residents from their homes and neighborhoods and that created economic and other social inequities that remain today.

The City is also addressing legacy impacts in three areas: Desert Highlands/Gateway, Demuth Park/Veterans Tract, and Lawrence Crossley Neighborhood. In some cases, investments needed are 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. Concentrating social/community services and infrastructure projects will be beneficial in increasing housing, economic, and health opportunities for residents of these three disadvantaged areas.

Table 3-34 lists implementation actions that will have a meaningful impact in addressing fair housing issues in Palm Springs.

Table 3-34 Priority Fair Housing Issues, Contributing Factors, and Meaningful Actions

Issues + Contributors	Sample of Meaningful Actions	Geographic Targeting and Metrics	Time Frame
Issue #1: Housing Production			
<ul style="list-style-type: none"> Limited supply of rental apartments and high demand Limited supply of middle income housing Limited supply of affordable rental housing Clarifications allowing a variety of housing types 	<ul style="list-style-type: none"> HS1.1 Make available and monitor site inventory to ensure no net loss in capacity and, if shortfall occurs, rezone sites per GC § 65863 HS1.5c. Amend City's SB9 ordinance to be more permissive than state law, allowing larger units and nonprofit developers to build/subdivide SB9 projects HS1.2 Issue regulatory concessions and financial incentives to stimulate and incentivized the development of affordable housing per Resolution 24654 HS1.7 Study feasibility and effectiveness of inclusionary housing and commercial-housing linkage ordinance. If deemed feasible, draft ordinance for city council action. HS1.7 If IHO or CLF program is approved, use of funds should consider strategies for affordable housing rehabilitation, preservation, and/or new construction and prioritized to address AFH considerations or disadvantaged communities. HS1.8 Complete development code update to address constraints; update land use designations, zones, parking, design, and development standards HS1.9 Amend zoning code to allow for housing for homeless people, residential care facilities, ADUS/JADUs, and employee housing HS3.6 Prioritize funding and completion of specific housing projects that are affordable to lower- to moderate-income and/or special needs households. This program funds housing in disadvantaged areas. 	<ul style="list-style-type: none"> Annual Report including progress on ADUs Revised Ordinance and target 8 low income affordable units in HRIA by 2026 + add'l 7 affordable units by 2028. Track the number of projects receiving assistance Completed draft study Present to City Council Facilitate development of 10 percent of affordable units in HRIA or disadvantaged areas. Amended development standards, density bonus, & streamlined permit ordinance Adopt three ordinances Build Monarch (Desert High.) Aloe (1 mile of Desert High.) Sunrise Vista II (midtown) 	<ul style="list-style-type: none"> No later than April 1st of each year Ord. in 2026 SB9 units 2028 As projects are proposed. Report APR every April 2022/23 2023/24 Within one year of adoption of the housing element 2023/2024 2025 2025 2025
Issue #2: Housing Opportunity, including in Higher Resource Areas			
<ul style="list-style-type: none"> Apartment rents are increasing faster than income Mobile home space rents rising faster than income Publicly assisted affordable rental housing is at risk of conversion Homeownership is unattainable and gap exists for minority residents 	<ul style="list-style-type: none"> HS1.4 Develop incentives to facilitate the production of at least 40 ADUs annually; publicize program on web and target high resource/income opportunity areas (HRIAs are shown in Figure 3-16). HS3.1 Support County's rental HCV program; continue to advocate for 637 vouchers; publicize program on website and mail notice to apartment owners where voucher use is lower than city average HS3.4 Maintain mobile home rent stabilization ordinance; annually review and revise ordinance to address contemporary concerns. 	<ul style="list-style-type: none"> 40 ADUs; 20% in HRIA with at least 50% of units low income. If ADU assumptions in HRIA areas do not actualize by 2025, identify at least 2 mixed use sites in the HRIA for rezone to residential Targeted marketing flier via ONE-PS to neighborhoods Secure 10% increase in total vouchers by 2025 and another 10% increase by 2027 in HRAs Target marketing flier through mailers to apartment owners Preserve all 4 rent-controlled mobile home parks (900 units) 	<ul style="list-style-type: none"> Annual 2025 Annual 2025 2027 Annual Annual. Report on APR every April

HOUSING ELEMENT

Table 3-34 Priority Fair Housing Issues, Contributing Factors, and Meaningful Actions

Issues + Contributors	Sample of Meaningful Actions	Geographic Targeting and Metrics	Time Frame
Continued from prior page	<ul style="list-style-type: none"> • HS3.5 Strive to preserve assisted housing at risk of conversion through monitoring, tenant notifications, working with property owners, and technical assistance. Preserve long-term affordability of Sunnyview Villas • HS3.7 Present homeownership gap closure program, initiate Desert Highlands Infill program that provides funding and land to facilitate self-help projects • HS5.10. Identify and rezone sites in underused commercial sites or along corridors in higher income/ resource areas affordable housing and prioritize sites that address low income and missing middle market segment. Offer regulatory and financial incentives (Programs HS1.2 and HS1.3) to facilitate apartments, condos, and missing middle homes that addresses the unmet need. (See program HS5.10 for more specifics) 	<ul style="list-style-type: none"> • Preserve all “at risk” projects, including the 44-unit Sunnyview Apts - within Desert Highlands Area • Complete Council memo • Apply for funding • Issue RFP for 3 sites • Develop 6 affordable dus. • Rezone Action • At least 50 units by 2027 • At least 50 units by 2028 • Area: HRIA 	<ul style="list-style-type: none"> • Annual. Report on APR every April • By end of 2023 • 2024 • As RFP released • 2024 • 2025+ • Rezone by 2025 • 2027 • 2028
Issue #3: Special Housing Needs			
<ul style="list-style-type: none"> • Senior population with special needs 	<ul style="list-style-type: none"> • HS5.3a Continue to provide and preserve a full range of housing services for senior residents in Palm Springs • HS5.3b Support Mizell Center and assist the provision of health, social, transit, and other services to seniors • HS5.3c Seek opportunities to expand the amount of affordable senior housing through new development 	<ul style="list-style-type: none"> • See HS2.4 (housing rehab), 3.1 (rent voucher), See HS3.4 (rent stabilization), 3.5 (At Risk Housing) • No Cost Lease & funding • Area: Sunrise Park-citywide • Build Aloe Apts (71 du), 1 mile so. of Desert Highlands 	<ul style="list-style-type: none"> • Annually • End of 2025
<ul style="list-style-type: none"> • Diverse residents with range of disabilities 	<ul style="list-style-type: none"> • HS5.4a Support and seek opportunities, as feasible, to expand a variety of housing types for disabled people • HS 5.4c Review and revise zoning codes and administrative regulations to improve access to housing for people with disabilities (e.g., residential care) • HS 5.4g Review, amend as needed and implement the City’s ADA Transition Plan; implement improvements 	<ul style="list-style-type: none"> • Build Sunrise Vista II (61 du) • Area: Central Palm Springs • Amend PSMC to remove constraints to housing and residential care facilities • Improve ADA access • 9 intersections on city roads & Demuth Park projects 	<ul style="list-style-type: none"> • End of 2024 • 2023/2024 • Annual • By 2023/2024
<ul style="list-style-type: none"> • Largest homeless population in Coachella Valley 	<ul style="list-style-type: none"> • HS5.5a. Seek and earmark state and federal funds to provide services, housing, and support for homeless people • HS5.5c. Amend PSMC to remove code constraints to accommodating housing for homeless people • HS5.5d. Fund, administer, and complete development of projects to house homeless people in Palm Springs 	<ul style="list-style-type: none"> • Apply as NOFAs become available • Adopt ordinance to remove gov’t constraint • Build 80-bed Nav. Center in Desert Highland; serve 250 clients/yr 	<ul style="list-style-type: none"> • Annually • By mid-2024 • By mid-2024
<ul style="list-style-type: none"> • Families have difficulty obtaining and maintaining housing and require additional support services 	<ul style="list-style-type: none"> • HS5.6a. Continue to provide and expand housing opportunities through the construction of housing affordable and suitable for families • HS5.6b. Support and fund services for families, including early childcare/literacy, tutoring/ afterschool, and recreational services to youth and children • H5.6c. Continue to pursue efforts to improve housing security by supporting housing vouchers, rent stabilization, and preservation of affordable housing 	<ul style="list-style-type: none"> • Build Monarch Apt (60 du) • Area: Desert Highlands • Hire Coordinator • Serve 500 youth (Literacy), incl. 100 in Desert Highlands • See programs 3.1, 3.4, and 3.5 metrics and locations noted above under Issue #2 	<ul style="list-style-type: none"> • By 2025 • 2023/2024 • Annually • Annually

Table 3-34 Priority Fair Housing Issues, Contributing Factors, and Meaningful Actions

Issues	Sample of Meaningful Actions	Metrics	Timeframe
Issue #4: Bias, Discrimination, and Community Tensions			
<ul style="list-style-type: none"> Impact of historic discrimination Race/ethnic tensions School bullying & violence Hate crimes Incidents of fair housing violation 	<ul style="list-style-type: none"> HS5.1a. Contract with local fair housing providers to perform a wide range of educational, advocacy, and mediation services HS5.1b Promote improved relations; civic peace; understanding; and acceptance, respect, and participation of all persons HS5.1e Continue to hold community forums, observances, and educational venues to improve community relations and appreciation of the diversity of Palm Springs HS5.1f. Conduct training and education to the public, property owners, and tenants, focusing on key issues to each audience HS5.1g. Provide stats on tenant-landlord issues, testing, training and education, discrimination cases, hate crimes, and school violence to HRC 	<ul style="list-style-type: none"> Average 750 landlord-tenant and 20 fair housing issues. Area: Citywide Quarterly meeting with at least 25 people/ event; Area: Citywide At least 3 events, with at least 50 people/event - Area: Citywide At least 2 workshops, with at least 25 people/event; Citywide Monitor hate crime, school violence, fair housing, and produce annual summary 	<ul style="list-style-type: none"> Annually Annual Annual Annual 90 days after City's APR
Issue #5: Underserved Neighborhoods			
<ul style="list-style-type: none"> Neighborhood services and engagement 	<ul style="list-style-type: none"> Survey the physical condition and aesthetics of each neighborhood and neighborhood plan for improvements Assist in developing website presence for the Demuth / Veterans Tract and Lawrence Crossley neighborhoods. Affirmatively market City programs in each neighborhood and at Unity Center, Demuth Park, and Leisure Center. 	<ul style="list-style-type: none"> Engage at least 66% of households in DM, DH, and LC to assess needs and priorities. Prepare website/social media Prepare, post and distribute fliers at each location 	<ul style="list-style-type: none"> Mid-2024 End of 2024 Annual
<ul style="list-style-type: none"> Elevated violence, crime and juvenile delinquency 	<ul style="list-style-type: none"> HS2.9a Implement Neighborhood Watch programs to hear concerns and develop solutions to local issues. Survey Demuth and Crossley regarding safety concerns. HS2.9b Implement grants and programs to reduce violence and crime in Desert Highland and San Rafael neighborhoods. HS2.9c Investigate implementing Crime Free Multi-Housing in multiunit housing and mobile home parks 	<ul style="list-style-type: none"> Survey reaching 75% of hhlds. If Watch Program established, annually hold meetings Implement \$2.0 million CalVIP grant. Feasibility Study 	<ul style="list-style-type: none"> Mid 2024 Annual 2023-2025 End of 2024
<ul style="list-style-type: none"> Need for both educational + employment opportunities 	<ul style="list-style-type: none"> HS5.6b Provide early childhood literacy and after-school homework programs, focusing on youth in DM, DH, and LC. HS2.10c Implement community workforce agreement that targets hiring disadvantaged residents for public work projects. Coordinate notification of DM, LC, and DH via of ONE-PS. HS2.10b: Prepare broadband master plan that also focuses on improvements for disadvantaged communities, including Desert Highlands, DeMuth, and Lawrence Crossley tracts 	<ul style="list-style-type: none"> Hire Coordinator Serve up to 100 children 30% of all hours on eligible public works projects of \$1M+ Notify at least 66% residents Prepare Master Plan Include improvements in the annual CIP 	<ul style="list-style-type: none"> End of 2024 Annual As projects implemented End of 2024 End of 2025
<ul style="list-style-type: none"> Infrastructure Investment Needs 	<ul style="list-style-type: none"> HS2.8c: Identify and complete bicycle improvements citywide and within disadvantaged or underserved neighborhoods. HS2.8b: Prioritize park, street, sidewalk, landscaping, and other improvements that serve disadvantaged neighborhoods Desert Highlands (DH), Demuth (DM), and Crossley (LC) HS2.8c: Improve health and wellness program at local schools; complete school wellness center and gardens HS2.4 Restart housing rehab program, increase grant to \$15,000/du, prioritize VLI households and disadvantaged areas via affirmatively marketing to targeted areas 	<ul style="list-style-type: none"> Complete five projects within or adjacent to DM, DH, or LC. Implement Table 3-31 for all DH, DM, and LC-related projects Complete 4 gardens/4 wellness center at Cahuilla, Cree, PSHS. 24 du/yr, 25% to DM, DH, LC – market with targeted fliers 	<ul style="list-style-type: none"> End of 2029 One by 2026 End of 2025 By 2024/25 Annual Annual

HOUSING PRODUCTION NEEDS

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 considers 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 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 3-35 summarizes the City of Palm Springs’ RHNA for the 2021-2029 housing element planning period.

Table 3-35 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 3-36. 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 3-36 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	Snr Apartments	122	Above Mod	Market Price
+ Serena Park	SFRs	386	Above Mod	Market Price
+ Desert Palisades	SFR	128	Above Mod	Market Price
+ Vibrante/Lumen	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 Restriction
+ Sunrise Vista	Apartments	61	Lower	Deed Restriction
+ Aloe	Apartments	71	Lower	Deed Restriction

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 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 Indian Reservation Cultural Center. In Section 14, the most prominent land use is residential, including three affordable apartment projects. Multiple family condos and apartments are 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. 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.



Desert Palisades, Kappe and Lockyer Home

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 DAP Health. 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.

Sunrise Vista II

DAP Health 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 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 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 3-24 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.

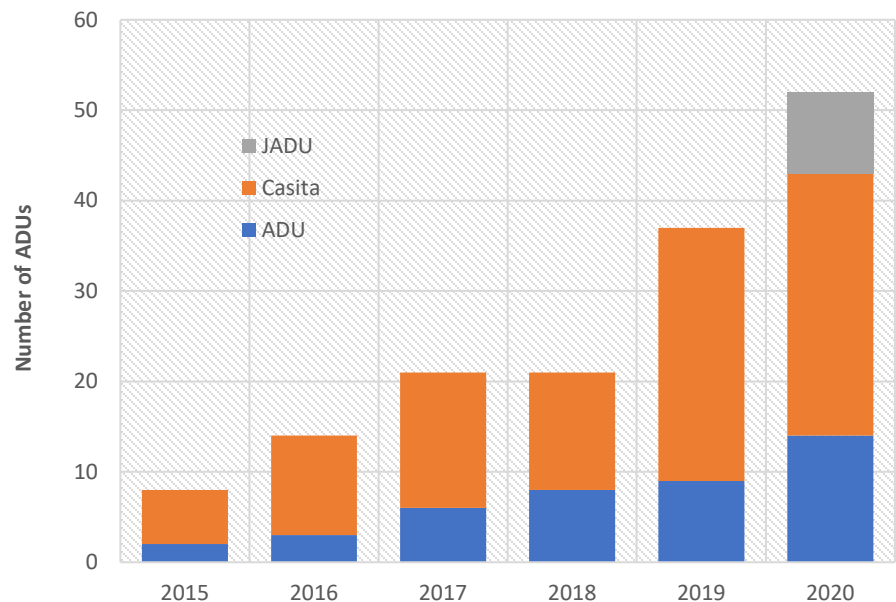


Figure 3-24 ADUs Approved in Palm Springs, 2015–2020

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 3-37, 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 3-37 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://palmsprings.craigslist.org/>.

Note:

1. Housing affordability is based on the Riverside County household income limits in 2020 as determined by the California HCD. 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 3-38.

- **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 is reasonable.
- **Historical 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 sevenfold, jumping immediately after changes in state or local codes. Thus, a safe harbor approach (3-year average) appears low.
- **Future Trend.** While the historical sevenfold 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 period. While that is significantly higher than the safe harbor approach, the gap translates into only 2 ADUs more per month over the period. The City’s planned incentives (e.g., fee waivers, public outreach, and prestamped design plans) should bridge that gap.

Table 3-38 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 require further analysis based on market potential for recycling to more intense residential uses and 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 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 cycle 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 Indian Reservation.

Taken together, the above filters ensured that the remaining sites are the 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 RHNA requirement. Substantial portions of the lower-moderate income requirement have been addressed through approved 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 sites 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 one 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 to revise height/story standards to allow for maximum density on R3 and R4 (Program HS1.8).
- ◆ **Lot Size.** Lots that are one acre or smaller are assigned to the moderate income category; lots two acres or larger are assigned to lower income category. Lower income projects could still be built on one-acre sites. However, larger lots would yield larger projects that would be more competitive for state funds.
- ◆ **Site Suitability.** All 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 sites, density, and development assumptions. All sites have adequate access to infrastructure and services.

Table 3-39 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. Figure 3-25 maps the location of each site identified in Table 3-39.

HOUSING ELEMENT

Table 3-39 Low-Moderate Income Sites: 2021–2029 RHNA

Site	Property Characteristics ³							Ownership ²		RHNA Credit ³	
	APN	GP	Zone	Density Range	Assumed Density ¹	Acres	Env+Infr Constraint	Nos.	Type	Units	Afford.
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
12	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	504-250-003	MDR	R2	6-15	13	0.56	None	Sole owner	Private	4	Mod
	504-250-004	MDR	R2	6-15	13	1.81	None		Private	5	Mod
	504-260-001	MDR	R2	6-15	13	0.29	None		Private	7	Mod
	504-260-002	MDR	R2	6-15	13	0.35	None		Private	24	Mod
	504-260-003	MDR	R2	6-15	13	0.24	None		Private	3	Mod
	504-260-006	MDR	R2	6-15	13	0.28	None		Private	4	Mod
	504-260-007	MDR	R2	6-15	13	0.27	None		Private	3	Mod
	504-260-008	MDR	R2	6-15	13	0.27	None		Private	3	Mod
	504-260-009	MDR	R2	6-15	13	0.27	None		Private	3	Mod
	504-260-011	MDR	R2	6-15	13	0.22	None		Private	3	Mod
	504-260-012	MDR	R2	6-15	13	0.25	None		Private	3	Mod
	504-260-015	MDR	R2	6-15	13	0.26	None		Private	2	Mod
	504-260-016	MDR	R2	6-15	13	0.26	None		Private	3	Mod
	504-260-020	MDR	R2	6-15	13	1.27	None		Private	3	Mod
	504-260-028	MDR	R2	6-15	13	0.35	None		Private	3	Mod
	504-260-032	MDR	R2	6-15	13	0.24	None		Private	16	Mod
504-260-033	MDR	R2	6-15	13	0.32	None	Private	4	Mod		
504-260-034	MDR	R2	6-15	13	0.21	None	Private	3	Mod		
Sites to Be Rezoned											
15	504-270-005 to 008	HDR	C1/R2 to R3	15-30	25	4.0	None	1	Private	100	Low
16	504-270-001 to 003	HDR	R1 to R3	15-30	25	1.5	None	2	Private	37	Mod

Notes: 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.

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.

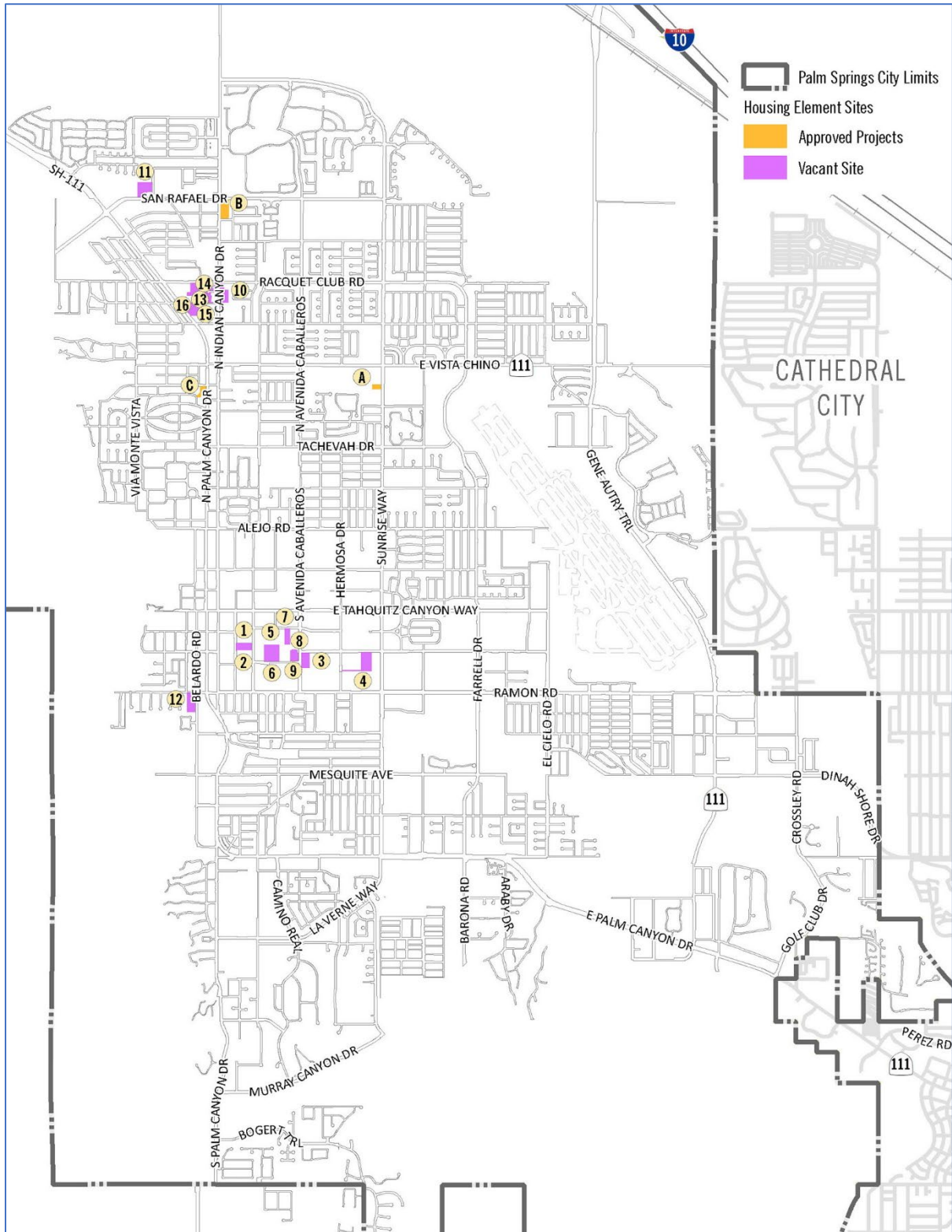


Figure 3-25 Housing Opportunity Sites

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—Racquet Club West, Baristo neighborhoods, and citywide. A description of each area follows:

- **Racquet Club West.** This neighborhood is located in north Palm Springs just south of Desert Highlands. It is considered a moderate resource neighborhood with a predominance of Hispanic residents with 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 resource 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 prior sites, ADUs would be accommodated citywide, in all neighborhoods where residential uses are permitted. New ADUs would be built throughout the City in new and existing residential developments. Approximately 60 percent of ADUs 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 3-40 provide a summary of each fair housing topic and the projected impact of new housing sites in each neighborhood.

Table 3-40 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"> Racquet Club is not considered segregated by race/ethnicity, but it has a lower median income and high levels of overpayment. New lower-moderate income housing would provide a greater balance of housing, and provide more affordable options. 	<ul style="list-style-type: none"> Baristo is not considered segregated by race/ethnicity according to TCAC, but it has a lower median income and high levels of overpayment. New lower-moderate income housing would provide a greater balance of housing, and provide more affordable options.
Access to Transit Opportunity	<ul style="list-style-type: none"> Racquet Club is well served by local transit, with routes running along all the boundaries of the area and connections to SR-111 New housing would not significantly impact or detract from existing service levels provided by transit but should bolster ridership. 	<ul style="list-style-type: none"> Baristo is well served by local transit, with routes running along all the boundaries of the area and connections to SR-111 New housing would not significantly impact or detract from existing service levels provided by transit but should bolster ridership.
Employment Opportunities	<ul style="list-style-type: none"> Racquet Club is in the fourth highest of five tiers of access to employment locally and via transit. New residents would be near job centers, contributing to less unemployment, and would spur economic revitalization. 	<ul style="list-style-type: none"> Baristo is in the fifth highest of five tiers of access to employment opportunities locally and via transit. New residents would be near job centers, contributing to less unemployment, and would spur economic revitalization.
Educational Opportunities	<ul style="list-style-type: none"> Racquet Club children would attend Finchy ES + Raymond Cree MS. Schools are located adjacent to existing neighborhoods. New housing would not detract from educational levels as impact fees would be charged for any needed facility improvements. 	<ul style="list-style-type: none"> Baristo children would attend Cahuilla ES + Raymond Cree MS. Schools are located adjacent to existing neighborhoods. New housing would not detract from educational levels as impact fees would be charged for any needed facility improvements.
Housing Mobility	<ul style="list-style-type: none"> Racquet Club neighborhood is well established with older single-family homes, but limited multifamily units. New multiple-family development, both apartments and condos, would offer attainable and quality housing, thus improving housing mobility. 	<ul style="list-style-type: none"> Baristo neighborhood is well established with <i>older</i> apartments and many condo developments. New multiple-family development, in particular affordable apartments, offers attainable and quality housing, thus improving housing mobility.
Environmental Health	<ul style="list-style-type: none"> Racquet Club neighborhood is not located in a disadvantaged community according to CALEnviroScreen or LAFCO. New housing would not place individuals or families near environmental hazards. 	<ul style="list-style-type: none"> The Baristo neighborhood is not located in a disadvantaged community according to CALEnviroScreen or LAFCO. New housing would not place individuals or families near environmental hazards.

Source: PlaceWorks, 2021

Summary of RHNA and Adequate Sites

Table 3-41 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 currently 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.

Additional sites are being proposed for rezoning to increase the buffer and help secure a pro-housing designation. However, rezoning is not required to meet the City’s 2021-2029 RHNA.

Table 3-41 Strategy to Address the 2021–2029 RHNA

Housing Credits	Housing Affordability Levels			
	Lower ¹	Moderate	Above	Total
Regional Housing Needs	953	461	1,143	2,557
+ Approved Projects	192	88	2,429	2,709
+ Accessory Dwellings	308	165	28	500
+ Currently Zoned Vacant Sites	562	293	-0-	855
Deficit w/o Rezoning	-109	-85	-1,314	
+ Sites to be Rezoned	100	37	-0-	
Remaining Need after rezoning	-209	-122	-1,314	

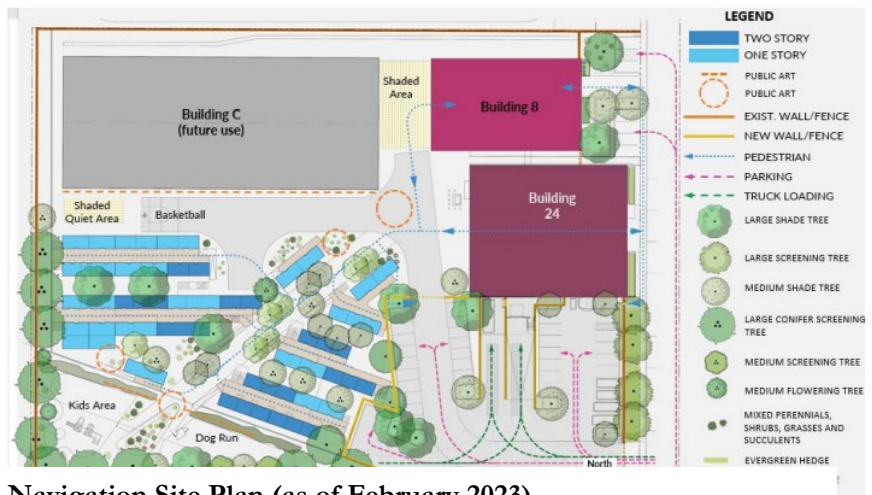
Source: City of Palm Springs, 2020.

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.

Provisions for Emergency Shelters

The City has been active in providing for its homeless residents. In 2021, the City Council approved the application for an 80-modular-unit navigation center on a 3.6-acre site at 3589 McCarthy Road. The project is funded by \$16 million in HomeKey funds, \$7 million in County ARPA funds, \$5.5 million in IEHP funds, and \$3 million in City funds. The Center will offer a continuum of care of services that offer a safe, stable, and healing environment that leads to a permanent home. Martha’s Village and Kitchen will operate the Center and provide or coordinate the provision of a mix of services, including on-site access to social services, behavioral health services, medical/dental services, and workforce development.



Navigation Site Plan (as of February 2023)

The City has funded two affordable housing projects (Aloe and Sunrise Vista II) that will be built over the next several years. Housing units that will be dedicated to people who are homeless or at risk of homelessness include: 25 of the 71 units at the Aloe housing project and 29 of the 61 units at DAP’s Sunrise Vista II. These projects are fully funded and moving forward to completion. Taken together, these projects will add 54 units of permanent supportive housing to the City’s inventory of affordable housing.

As of January 2023, the City had an unmet need of 239 beds. The three projects in the pipeline above will provide 134 units for homeless residents. Upon completion, this reduces the unmet need to house a total of 105 homeless people in Palm Springs.

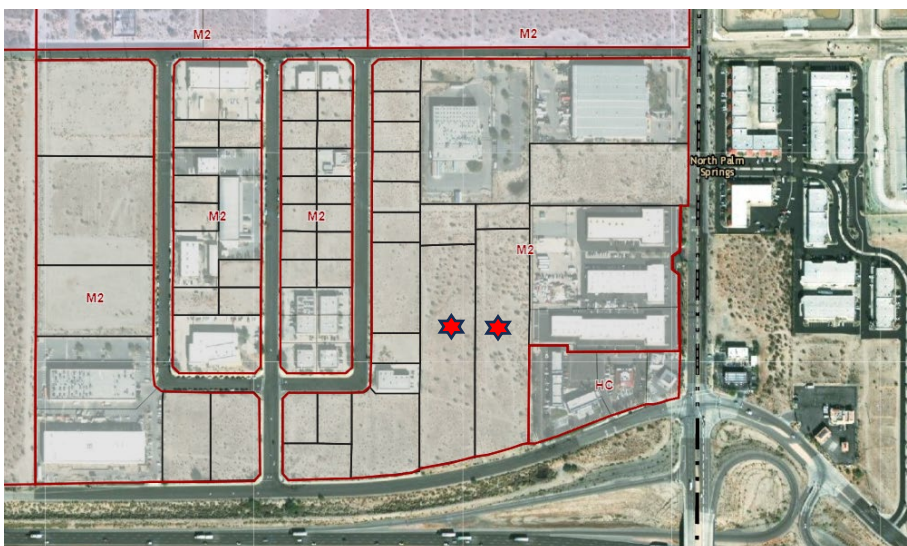
HOUSING ELEMENT

The following analysis addresses all AB 2339 requirements. The City allows emergency shelters by right 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 Roy's Service Center. Recovery Intn'l (RI) now provides permanent supportive housing for 25 homeless residents, an outpatient service clinic (specialty mental health clinic), and a 92-bed augmented adult residential care facility funded by the county. Transit is also provided by RI.

The surrounding M-2 zone has 42 vacant sites totaling 46 acres. Sites that could accommodate shelters are not adjacent to industrial uses that generate uninhabitable conditions, and the M-2 Zone has strict requirements for cannabis operations. County Social Services offices are 4 miles northeast and the CV Housing First hub leases space at Indian Canyon Drive @ Dillon Road. Jobs in industry, commercial, and retail are within walking distance.

The estimated unmet need is 239 beds for homeless residents. However, the City's existing shelters and the navigation center project will address 134 beds, leaving a remaining need of 105 beds. At 200 square feet per unit (as required per AB 2339), the City would need 0.60 acres of land, a fraction of the 42 acres available. There is more than enough land available to meet the need.

Program HS5.5 commits to amending the general plan and zoning code, redesignating 9.1 acres in the M-2 zone (denoted below by red stars), allowing residential uses and emergency shelters by right, and making other code amendments (e.g., objective development standards, parking, etc.) consistent with AB2339 requirements.



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, 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 development is constrained by topography, and conserves lands nearby and similar in character that provide valuable habitat.

To address habitat conservation, projects in one of the CV-MSHCP's "Conservation Areas" (generally hillsides and open desert) are subject to mitigation fees, additional review, and limits on the amount and location of development. 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 that is needed to address the 2021-2029 RHNA. As discussed in this chapter, the City has identified sufficient sites to fully accommodate the RHNA and its affordability requirements.

Drainage and Flooding

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

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

Very High Fire Severity Zone

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

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

Water and Sewer Infrastructure

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

The Section 14 Specific Plan area is expected to accommodate an additional 2,682 homes, 1,070 hotel rooms, and 1.4 million square feet of commercial building floor area. The Section 14 plan projects an additional annual daily water demand of 1.7 million gallons per day (mgd) and maximum average demand of 3.4 mgd. Currently, the Section 14 Specific Plan indicates that "existing water facilities are adequate to serve the existing conditions and can provide adequate domestic service to new development throughout the section."

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

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

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

HOUSING ELEMENT

Alternative Energy

Palm Springs has long been committed to 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.

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. Research has shown that less access to broadband services decreases educational outcomes among lower income residents and can impede business productivity as well. According to the Public Utilities Commission's broadband service mapping project (2023), much of central north, west, and south are served by broadband. The unserved areas are scattered and include: 1) uninhabited areas in the northwest city along State Route 111; 2) a patchwork of locations in the City center, and 3) Demuth Park, Lawrence Crossley, and small portions south of Desert Highlands.

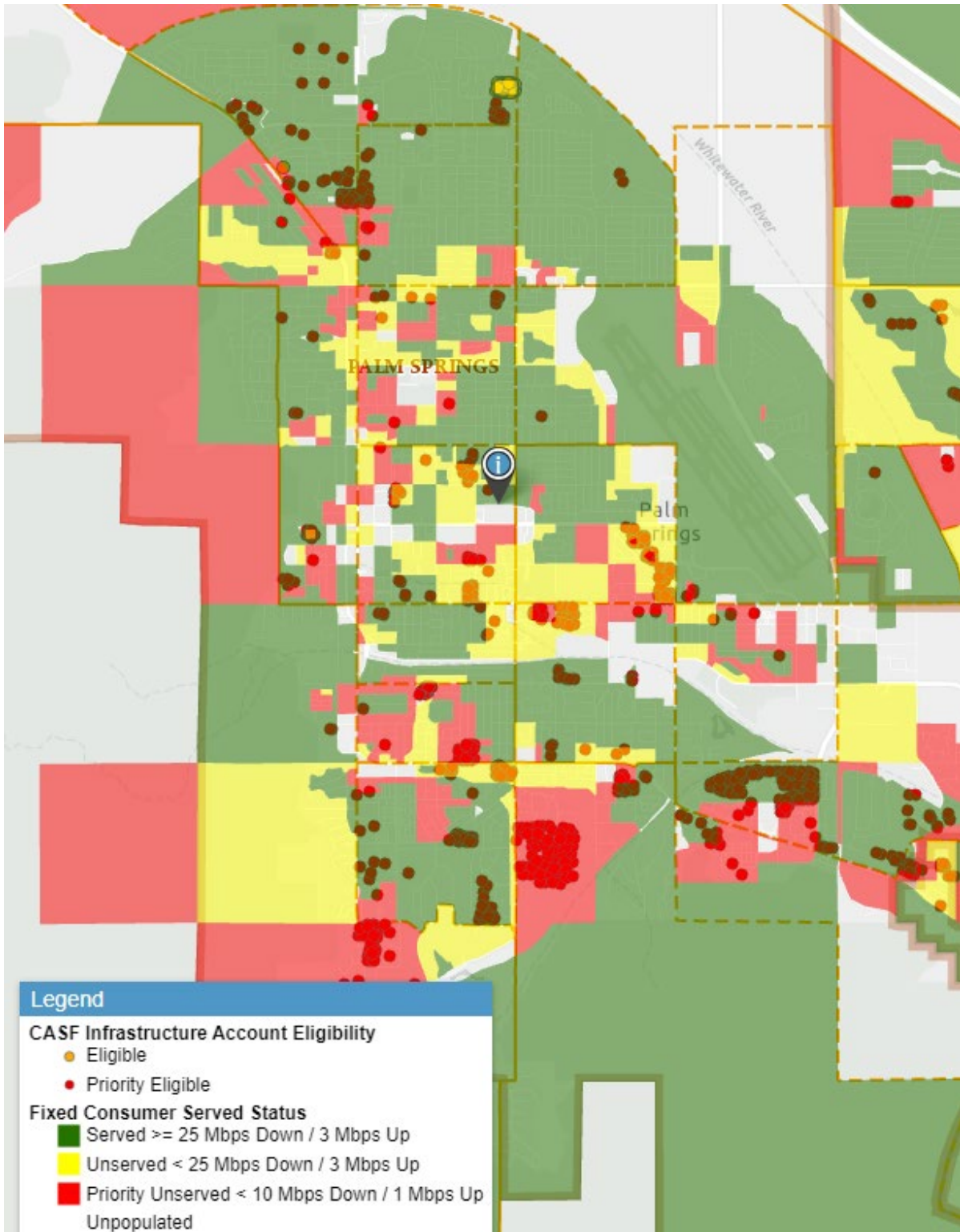


Figure 3-26 Broadband Availability

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 DAP Health 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 (HRC).** The HRC 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.
- ◆ **Fair Housing Council.** Palm Springs contracts with the Fair Housing Council of Riverside County(FHCRC) to provide fair housing and landlord/tenant services. The FHCRC operates four offices countywide, 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

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 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). The majority sold for under \$180,000 and are affordable to low-income households.
- ◆ **Affordable Apartments.** The City has also approved the application and development plans for a variety of affordable housing projects, specific plans, and other residential projects. Funding applications were later secured.

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 2022, Sunnyview Villas applied for and received a recommendation from TCAC for tax credits that will allow the project to be preserved for another 50 years.



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 10 grants of \$1,500. Mostly, the City has averaged between 5 and 10 grants annually. In addition, in past years, the City periodically assisted mobile home parks with park improvements and offered deed-restricted affordable projects additional funds for property repairs. These types of improvements helped 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" has served approximately 25 lower income homeowners in 2020. 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. New funding sources will need to be secured to continue.



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 5th cycle, the City approved housing projects for seniors. The City approved a 122-unit senior apartment project that will be built during the 6th 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 5th 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 provides rental housing for people with HIV/AIDS.
- ◆ **Homelessness.** The City received a \$10 million state grant to address homelessness in the community. While the proposed motel conversion to an SRO was not successful (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 financing 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 3-42 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 3-42 Progress Meeting Housing Element Objectives

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

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

Notes

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

PROGRAM EVALUATION

Table 3-43 records accomplishments of each housing program and evaluates the program and its appropriateness for the 6th cycle.

Table 3-43 Progress Toward Housing Element Programs

Housing Programs	Progress to Date	Evaluation
HS1.1 Provide for Adequate Sites		
<ul style="list-style-type: none"> Maintain an inventory and map of sites available for residential development and provide at the front counter upon request. Amend zoning code to redefine accessory units, remove conditional use permit requirement, and make development standards consistent with state law. Update the Zoning Code Map to make properties in Table 3-20 consistent with the General Plan Land Use Map 	<ul style="list-style-type: none"> Action not completed this cycle—deferred until after adoption of the housing element and finalization of land inventory. 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. The City continues to update the zoning code map to be consistent with the General Plan land use map. 	<ul style="list-style-type: none"> Complete program after adoption of 2021-2029 Housing Element. Maintain adequate sites to comply with SB 166 “No Net Loss.” Continue to implementation for 2021-2029 to encourage future development of accessory units. Continue implementation for 2021-2029 to comply with SB 1333 (2018) requirement of consistency of General Plan and zoning.
HS1.2 Offer Regulatory Incentives		
<ul style="list-style-type: none"> Review and accept requests for minor modifications, density bonuses, general plan amendments, and zone changes for projects that meet City goals. Encourage consolidation of sites of less than one acre in size to facilitate affordable housing; provide technical assistance to property owners and developers. 	<ul style="list-style-type: none"> Ordinance No. 1976 was adopted to allow density bonuses for affordable housing. Received one application requesting modifications and density bonus. Action not completed. 	<ul style="list-style-type: none"> Continue implementation for 2021-2029. Review and evaluate effectiveness of the minor modification process; make revisions as needed to encourage appropriate use. Continue implementation for 2021-2029. Consider incentives to encourage consolidation into larger parcels capable of supporting quality affordable housing.
HS1.3 Continue to Offer Financial Incentives		
<ul style="list-style-type: none"> Continue to provide fee reductions, general funds, low cost land, and other assistance for affordable housing projects. Consider waiving/paying the CVMSHCP fee (e.g. to acquire sensitive habitat) for lower-income affordable housing projects. Promote financial and development assistance programs for the building community on an annual basis. 	<ul style="list-style-type: none"> In 2019, the City established the Affordable and Multi-family Housing Incentive Program (Resolution 24654) to reduce, defer and/or waive application and impact fees for affordable & multi-family housing. Resolution No. 24654 allowed reduced City-assessed developer and development impact fees for qualified projects. The City continues to allocate CDBG and other funds to support housing and community development objectives. 	<ul style="list-style-type: none"> Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals. Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals. Continue implementation for 2021-2029. Target projects that materially further City affordable housing goals.
HS1.4 Complete Zoning Code Amendments		
<ul style="list-style-type: none"> Allow emergency shelters by right in the M-2 zone to support goal of addressing the need for shelters in Palm Springs. Allow transitional and supportive housing as a residential use subject to restrictions that apply to uses in the same zone. Amend the Mixed Use development standards to allow up to 70 dwelling units per acre, consistent with the General Plan. Adopt “Reasonable Accommodation” provisions required by ADA to allow and improve the ability of disabled people to use and/or enjoy their dwelling unit 	<ul style="list-style-type: none"> Ordinance No. 1974 was adopted to allow emergency shelters as a by-right use on designated sites in the M-2 zone. Ordinance No. 1974 was adopted to allow transitional and permanent supportive housing as by-right use in residential zones. Ordinance No. 2007 was adopted to allow for mixed-uses by-right use in the CBD, C-1, C-2 zones with density incentives. Ordinance No. 1975 was adopted to allow reasonable accommodations that would assist in eliminating barriers to housing opportunities for persons with disabilities. 	<ul style="list-style-type: none"> Revise ordinance to require operations and management plan for shelters. Include plan for \$10 million in state funds. Amend zoning code to list housing in each residential zone; revise supportive housing provisions consistent with AB 2162. Continue implementation for 2021-2029; evaluate new provisions as needed to encourage mixed use development. Continue to process requests; periodically evaluate and amend, if needed, the reasonable accommodation ordinance to ensure its ongoing success.

HOUSING ELEMENT

Table 3-43 Progress Toward 2014-2021 Housing Element Programs

Housing Programs	Progress to Date	Evaluation
GOAL 2 Foster a high quality of life and vibrant neighborhoods through the housing preservation, improvement, and community services.		
HS2.1 Implement Design Standards		
<ul style="list-style-type: none"> Continue to implement residential design standards through architectural review of residential projects. 	<ul style="list-style-type: none"> Action ongoing. City established an architectural review committee to review projects for quality design. 	<ul style="list-style-type: none"> Continue implementation for 2021-2029. Consider creating objective development and design standards to the extent needed.
HS2.2 Continue to Implement Historic Preservation Program		
<ul style="list-style-type: none"> Continue to implement the historic preservation ordinance for residential structures that have historic significance or merit in Palm Springs. Continue to update the Historic Resources Survey and identify additional residential structures that could be designated as Class 1 or Class 2 historic structures. 	<ul style="list-style-type: none"> Ongoing. The Historic Site Preservation Board reviews projects for compliance with historic structure regulations. Ongoing. City established its first historic resource officer and adopted a historic context statement. 100+ properties were designated Class 1 or 2 historic structures. 	<ul style="list-style-type: none"> Continue implementation during the 2021-2029 housing element cycle. Continue implementation during the 2021-2029 housing element cycle.
HS2.3 Enforcement Property Maintenance Code		
<ul style="list-style-type: none"> Continue to implement code enforcement programs, using a progressive approach of voluntary compliance, administrative citations, and court action. Provide outreach education of lead-based paint hazards and provide assistance in compliance with federal regulations. Provide financial assistance, where appropriate, to remedy property maintenance and health code violations. 	<ul style="list-style-type: none"> Ongoing. City continues to implement its code enforcement program. Ordinances expanded to address not only blighted structures but also blighted vacant land. Riverside County distributes education materials. No units in Palm Springs are identified with lead-based hazards. The City continues to make funds available to remedy property maintenance and health code violations. 	<ul style="list-style-type: none"> Continue implementation during the 2021-2029 housing element cycle. Continue implementation during the 2021-2029 housing element cycle. Continue implementation during the 2021-2029 housing element cycle.
HS2.4 Continue Housing Rehabilitation Loan Program		
<ul style="list-style-type: none"> Provide rehabilitation loans to help low income households remedy health and safety code violations or make qualified housing repairs and modifications Continue comprehensive housing and neighborhood assistance under the Recapture Our Neighborhood program Continue the implementation of and periodic review of the City's mobile home park rent stabilization ordinance 	<ul style="list-style-type: none"> The City issued grants to help low income households make home repairs. Nonprofit entities have been issued grants funds in 2020 to expand coverage. Funding has not been available for implementation of this program. Ordinance continues to be implemented. No changes are envisioned at this time. 	<ul style="list-style-type: none"> Continue implementation during the 2021-2029 housing element cycle. Discontinue this program for the 2021-2029 housing element cycle due to lack of funding. Continue implementation during the 2021-2029 housing element cycle.
HS2.5 Preserve At-Risk Housing Units		
<ul style="list-style-type: none"> Monitor status of affordable units at-risk of conversion; provide technical assistance as feasible to facilitate preservation. Support efforts to preserve Tahquitz Court, Sunnyview Villas, Racquet Club, Calle de Carlos, Palos Verdes Villas, Coyote Run, and Pacific Palms Apartments, 	<ul style="list-style-type: none"> City adopted Ordinance 1927 to require relocation assistance for tenants when at-risk projects are converted to market rents and tenants are evicted from the units. No publicly assisted affordable projects converted to market rates. However, several projects received state/ federal funds to extend affordability controls. 	<ul style="list-style-type: none"> Continue implementation for 2021-2029. Reassess projects that remain at risk and monitor on an annual basis.

Table 3-43 Progress toward 2014-2021 Housing Element Programs

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

HOUSING ELEMENT

Table 3-43 Progress toward 2014-2021 Housing Element Programs

Housing Programs	Progress to Date	Evaluation
GOAL 4 Fulfill the City's housing needs while protecting the natural environment and promoting an environmentally sustainable ethic.		
HS4.1 Green Building Code		
<ul style="list-style-type: none"> Develop a green building ordinance that encourages resource conservation in the construction and rehabilitation of housing. 	<ul style="list-style-type: none"> The City of Palm Springs adopted the California Green Building Standards Code and related appendices, and subsequent updates in 2013, 2016, and 2019. In 2015, the City Council adopted Ordinance No. 1885 to provide an expedited, streamlined permitting process for small residential rooftop solar energy systems. In 2018, City Council adopted Resolution No 24354 establishing a policy for the provision of solar photovoltaic systems as part of the discretionary approvals for new housing 	<ul style="list-style-type: none"> Continue to implement and monitor effectiveness of the program for the 2021–2029 housing element cycle.
HS4.2 Hillside Development		
<ul style="list-style-type: none"> Continue implementing hillside development standards. 	<ul style="list-style-type: none"> 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. 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. 	<ul style="list-style-type: none"> Continue to implement and monitor effectiveness of the program for the 2021–2029 housing element cycle.
HS4.3 Energy Conservation		
<ul style="list-style-type: none"> Continue implementation of the review of water conservation aspects of landscape ordinance. 	<ul style="list-style-type: none"> In April 2016, the City adopted a Water Efficient Landscape Ordinance. The City also collaborates with DWA in reviewing landscape projects to making sure they meet the City's water efficient landscape criteria. The City developed Technical Assistance Guidelines for applicants' projects for turf replacement and water efficient landscapes. The City followed Desert Water Agency water conservation contingency plans and regulations until the drought concluded. 	<ul style="list-style-type: none"> Continue to implement and monitor effectiveness of the program for the 2021–2029 housing element cycle.
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 (DAP Health) 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 Indian Reservation 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

Table 3-44 lists some of the specific programs that were included or amended in response to public participation.

Table 3-44 Summary of Program Changes due to Outreach

Source of Comments received	Generalized Comment	Program affected
Community	<ul style="list-style-type: none"> Need more affordable housing in N. Palm Springs 	<ul style="list-style-type: none"> HS 1.1 Adequate sites (revised to include sites in north Palm Springs)
Community	<ul style="list-style-type: none"> Need broader range of housing types and price points 	<ul style="list-style-type: none"> HS 1.4 Accessory Dwellings (new)
Community	<ul style="list-style-type: none"> Need broader housing types for missing middle-income levels 	<ul style="list-style-type: none"> HS 1.5 Small lot housing (new)
Developers	<ul style="list-style-type: none"> Need more multiple-family housing and obsolete hotels are an option 	<ul style="list-style-type: none"> HS 1.6 Hotel conversions (new)
Community and City staff	<ul style="list-style-type: none"> Lack of affordable housing built and no-net loss requirements 	<ul style="list-style-type: none"> HS 1.7 Inclusionary housing and commercial linkage (new)
Developers and HCD	<ul style="list-style-type: none"> Residential standards could individually or cumulatively constrain development 	<ul style="list-style-type: none"> HS 1.8 Zoning Code update (revised to include assessment)
Developers	<ul style="list-style-type: none"> Architectural review process was too subjective, resulting in delays 	<ul style="list-style-type: none"> HS 2.1 Design Standards (included objective development and design)
Developers	<ul style="list-style-type: none"> Need to streamline development process to allow greater certainty 	<ul style="list-style-type: none"> HS 2.5 Development Review Process (revised)
Community	<ul style="list-style-type: none"> Focus capital improvements in targeted areas 	<ul style="list-style-type: none"> HS2.8 Capital Improvements (new)
No. Palm Springs	<ul style="list-style-type: none"> Crime and safety in certain neighborhoods 	<ul style="list-style-type: none"> HS 2.9 Neighborhood Safety (new)
Residents / HCD	<ul style="list-style-type: none"> Need targeted reinvestment / place-based strategy 	<ul style="list-style-type: none"> HS 2.10 Neighborhood focus (new) HS 5.9 Disadvantaged areas (new)
Residents / HCD	<ul style="list-style-type: none"> Concern over expiring covenants on projects and preservation 	<ul style="list-style-type: none"> HS 3.5 Preservation of At-Risk Housing (strengthened)
Advocates / HCD	<ul style="list-style-type: none"> Concern over lack of extremely low income housing 	<ul style="list-style-type: none"> HS 3.6 Assist in Development of Lower Income Housing (new)
Community and HCD	<ul style="list-style-type: none"> Historic and current discrimination 	<ul style="list-style-type: none"> HS 5.1 Fair Housing (new and strengthened)
Community and HCD	<ul style="list-style-type: none"> Address code amendments for housing for people with disabilities 	<ul style="list-style-type: none"> HS 5.4 Housing People with Disabilities (revised)
Community and State law	<ul style="list-style-type: none"> Make code amendments and seek sites for housing homeless people 	<ul style="list-style-type: none"> HS 5.5 Housing for Homeless People (revised)
HCD and State law	<ul style="list-style-type: none"> Need to update code to permit employee and agricultural housing 	<ul style="list-style-type: none"> HS 5.7 Employee housing (new)

Source: PlaceWorks, 2021

GOALS, POLICIES, AND ACTIONS

Supplying housing that fulfills the diverse needs of Palm Springs is a fundamental priority for the City. This section is the City's Housing Plan to address Palm Springs' identified housing needs. Also included are a series of actions or programs that address the city's current and unmet housing needs. This section provides the goals and policies for addressing the city's housing needs as well as specific actions to implement the housing goals and policies.

HOUSING OPPORTUNITIES

Palm Springs has a diverse population of different ages, income levels, households, and lifestyles, each with different housing needs and preferences. As a desirable resort and retirement community, Palm Springs' seasonal population has unique housing needs. Ensuring an adequate supply and diversity of housing types assists in promoting an inclusive city that welcomes all of its residents.

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

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

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

Policies

- HS1.1 Provide residential sites through appropriate land use, zoning, and specific plan designations to accommodate and encourage a broad range of housing opportunities.
- HS1.2 Facilitate and encourage single-family homes, apartments and townhomes, mobile homes, and special needs housing; consider smaller courtyard and/or small-lot developments to address the need for middle income housing.
- HS1.3 Facilitate the production of quality mixed- and multiuse projects that are complementary with surrounding uses and context sensitive.
- HS1.4 Ensure housing is adequately served by recreation and parks, libraries, sanitary and storm sewers, transportation, public safety, and other public services and facilities.
- HS1.5 Support the provision and/or development of multiple family housing in nontraditional locations, including underutilized commercial sites, or in innovative ways, including hotel conversions, microhomes, and other means.
- HS1.6 Provide for regulatory and financial incentives to encourage well-designed housing, special-needs housing, and housing affordable to households of different income levels.
- HS1.7 Support appropriate levels of housing production that meet city housing needs yet also promote the vitality of established neighborhoods and enhanced quality of life.
- HS1.8 Protect residential neighborhoods from the encroachment of uses that detract or change the character of the neighborhood.
- HS1.9 Support the construction of higher density residential and commercial opportunities as well as implementation of infrastructure plans in the Section 14 Specific Plan.

HOUSING AND NEIGHBORHOOD QUALITY

Palm Springs has a well-defined fabric of neighborhoods, each with its own history, character, design vocabulary, and special needs. Many established older neighborhoods—the Movie Colony, Las Palmas, Deepwell Estates, and Racquet Club Estates—are distinguished by their physical layout, landscaping and walls, and architectural styles. Neighborhood quality in these areas is ensured when new development is compatible with the character, scale, and design of surrounding land uses.

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

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, childcare, 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

This section includes programs to implement the goals and policies in the Housing Plan. Table 3-45 provides a summary of all housing element programs and action items at the end of this chapter. For clarity, program implementation actions correspond to the associated housing goals that are furthered by the program (e.g., implementation actions HS1 and so forth implement Goal HS1).

Goal HS1 Implementation Actions

HS1.1 ***Adequate Housing Sites.*** State law requires that sufficient sites be made available for single-family, multiple-family, mobile homes, mixed and multiuses, accessory dwelling units, and emergency and transitional housing, 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
- Analyze and commit to rezone at least 100 residential units along major corridors and/or underutilized commercial areas in high resource areas (See HS5.10)
- 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 minor modifications, density bonuses, General Plan amendments, and zone changes for projects that further City housing goals
- Encourage/allow for the consolidation/mergers, and lot line adjustments of lots less than one acre in size to facilitate affordable housing. Provide technical assistance in support of lot consolidation
- Allow for the waiver of undergrounding utilities for residential projects where a DDA is recorded for deed restricted affordable housing

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. No. 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 500 ADUs to meet RHNA goals (40/year).

Action(s):

- Monitor ADU production and affordability to ensure 40 du/year at appropriate affordability level. Direct 20% of ADUs in HRIA of which 50% are affordable to lower income households. If ADU assumptions in HRIA areas do not actualize by 2025, identify at least 2 mixed use sites in the HRIA for rezone to residential
- Create and maintain a volunteer rental registry by mid-2024 that allows owners to advertise ADUs and links prospective lower income renters to ADUs
- Facilitate and streamline ADU approvals through the drafting and use of pre-approved plans. Distribute educational materials to residents via ONE-PS

HS1.5 ***Small-lot Housing.*** Palm Springs continues to see development of single-family homes and higher-end condos which are not affordable to “middle-income” residents. Duplexes, fourplexes, cottage courts, and courtyard homes can provide diverse options and support local retail. Palm Springs has sites for these prototypes, but additional opportunities for middle income housing products exist.

Action(s):

- a. Review existing land use designations and amend amendments as needed to provide opportunities for middle income housing
- b. Create incentives and design guidelines to facilitate and encourage the production of middle income housing opportunities
- c. Amend City’s SB9 ordinance to be more permissive than state law, allowing larger units and nonprofit developers to build/subdivide SB9 projects

HOUSING ELEMENT

HS1.6 ***Hotel Conversions.*** Palm Springs has received periodic interest to convert older hotels to higher yield investments such as housing. This interest in transition of hotels has been more pronounced due to the pandemic and reduction in tourist activity. Due to funding, hotel conversion interest initially began with the provision of permanent supportive housing. However, due to the limited number of apartments built in recent history, 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 and Commercial Linkage.*** The need for affordable housing, SB166 “no-net loss requirement,” and limited land has led cities to explore the feasibility of inclusionary housing (IHO) and commercial linkage fees (CLF). IHOs typically require qualified projects of certain sizes to include a portion of the housing units or provide an in-lieu fee to support the development of affordable housing. CLFs are also often used to provide for affordable housing, particularly in tourist areas like Palm Springs where commuting for hospitality services is common.

Action(s):

- Study the feasibility of an IHO and CLF ordinance, its impact on the housing market, developers, the local economy, and production of affordable housing, present findings to City Council and, if directed, prepare ordinance for City Council adoption
- If IHO or CLF program is approved, use of funds should consider strategies for affordable housing rehabilitation, preservation, and/or new construction and prioritized to address AFH considerations or disadvantaged communities

HS1.8 ***Development Code Update.*** The City reviewed development standards and permit processes to identify potential constraints. On an annual basis, the City amends its codes and development requirements to address such changes and will continue this practice. Based on HCD’s review of the housing element, the following code revisions will be made:

Action(s):

- Review land use designations, zoning districts, and development standards to identify inconsistencies. Resolve inconsistencies in accordance with SB 133
- Examine need for and feasibility of parking space modifications for residential uses to facilitate the development of quality multiple-family projects
- Amend zoning code and administrative processes to comply with SB 35 (Permit Streamlining)
- Increase stories allowed to 3 stories in the R-3/R-4 zones, revise height limit to 12 ft/story, and revise open space/performance standard in each zone to ensure maximum density is achieved in each zone

HS1.9 ***Variety of Housing for All.*** State law requires housing elements to facilitate and encourage a broad range of housing types (Gov’t Code 65583), including both conventional and special needs housing types. Based on HCD’s review, the following code revisions will be made:

Action(s):

- Amend zoning code to revise codes for emergency shelters, transitional and supportive housing, and low barrier navigation centers per state law
- Amend zoning code to revise codes and permitting process for residential care facilities to remove barriers to housing for disabled people (Program 5.4)
- Amend zoning code to allow ADU/JADU consistent with AB897 per Gov’t Code §65852.2 and 62852.22
- Amend zoning code to allow for employee housing and agricultural housing consistent with state 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. SB 35 and SB 330, passed in 2017 and 2019 require housing development projects to be reviewed against objective design standards. To address these issues will require zoning code revisions.

Action(s):

- Implement residential design standards through architectural review of residential projects
- Adopt objective residential development and objective design standards per 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 **Code Compliance Program.** Code compliance is intended to ensure that the value, character, and quality of housing and neighborhoods are maintained. The Department of Special Program Compliance inspects properties and buildings for compliance with state and local codes, and monitors vacation rentals as well. If deficiencies are found, the property owner is granted time to correct the matter. Should corrections not occur within a timely manner, citations or initiate legal action follow. However, the City first works for voluntary compliance through educating property owners.

Action(s):

- a. Implement code enforcement programs using a progressive approach of voluntary compliance, administrative citations, and court action
- b. Provide outreach and education on code-related requirements with fliers; distribute at public counter, through social media, and at community centers

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, condo owners, and single-family homeowners. Nonprofit agencies also provide home maintenance and repairs through their programs. In 2023, the City will be increasing its funding and technical assistance components, as resources are available, to assist up to 100 households in maintaining their homes.

Action(s):

- a. Expand homeowner rehabilitation program to include \$275,000 annually, subject to council approval; increase maximum grant amount to \$15,000 per unit
- b. Prioritize VLI households and target disadvantaged neighborhoods through affirmatively marketing via ONE-PS and fliers to targeted groups/areas
- c. Explore ways to improve and preserve the physical condition of trailer and mobile homes; review state NOFAs as they become available for funding

HOUSING ELEMENT

HS2.5 ***Development Permit 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's 13 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 mobile home 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 Crime Free MultiHousing program to prevent and decrease crime
- Evaluate/revise development standards for mobile home parks to allow expansion and encourage development of new mobile home parks

HS2.7 **Neighborhood Services.** The Office of Neighborhoods provides responsive, coordinated services that promote and support collaboration and communication with 52 neighborhood organizations, which form the Organized Neighborhoods of Palm Springs (ONE-PS). ONE-PS serves as liaison between the 52 neighborhoods and the City. This entails working with residents on issues that affect quality of life, including traffic, code compliance, crime, and homelessness, and working with City departments to help resolve residents' issues of concern. ONE-PS communicates via email, social media (e.g., Nextdoor, Facebook, Twitter, Instagram), blog posts, and a monthly newsletter.

Action(s):

- Support, promote, and work with neighborhoods organizations to improve/maintain neighborhoods
- Evaluate ways to encourage and increase participation of multifamily and mobile home parks in Neighborhood Organizations
- Assist in outreaching to and engaging historically disadvantaged neighborhoods (See HS5.9)

HS2.8 **Capital Improvements.** Every year, the City submits infrastructure projects for 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):

- a. Prepare and implement CIP projects to improve infrastructure and public facilities citywide
- b. Prioritize projects in disadvantaged neighborhoods to extent possible (Program HS5.9)
- c. Include capital improvements to parks (Desert Highlands, Demuth), school and community gardens, and five bicycle routes as specified in Table 3-34.

HOUSING ELEMENT

HS2.9 **Neighborhood Safety.** PSPD implements policing programs at three levels—buildings, neighborhoods, and citywide—and encourages residents to work with the PSPD to identify problems, prioritize concerns, and develop solutions. In 2022, the City contributed \$400,000 in funds to “We Are One United” so it was eligible to receive a \$2.1 million CalVIP. Grant. Working with We are One and the Boys and Girls Club, grants will support violence prevention and cannabis use diversion, and help build social and economic infrastructure in Desert Highland and East San Rafael communities.

Action(s):

- a. Implement and support Neighborhood Watch programs in each neighborhoods
- b. Implement grants and programs to reduce violence and crime in Desert Highland and San Rafael areas.
- c. Investigate implementing Crime Free housing within multiunit housing and mobile home parks

HS2.10 **Economic Opportunity.** Economic development maintains the City’s financial stability, improves the economic standing of residents, and allows the City to reinvest in itself. The City’s IHub and Accelerator campus and future College of the Desert are intended to further these goals. In 2021, the City signed a workforce agreement requiring a portion of qualified public works projects be done by residents, focusing on disadvantaged groups. The City has also contracted for a broadband master plan that will assist residents’ education and economic development.

Action(s):

- a. Develop the IHub campus to build and grow renewable energy based companies and work with the College of the Desert to build a campus in the City
- b. Complete a broadband master plan to assess coverage and plan to serve underserved neighborhoods; program projects into the CIP.
- c. Implement community workforce agreement that reserves 30% total hours of qualified public works projects for disadvantaged groups

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. About 637 households rely on vouchers(267 tenant-based and 370 project-based vouchers) for affordable housing.

Action(s):

- a. Support County's rental HCV program; continue to maintain 637 vouchers; publicize on website and mail notice to apartment property owners where voucher use is lower than the city average. Target 10% increase by 2025 and 10% increase by 2027.
- b. Continue to provide CDBG funds, when available, to local nonprofit organizations for motel vouchers

HS3.2 **Emergency Rental Assistance.** Since 2020, the City and other Coachella Valley cities have participated in a rental assistance program, funded by the County and federal/state government and managed by Lift to Rise and United Way. The City provided \$510,000 in CDBG funds for the program. Income eligible 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. Over the past three years, the program funded 1,850 eligible households with approximately \$11 million in assistance. Funding is exhausted, and the program will sunset in 2023.

Action(s):

- Complete remaining contracts for emergency rental assistance for income qualified households using qualified nonprofit(s)
- 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 include: Amputee Connection, Catholic Charities, Community Access, DAP Health, 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, Martha’s Kitchen, and the Visiting Nurses’ Association of Coachella Valley, among others.

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 four mobile home parks—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 for 4 parks (approx. 900 units); 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 four at-risk housing projects (314 units)—the Heritage, Tahquitz Court, Palos Verdes, and Palm Springs View Apartments
- Contact owners of at risk projects within one year of expiration to discuss preserving projects. Extend affordability controls of Sunnyview Villas to 2068
- 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 preserve at risk projects

HS3.6 ***Assist the Development of Low-Moderate Income Housing.*** The City assists in the provision of housing affordable to lower-moderate income households through the County rental voucher program, City at-risk preservation program, and rent stabilization. The City also offers regulatory concessions, financial assistance, and support to assist in the development of ELI, VLI, and LI housing below.

Action(s):

- Offer low-cost land, fee reductions, regulatory relief, and project gap funding, where feasible
- Proactively contact developers with the expertise to build projects (e.g., WHCHC, CVHC, DAP, qualified entities, etc.) affordable to ELI households
- Complete development the Monarch, Sunrise Vista II, and Aloe Apartments—providing affordable rental units to 78 ELI, 37 VLI, and 73 LI households

HOUSING ELEMENT

HS3.7 Homeownership and Building Generational Wealth.

Creating generational wealth has been a recurring theme expressed in the City of Palm Springs. As is the case statewide, African American, Hispanic, and Filipino residents have the lowest homeowner rates. The City will initiate a homeownership effort to close the race and ethnic gap in home ownership. The City will utilize a combination of RDA/City land, homeownership assistance, and nonprofit organizations to develop infill housing in Desert Highlands.

Action(s):

- a. Present homeownership gap closure program to City Council for consideration and adoption
- b. Seek funding and issue RFPs for three sites in Desert Highlands neighborhood
- c. Provide funds, land, and assistance to facilitate self-help projects on 3 sites (6 units)

HS3.8 Regional Housing Forums. The City partners with Lift-to-Rise, a public-private partnership formed to improve housing stability and economic mobility for valley residents. The City participates in the Collaborative Action Network to support the agency's Action Plan and affordable housing Catalyst fund. Lift-to-Rise has distributed more than \$250 million in rental assistance, launched a website site to track development, and sought Pro-Housing designations with HCD. The City pledged, by resolution, to continue working with partners to address the region's housing needs.

Action(s):

- Attend monthly meetings of the Collaborative Action Network and seek opportunities to address the housing needs in the Coachella Valley
- Pursue pro-housing designation with HCD to receive preference in scoring of housing, community development, and infrastructure projects
- Participate in efforts to increase commitments in the Catalyst fund for affordable housing in the valley

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

HOUSING ELEMENT

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.

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 so people in all walks of life have the opportunity to find suitable housing. 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 the housing complaints. An average of 750 landlord-tenant issues and 20 fair housing discrimination complaints are addressed each year. The City prepares federal planning reports to document the City's progress in improving and maintaining fair housing. The Human Rights Commission plays an important role in following and addressing issues affecting housing.

Actions:

- a. Contract with local fair housing providers to perform a wide range of educational, advocacy, and mediation services, averaging up to 750 landlord-tenant issues and 20 fair housing complaints
- b. Engage the Human Rights Commission to promote improved relations; civic peace; intergroup understanding; and acceptance, respect, and participation of all persons in the community
- c. As required by the federal government, prepare an Analysis of Impediments to Fair Housing Choice or Fair Housing Assessment and implement its findings
- d. Distribute information about fair housing laws and resources in libraries, community centers, social service offices, and other public locations
- e. Continue to hold community forums, observances, and educational venues to improve community relations and appreciation of the City's diversity.
- f. Conduct training and education to the public, property owners, and tenants, focusing on key issues to each audience
- g. Provide annual statistics on tenant-landlord issues, testing, training and education, discrimination cases, hate crimes, and school violence to HRC

HOUSING ELEMENT

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 Sunrise Vista project, a permanent supportive housing facility for people living with HIV/AIDS, and is completing an expansion project. DAP Health has earned recognition as a Federally Qualified Health Center. 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, counseling, and other assistance for residents. DAP Health is also working to expand its presence in Palm Springs to provide community clinic services for residents.



Sunrise Vista II (under construction)

Action(s):

- a. Identify additional housing opportunities for affordable housing for people living with HIV/AIDS
- b. Expand collaborative network of supportive services to serve people living with HIV/AIDS
- c. Support efforts DAP to implement their Master Plan and provide community clinical services

HS5.3 ***Senior Housing and Services.*** As Palm Springs has a large retiree population, seniors are a large share of households. Senior renters in particular have a higher prevalence and severity of housing overpayment. Seniors have other needs, including health/medical care, transit, and social 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 seniors.



Aloe at Palm Canyon (under construction)

Sunline offers low-cost transit for seniors to access local shopping, services, and health care. Affordable housing opportunities include deed restricted senior housing, tenant based rental vouchers, age-restricted mobile home parks, and other housing options. The City also supports the Mizell Center with a subsidized no cost 40-year lease. Other senior services are also supported. Lastly, the City distributes grants to income qualified seniors to repair their homes.

Action(s):

- a. Seek opportunities to expand the amount of affordable senior housing through new development
- b. Continue, as feasible, to provide and preserve a full range of housing services for senior residents
- c. Support Mizell Center and assist, where feasible, health, social, transit, and other services to seniors

HOUSING ELEMENT

HS5.4 *Housing People with Disabilities.* In Palm Springs, 17 percent of residents living in housing report a disability. Palm Springs supports its disabled population in many ways. Multiple-family housing must comply with ADA requirements. The City processes reasonable modifications so residents can enjoy housing, city programs, and services. Homeowners can apply for grants for accessibility repairs. The City also implements its Transition Plan. The City will continue to assist in providing and maintaining housing options suited for this group.

Action(s):

- a. Support and seek opportunities, as feasible, to expand a variety of housing types to help address the diverse needs of persons living with disabilities
- b. Work with local and regional service providers to publicize information on available resources for housing and services for people with disabilities
- c. For residential care facilities serving 6 or fewer, modify definition, allow by right in all zones allowing residential uses, and treat like any other residential use in accordance with state law
- d. For facilities serving 7 or more residents, remove CUP requirement, allow by right in all zones allowing residential, and treat like any other residential use in the same zone
- e. Explore opportunities to improve design standards for accessibility in multiple-family buildings to increase the number of accessible units
- f. Include fair housing outreach and education to reduce the occurrence of fair housing complaints related to disability of residents
- g. Periodically review, amend, and implement the City's ADA "Transition Plan" to improve accessibility to community infrastructure, facilities, and services
- h. Review HCD's Technical Advisory on Group Homes and revise zoning codes to ensure they do not constrain housing for people with disabilities

HS5.5 *Housing for Homeless People.* Palm Springs' homeless program includes: 1) low barrier navigation center; 2) transitional and supportive housing; 3) emergency shelter; 4) cooling and cold weather centers; and 5) complement of services with local and regional partners. The City works with community-based organizations and public agencies to address these needs. For the 2021-29 period, the City will draft code revisions, prepare funding proposals, continue interagency coordination, and build facilities to serve homeless residents consistent with "The Path Forward."

Action(s):

- a. Seek and earmark state and federal funds to continue to provide services and support existing and future housing opportunities for homeless people
- b. Work with county partners, CVAG, and local partners in pursuing projects to address the housing and supportive service needs of homeless people
- c. Amend PSMC to remove code constraints to accommodating housing for homeless people:
 - - transitional and supportive housing, permanent supportive housing, and low barrier navigation centers per GC 65583 (a)(5), §65651(a), and §65662
 - - define single-room occupancy units and allow by right in zones where multifamily and mixed uses are permitted as required by AB 2162
 - - develop a management plan, parking standards (AB 139), and concentration standards to ensure shelters are designed and operated in an effective manner
- d. Rezone up to 9.1 acres in the M-2 zone to allow residential uses and emergency shelters by right, require that emergency shelters only be subject to specified written, objective standards, expand the definition of shelters, modify parking, and make any other code revisions needed to comply with AB 2339.
- e. Fund, administer, and complete the development of additional projects to house homeless people in Palm Springs (Navigation Center, Aloe, Vista Sunrise, etc.)

HOUSING ELEMENT

HS5.6 ***Housing for Families with Children.*** Families with children, particularly lower-income single-parent families with children and large families, are collectively smaller in number than most other special needs groups. They are known to have greater difficulty affording housing due to the lack of suitably sized and priced rental apartments. Moreover, many need affordable childcare to allow parents to work. Rental assistance may be needed as well.



Monarch Apartments: Anticipated by 2024

The City of Palm Springs addresses the needs of families through the provision of affordable housing, provision of supportive services, and preservation of affordable publicly subsidized apartments and mobile home parks in the city.

Action(s):

- a. Expand family housing options with the development of affordable and suitable housing for families; complete the Monarch Apartments
- b. Support and fund services for families, including early childcare literacy, tutoring/ afterschool, and recreational services to youth and children
- c. Continue to improve housing security through advocating for 370 project-based vouchers and preserving the 44-unit Sunnyview affordable project

HS5.7 Employee Housing. Farmworkers in Coachella Valley are known to have distinct housing and service needs. 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 are 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 Zoning Code will also be amended 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

HS5.8 Activate Palm Springs. In 2023, the City announced participation in Blue Zones Activate, a national initiative focused on improving the longevity and health of residents. The City will be working with Blue Zones on a readiness and feasibility assessment to assess how to make Palm Springs a healthier place to live, work, grow up, and grow older. This initiative dovetails with efforts by the Riverside University Health System to launch a countywide partnership with Blue Zones in pilot projects in six Riverside County communities. The end result will be a menu of practical programs to improve the City's built environment, one of the key determinants of longevity and quality of life.

Action(s):

- a. Conduct workshops and readiness assessment by the end of 2023 that outlines the City's needs, assets, and opportunities for improving program outcomes
- b. By the middle of 2024, develop an implementation plan that sets forth transformative actions that will be implemented citywide and in neighborhoods, including disadvantaged neighborhoods

HOUSING ELEMENT

HS5.9 Disadvantaged Communities. Due to historical discrimination and displacement, the City has neighborhoods that have unmet health, employment, social services, education, infrastructure, housing, and public safety needs. These include Desert Highlands, Demuth, Lawrence Crossley, and several mobile home parks. Given the complexity of issues involved, a focused “place-based” approach is needed to stabilize neighborhoods and improve a range of opportunities for residents. Actions shown in Table 3-34 summarize the City’s approach.

Action(s):

- Implement all actions, metrics, and timeframes set forth in Table 3-34 contained in the Assessment for Fair Housing Section of the Housing Element
- Annually report progress to the Human Rights Commission and adjust actions as needed to continue progress and achievement of goals
- With the initiation of Activate Palm Springs program, seek opportunities for leveraging that effort to further address disadvantaged communities

HS5.10 Housing Mobility. The City has programs to allow affordable in higher resource/income areas (HRIA). These include programs to incentivize ADUs (HS1.4) and a small lot program to incentivize SB 9 projects (HS1.5). To improve housing opportunities for lower income residents, the City will identify sites on underused commercial centers or along corridors in higher resource/income areas (HRIA) suitable for apartments, condos, and small lot (missing middle) homes. Sites for at least 100 new units will identified. Fee reductions will be available for affordable housing projects.

Action(s):

- Identify sites on underused commercial centers or along major corridors in HRIAs for low income affordable housing and rezone sites allowing at least 100 units. Rezone sites by the end of 2025. Offer regulatory and financial incentives (Programs HS1.2, HS1.3) to developers to assist in developing the desired units by no later than 2027.

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**Table 3-45
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
Program HS1.1 Adequate Sites	<ul style="list-style-type: none"> Maintain an inventory and map of sites available for residential development and provide at the front counter upon request 	General Fund	Development Services	Annually
	<ul style="list-style-type: none"> If shortfall occurs, select sites for redesignating for mixed use housing along major corridors, and underutilized commercial areas, and other locations 	Same	Same	Annually
	<ul style="list-style-type: none"> 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 	Same	Same	Annually
	<ul style="list-style-type: none"> Report progress in housing construction on an annual basis as part of the preparation of the Annual Progress Report 	Same	Same	Annually as part of APR
	<ul style="list-style-type: none"> Should insufficient residential sites for the RHNA occur, rezone adequate sites within 180 days to address the remaining shortfall by income category 	Same	Same	Same
Program HS1.2 Regulatory Incentives	<ul style="list-style-type: none"> Continue to process minor modifications, density bonuses, General Plan amendments, and zone changes for projects that further City housing goals 	General Fund	Development Services	As projects submitted
	<ul style="list-style-type: none"> Allow for the waiver of undergrounding utilities for residential projects where a DDA is recorded for long term covenants that provide deed restricted affordable housing 	Same	Same	Same
	<ul style="list-style-type: none"> Encourage/allow for the consolidation/mergers, and lot line adjustments of lots less than one acre in size to facilitate affordable housing. Provide technical assistance as needed, 	Same	Same	Same
Program HS1.3 Financial Incentives	<ul style="list-style-type: none"> Approve fee reductions and waivers and other financial assistance, where feasible, for lower income housing in accordance with Res. 24654 	Varied sources	Community Econ. Development	As projects submitted
	<ul style="list-style-type: none"> Continue to approve fee deferrals, reductions, and waivers for multifamily apartments, condominiums and ADUs/JADUs that serve middle income housing 	Same	Same	As projects submitted
	<ul style="list-style-type: none"> Promote financial and development assistance programs to the community on an annual basis 	Same	Same	Annually
Program HS1.4 Accessory Dwellings	<ul style="list-style-type: none"> Monitor ADU production and affordability as part of the annual APR; if production or affordability falls below levels needed to satisfy the unmet RHNA, rezone sites needed within 6 months 	General Fund	Development Services	Annually
	<ul style="list-style-type: none"> Direct 20% of ADUs in HRIA of which 50% are affordable to lower income households. If ADU assumptions in HRIA areas do not actualize by 2025, identify at least 2 mixed use sites in the HRIA for rezone to residential 	Same	Same	Annually
	<ul style="list-style-type: none"> Create and maintain a volunteer rental registry by mid-2024 that allows owners to advertise ADUs and links prospective lower income renters to ADUs 	Same	Same	2025/2026
	<ul style="list-style-type: none"> Facilitate and streamline ADU approvals through the drafting and use of pre-approved plans. Distribute targeted educational materials to residents via ONE-PS 	Same	Same	End of 2024
Program HS1.5 Small Lot Housing	<ul style="list-style-type: none"> Review existing land use designations and make amendments as needed to provide opportunities for middle income housing. 	General Fund	Development Services	End of 2024
	<ul style="list-style-type: none"> Create incentives and design guidelines to facilitate and encourage such housing 	Same	Same	End of 2024

**Table 3-45
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
	<ul style="list-style-type: none"> Amend City's SB9 ordinance to be more permissive than state law, allowing larger units and nonprofit developers to build/subdivide SB9 projects 	Same	Same	Ordinance 2026 SB9 units 2028
Program HS1.6 Hotel Conversion	<ul style="list-style-type: none"> Facilitate the conversion of hotels and/or motels to apartments where appropriate to encourage the development of apartments Consider regulations for hotel conversions and, if needed, revise accordingly to facilitate conversions of hotels to apartments 	General Fund Same	Development Services Same	Ongoing End of 2024
Program HS1.7 Inclusionary Housing and Commercial Linkage Fee	<ul style="list-style-type: none"> Study the feasibility of an IHO and CLF ordinance, its impact on the housing market, developers, the local economy, and production of affordable housing, present findings to City Council and, if directed, prepare ordinance for City Council adoption If IHO or CLF program is approved, use of funds should consider strategies for affordable housing rehabilitation, preservation, and/or new construction and prioritized to address AFH considerations or disadvantaged communities 	General Fund Same	Development Services Same	2023 2024 Mid 2024
Program HS1.8 Zoning Code Updates	<ul style="list-style-type: none"> 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 and administrative processes to comply with SB 35 (Density Bonus) and SB 330 (Expedited Permit Streamlining) for qualified residential projects Increase the number of stories allowed to 3 stories in the R-3 and R-4 zones, revise height limit to accommodate 12 feet per story, and revise open space/ performance standard in each zone to ensure maximum density can be achieved in each zone 	General Fund Same Same Same	Development Services Same Same Same	Annually End of 2024 End of 2024 End of 2024
Program HS1.9 Variety of Housing	<ul style="list-style-type: none"> Amend the zoning code to revise provisions for emergency shelters, transitional and supportive housing, and low barrier navigation centers in accordance with state law Amend the zoning code to allow accessory dwelling units and junior accessory dwelling units consistent with AB 897 as codified in Gov't Code §65852.2 and 62852.22 Amend the zoning code to revise codes and permitting process for residential care facilities to remove barriers to housing for disabled people (Program 5.5) Amend zoning code to define employee housing, specify zones where such uses are permitted, and develop a by-right permit process per HSC §17021.5 and 17021.6. (Program 5.4) 	General Fund Same Same Same	Development Services Same Same Same	End of 2024 End of 2023 End of 2024 End of 2024
Program HS2.1 Design Standards	<ul style="list-style-type: none"> Implement residential design standards through architectural review of residential projects Adopt objective residential development and design standards consistent with SB 330 requirements 	General Fund Same	Development Services Same	As projects submitted End of 2024
Program HS2.2	<ul style="list-style-type: none"> Implement the historic preservation ordinance for residential structures and encourage Mills Act designations for eligible properties 	General Fund	Development Services	As projects submitted

HOUSING ELEMENT

**Table 3-45
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
Historic Preservation	<ul style="list-style-type: none"> Continue to update the Historic Resources Survey (preferably every five years as recommended by OHR) and identify additional structures for designation as Class 1 or Class 2 	Same	Same	Same
Program HS2.3 Property Maintenance	<ul style="list-style-type: none"> Implement code enforcement using a progressive approach of voluntary compliance, administrative citations, and court action; refer violations to programs offering funding to make repairs Provide outreach and education on code-related requirements with fliers; distribute at public counter, through social media, and at community centers; provide consultations to advise residents 	General Fund; CDBG Same	Department of Special Program Compliance Same	Ongoing Same
Program HS2.4 Housing Rehabilitation	<ul style="list-style-type: none"> Expand homeowner rehabilitation program to include \$275,00 annually, subject to council approval; increase maximum grant amount to \$15,000 unit. (at least 25 units/annually) Prioritize VLI households and target disadvantaged neighborhoods through affirmatively marketing via ONE-PS and fliers. Explore ways to improve the physical condition of trailers and mobile homes; review state NOFAs as they become available 	General Fund and CDBG same same	Building, Comm. and Economic Development same same	Annually Annually End of 2024
Program HS2.5 Development Processing	<ul style="list-style-type: none"> As part of annual process of reviewing zoning code regulations for cleanup items, revisit development review process If needed, propose modifications to the development process in light of current building activity and resource availability 	General Fund same	Development Services same	Annually same
Program HS2.6 Mobilehome Park Preservation and Expansion	<ul style="list-style-type: none"> Collaborate with HCD on park inspection; enforce compliance with maintenance codes and offer home rehab assistance Explore feasibility of a Crime Free Multi-Housing program in conjunction with the Police Department Explore/facilitate options for facilitating resident ownership of mobile home parks Evaluate/revise development standards for mobile home parks to allow expansion and encourage development of new parks 	General Fund same same same	Development Services same same same	Annually End of 2024 same 2024
Program HS2.7 Neighborhood Services	<ul style="list-style-type: none"> Support, promote, and work with recognized neighborhoods organizations to improve and maintain neighborhoods Evaluate ways to encourage and increase participation of multifamily and mobilehome parks in Neighborhood Organizations Assist in outreaching to and engaging historically disadvantaged neighborhoods (See Program HS5.9) 	General Fund same same	Office of Neighborhoods same same	Ongoing same One year of HE adoption
Program HS2.8 Capital Improvements	<ul style="list-style-type: none"> Prepare and implement CIP projects to improve infrastructure and public facilities citywide Prioritize projects in disadvantaged neighborhoods to the extent possible (See Program HS5.9) Include capital improvements to DH and Demuth parks, school and community gardens, and bicycle routes in Table 3-34 	State, federal, and local	Public Works Department same same	Annually same Table 3-34
Program HS2.9 Neighborhood Safety	<ul style="list-style-type: none"> Implement and support Neighborhood Watch programs in each of Palm Springs neighborhoods Implement grants to reduce drug use and reduce crime and violence in Desert Highlands and San Rafael areas. 	General Fund VIP/ DOJ grants	Police Department Same	Annually 2023-2026

**Table 3-45
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
	<ul style="list-style-type: none"> Investigate implementing Crime Free Multi housing Program to improve safety within multiunit housing 	General Fund	Same	End of 2024
Program HS2.10 Economic Opportunity	<ul style="list-style-type: none"> Continue to develop the IHub campus to build and grow renewable energy based companies and work with the College of the Desert to build a campus in the City 	General Fund	Community and Econ Development	Annual
	<ul style="list-style-type: none"> Complete broadband master plan to assess coverage and plan to serve underserved neighborhoods; program projects into the Capital Improvement Program. 	Grant	Same	End of 2024
	<ul style="list-style-type: none"> Implement community workforce agreement that reserves 30% of the total hours of qualified public works projects (over \$1 million) for disadvantaged groups 	General Fund	Same	By Jan 2023
Program HS3.1 Rental Assistance	<ul style="list-style-type: none"> Support County's HCV program; continue to advocate for 625 vouchers; publicize program on website and mail notice to apartment owners where voucher use is below the city average Target 10% increase by 2025 and 10% increase by 2027 	HCV	Comm. & Economic Development	Annually 2025/2027
	<ul style="list-style-type: none"> Provide CDBG financial assistance, when available, to local nonprofit organizations that can be used for motel vouchers 	CDBG	same	HCV + CDBG
Program HS3.2 Emergency Rental Assistance	<ul style="list-style-type: none"> Complete remaining contracts for emergency rental assistance for income qualified households using qualified nonprofit(s) 	CDBG	Lift to Rise/ United Way	End of 2023
	<ul style="list-style-type: none"> Consider additional options to augment the rental assistance program to further housing security of Palm Springs residents 	same	same	same
Program HS3.3 Resource Linkages	<ul style="list-style-type: none"> Continue to maintain and expand resource linkages as needed to provide a range of support services to residents 	General Fund	Comm & Economic Development	Ongoing
	<ul style="list-style-type: none"> Provide opportunities for funding resource linkages through the ConPlan funding process and other opportunities as feasible 	same	same	same
Program HS3.4 Mobile Home Rent Stabilization and Preservation	<ul style="list-style-type: none"> Maintain mobile home rent stabilization ordinance; annually review and revise ordinance to address contemporary concerns 	General Fund	Comm & Economic Development	Annually
	<ul style="list-style-type: none"> Explore opportunities to address affordability and high levels of overcrowding in mobile home parks 	same	same	same
Program HS3.5 Preserve At Risk Housing	<ul style="list-style-type: none"> Annually monitor the status of 4 at risk affordable apartment projects (314 units) -- the Heritage, Tahquitz Court, Palos Verdes, and Palm Springs View 	CDBG	Comm. & Economic Development	Annually
	<ul style="list-style-type: none"> Contact owners of at risk projects within one year of expiration to discuss preserving projects. Extend affordability controls of Sunnyview Villas affordable family apartments 	same	same	End of 2023
	<ul style="list-style-type: none"> Coordinate with property owners to ensure notices to tenants are sent out at 3 yrs., 12 and 6 mos.; educate tenants regarding tenant rights and conversion procedures pursuant to state law 	same	same	As projects submitted
	<ul style="list-style-type: none"> Reach out to agencies & qualified entities interested in purchasing or managing at-risk units. Provide technical, financial or regulatory assistance as feasible to preserve projects 	same	same	As projects submitted
Program HS3.6 Assist in Development of	<ul style="list-style-type: none"> Offer low-cost land, fee reductions, regulatory relief (Program HS1.2, HS1.3), and project gap funding where feasible 	Fed state, local	Comm. & Economic Development	As projects submitted
	<ul style="list-style-type: none"> Proactively contact developers with the expertise to build affordable projects (e.g., CVHC, DAP, etc.) 	same	same	Annually

HOUSING ELEMENT

**Table 3-45
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
Lower-Moderate income housing	<ul style="list-style-type: none"> Complete development of 3 lower income projects—Monarch, Sunrise Vista II, and Aloe—providing 78 ELI, 37 VLI, 73 LI units. 	same	same	End of 2025
Program HS3.7 Homeownership and Building Intergenerational Wealth	<ul style="list-style-type: none"> a. Present homeownership gap closure program to the City Council for consideration and adoption b. Seek funding and issue RFPs for three sites in Desert Highlands neighborhood c. Provide funding, land, and homeownership assistance to facilitate self-help projects on 3 sites (6 units) 	General fund General Fund CDBG, state	Comm. & Econ. Development Same Same	Mid 2023 End of 2024; start of 2024 End of 2024 Early 2025
Program HS3.8 Regional Housing Forum	<ul style="list-style-type: none"> Attend monthly meetings of the Collaborative Action Network and seek opportunities to address the valley’s housing needs Pursue pro-housing designation with HCD to receive preference in housing, community development, and infrastructure program Participate in efforts to increase the funding commitments in the Catalyst fund for affordable housing in the valley 	General Fund same same	Development Services- same same	Monthly same same
Program HS4.1 Hillside Development	<ul style="list-style-type: none"> Continue implementation of hillside development standards to protect viewsheds and topography Review and revise hillside development standards, as needed, to continue meeting preservation objectives 	General Fund same	Development Services- same	As projects presented same
Program HS4.2 Water Conservation	<ul style="list-style-type: none"> Continue implementation of the review of water conservation aspects of landscape ordinance Develop appropriate water conservation measures as needed to conserve water resources in the city 	General Fund same	Dev. Services-Office Sustainability same	As projects presented same
Program HS4.3 Energy Conservation	<ul style="list-style-type: none"> Continue implementation of residential energy conservation programs and climate change mitigation, including solar energy, and exceed standards to the extent feasible. Encourage residents to take advantage of the options for energy from the Desert Community Energy and other programs 	General Fund same	Development Services-Office of Sustainability same	As projects presented same
Program HS4.4 CV MSHCP	<ul style="list-style-type: none"> Continue implementation of the CV-MSHCP and the Tribal Habitat Conservation Plans 	General Fund	Development Services-	As projects presented
Program HS5.1 Fair Housing	<ul style="list-style-type: none"> a. Contract with local fair housing providers to perform a wide range of educational, advocacy, and mediation services, averaging up to 750 landlord-tenant and 20 fair housing issues 	CDBG	Comm. and Economic Develop.	Annual
	<ul style="list-style-type: none"> b. Engage the Human Rights Commission to promote improved relations; civic peace; intergroup understanding; and acceptance, respect, and participation of all persons in the city 	same	same	See Table 3-34
	<ul style="list-style-type: none"> c. As required by the federal government, prepare an Analysis of Impediments or AFH and implement its findings 	same	same	Every five years
	<ul style="list-style-type: none"> d. Distribute information about fair and equal housing laws and resources in libraries, community centers, social service offices, and other public locations 	same	same	Annually
	<ul style="list-style-type: none"> e. Continue to hold community forums, observances, and educational venues to improve community relations and appreciation of the City’s diversity 	same	Community partners	See Table 3-34
	<ul style="list-style-type: none"> f. Conduct training and education to the public, property owners, and tenants, focusing on key issues to each audience 	same	same	2 each year

**Table 3-45
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
	<ul style="list-style-type: none"> g. Provide annual statistics on tenant-landlord issues, testing, training and education, discrimination cases, hate crimes, and school violence to HRC; produce summary report 	same	same	W/in 90 days of APR preparation
Program HS5.2 PLWA/HIV	<ul style="list-style-type: none"> 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 Support efforts of DAP to implement its Master Plan and provide community clinical services 	General Fund same same	Comm. & Econ. Development same same	Ongoing same same
Program HS5.3 Seniors	<ul style="list-style-type: none"> Seek opportunities to expand the amount of affordable senior housing through new development Continue, as feasible, to provide and preserve a full range of housing services for senior residents Support the Mizell Center and assist, where feasible, health, social, transit, and other services to seniors 	General Fund same same	Comm. & Econ. Development same same	Annually same same
Program HS5.4 Housing for disabled people	<ul style="list-style-type: none"> a. Support and seek opportunities, as feasible, to expand housing to help address the diverse needs of disabled persons b. Work with local and regional service providers to publicize available resources for housing + services for disabled people c. For residential care facilities serving 6 or fewer, modify definition, allow by right in all zones allowing residential uses, and treat like any other residential use consistent with state law d. For residential facilities serving 7 or more residents, remove CUP requirement, allow by right in all zones allowing residential, and treat like any other residential use in the same zone e. Explore options to improve design standards for accessibility in multiple-family buildings to increase units accessible f. Include fair housing outreach and education to reduce the occurrence of fair housing complaints related to disability g. Review, amend as needed and implement the City's ADA Transition Plan; continue programming improvements. h. Review HCD Technical Advisory on Group Homes; revise codes to remove any constraints on housing for disabled people 	CDBG & GenFund same same same same same same same	Development Services same same same same same same same	As projects submitted same End of 2024 End of 2024 End of 2023 Annual End of 2025 End of 2024
Program HS5.5 Housing Homeless People	<ul style="list-style-type: none"> a. Seek and earmark state and federal funds to continue to provide services and support existing and future housing opportunities for homeless people b. Work with county partners, CVAG, and local partners in pursuing local and regional projects designed to address the housing and supportive service needs of homeless people c. Amend codes to remove constraints as follows: <ul style="list-style-type: none"> - transitional and supportive housing, permanent supportive housing, and low barrier navigation centers per Gov't Codes 65583 (a)(5), §65651(a), and §65662 - define SRO units and allow by right in zones where multifamily and mixed uses are permitted as required by AB 2162 - develop a management plan, parking standards (AB 139), and appropriate concentration standards to ensure shelters are designed/operated in an effective manner 	General Fund and CDBG same same	Community and Economic Development same same	Annually through ConPlan same End of 2024 End of 2024

HOUSING ELEMENT

**Table 3-45
Housing Program Summary**

Program	Action	Funding Source	Implementing Entity	Time-frame
	<ul style="list-style-type: none"> d. Rezone up to 9.1 acres in the M-2 zone to allow residential uses and emergency shelters by right, require that emergency shelters only be subject to specified written, objective standards, expand the definition of shelters, modify parking, and make any other code revisions needed to comply with AB 2339. e. Fund, administer, and complete the development of additional projects to house homeless people in Palm Springs (Low Barrier Navigation Center, Aloe, etc.) 	same	same	End of 2024 Annual By 2025
Program HS5.6 Housing for Families	<ul style="list-style-type: none"> a. Expand family housing options with the development of affordable and suitable housing for families; complete the Monarch Apartments b. Support and fund services for families, including early childcare/literacy, tutoring/ after school, and recreational services to youth and children c. Continue to improve housing security through advocating for 370 project-based housing vouchers and preserving the 44-unit Sunnyview Villas affordable apartment project for families. 	General Fund General Fund State and federal	Community and Economic Development Community Services Community and Economic Development	Annual 2023/2024 Annual Preserve by end of 2023
Program HS5.7 Employee Housing	<ul style="list-style-type: none"> Amend Zoning Code to define employee housing, specify zones where such uses are permitted, and develop a by right permitting process per Cal H&S Code, 17021.5 and 17021.6 	General Fund	Development Services	End of 2024
Program HS5.8 Activate Palm Springs	<ul style="list-style-type: none"> Conduct workshops and readiness assessment by the end of 2023 that outlines the City's needs, assets, and opportunities for improving program outcomes By the middle of 2024, develop an implementation plan that sets forth transformative actions that will be implemented citywide and in neighborhoods, including disadvantaged neighborhoods 	General Fund	Office of Neighborhoods	End of 2023 By mid-2024
HS5.9 Disadvantaged Communities	<ul style="list-style-type: none"> Implement all actions, metrics, and time frames in Table 3-34, contained in the AFH Section of the Housing Element Annually report progress to the Human Rights Commission and adjust actions to continue progress and achievement of goals With the initiation of Activate Palm Springs program, seek opportunities for leveraging that effort to further address disadvantaged communities 	General Fund General Fund General Fund	Various Departments Community and Econ. Development Office of Neighborhoods	Annual Annual Annual
HS5.10 Housing Opportunity in High Opportunity Areas	<ul style="list-style-type: none"> Identify sites on underused commercial centers and/or along major corridors in HRIAs for low income affordable housing and rezone sites allowing at least 100 units by the end of 2025. Offer regulatory and financial incentives (HS1.2, HS1.3) to developers to facilitate apartments, condos, and missing middle homes that address the unmet need. 	General Fund	Community and Economic Development	Rezone sites by end of 2025 Develop 50 units by end 2027 Develop 50 units by end of 2028
Quantified Objectives	Units Affordable to Very Low Income Hhld	Units Affordable to Low Income Hhlds	Units Affordable to Mod Income Hhlds	Units Affordable to Above Moderate Hhlds
New Construction	545	408	461	1,143
Rehabilitation	120	-0-	-0-	-0-
Preservation	1,167		-0-	-0-
Total			461	1,143



General Plan Listening Sessions Survey: Vision, Housing, Environmental Justice

Summary of Comments

July 8, 2021

Background

In June 2021, the City of Palm Springs hosted a public survey as a part of the General Plan Update effort (www.psgeneralplan.com), to learn more about the community's challenges in gaining access to proper housing, healthy food, parks, public facilities and community services. The Palm Springs City Council specifically requested that staff conduct additional public outreach related to the General Plan Vision statement, which looks forward to 2040 to articulate the type of community Palm Springs aspires to be in 20 years. As a result of direction provided by the City Council and Council Subcommittee on Affordable Housing, the City conducted a survey (which was administered in English and Spanish) and hosted **four in-person Listening Sessions June 15-28, 2021**.

Purpose of the Survey

The intent of the listening sessions and survey was to hear directly from residents in neighborhoods that have historically had less access to amenities and services (like parks and healthy food) to ensure that all residents have equal opportunities in the future to access these resources. The purpose of the meetings was to gather additional input on the vision, and to hear from community members their thoughts regarding topics related to:

- Housing
- Parks
- Public Facilities
- Healthy Food
- Medical Care
- Transit

Community Listening Sessions were held on the following dates in the following areas of the City:

- **Tuesday, June 15**, 5:30 p.m., Mizell Senior Center, 480 S. Sunrise Way
- **Thursday, June 17**, 5:30 p.m., Demuth Community Center, 3601 E. Mesquite Avenue
- **Tuesday, June 22**, 5:30 p.m., Vista Del Monte Elementary School, 2744 N. Via Miraleste. **This meeting was conducted in Spanish.**
- **Monday, June 28**, 5:30 p.m., James O. Jessie Desert Highland Unity Center, 480 Tramview Road.

Although the listening sessions and survey focused on a handful of areas in the city, the City also welcomed city-wide comments.

Who Participated?

The demographics of survey respondents were generally consistent with participation in prior General Plan Update surveys. The largest number of respondents were residents; full time residents comprised the vast majority of respondents (over 80%). A much smaller number of respondents both live and work in the City, and no responses were received from those who work in the city (only).

Once again, the overwhelming majority of respondents identified themselves as over 40 years of age (approximately 91%), with the 40-64 age bracket accounting for the majority of total participants. Conversely, only 2 percent of respondents identified themselves as younger than 40-years-old.

A total of 20 responses were submitted by participants. Input collected will be used by the City and the to inform their land use, housing and mobility recommendations to update the General Plan and will also be shared with the Planning Commission and City Council. They may also be used by the Equity & Social Justice Committee in their future discussions and recommendations.

Respondents were asked if they Strongly Agreed, Agreed, Disagreed, Strongly Disagreed or had No Opinion about their ability to have access to various services and were asked to provide additional commentary that would help inform the creation of new goals, policies, plans and programs that the City could consider as part of its General Plan update (and more specifically the update to the Housing Element). The questions asked also helped the City to address its challenges related to Environmental Justice, a new topic that must be explored as part of the adoption of SB1000. Following is a summary of the broad ideas conveyed in the survey comments (since there were a limited number of respondents) including who participated and the feedback they provided (full comments can be found in the attached PDF).

What Did We Hear?

Vision 2040

The first portion of the survey asked a respondents to comment on the draft General Plan Vision 2040, to think broadly about what items should be included in the future vision of Palm Springs that aren't currently included now. The majority of survey respondents responded that there were additional revisions that should be considered, and new language added to the draft vision statement. Most highlighted current issues taking place in the city; these issues include racism, discrimination, climate change, gentrification, accessibility to essential resources, and affordable housing, among others, with the insistence that the residents of Palm Springs should be prioritized over tourists and visitors. Commenters identified a need to "foster equity and understanding" and to further "define inclusiveness" and what that means for Palm Springs (and how that is integrated into programs, the image the City projects, projects they approve, etc.).

"We need more access to affordable housing that would include options to purchase housing. Working families need more access to affordable childcare. Underserved communities need more access to full-service grocery stores and healthcare options. Current parks need updating before we build new ones."

Housing

Approximately 60% survey respondents ensured to describe local housing issues affecting the livelihood of residents. Most disagree or strongly disagree that they that are able to find housing that meet their needs. Among these survey results, common obstacles to accessing the housing they need include:

- High costs of rental housing
- Lack of affordable housing
- Rent increases
- Substandard housing
- Difficulties in becoming homeowners
- Credit score requirement for rental housing

“Personally, I am a homeowner, but my adult children and grandchildren cannot find affordable housing in Palm Springs.”

“Long wait lists for low income, double deposits, poor living conditions with high rent cost. Credit checks hinder those working to rebuild credit scores.”

Parks and Recreation

Parks and Recreation received the most positive comments in comparison to other themes. However, residents expressed the need for more improvements that suit their needs such as:

- Shaded areas
- Water and splash pads for children
- Dog parks
- Accessibility (i.e., parks within proximity of neighborhoods, more public restrooms, etc.)
- Improving existing parks
- Need for more outdoor activities (i.e., walking and hiking activities)

“Could we get a pool? It’s hot and the community has to travel across town for everything.”

Public Facilities

Like Parks and Recreation, public facilities received a several positive comments. Survey recipients provided recommendations to make these resources stronger including:

- Affordable childcare services
- Family friendly facilities
- Educational programs (i.e., tutoring, early education, adult education, etc.)
- Public lighting
- Public infrastructure (i.e., roads, sidewalks, bike lanes/bikeways, etc.)
- Accessible community meeting rooms and spaces
- Community center(s)

“Need road maintenance, added bike lanes and bikeways and safe pedestrian routes.”

Healthy Food

The most common concern regarding access to healthy food centered on the need for full-service grocery stores within proximity to neighborhoods, especially in northwest Palm Springs. Some community members expressed that convenience stores are not able to fully meet the needs of residents. Residents express that there needs to be more healthy food resources, including stores and restaurants, outside of the downtown area.

“Would love some healthy restaurants incentivized to open in spaces outside of just the downtown.”

“I do have a garden where I grow my own veggies but we could use a community garden. The food trucks were such a great help. Thanks for all the City and Food Bank doe..”

Medical Care

Survey recipients provided mixed responses regarding medical cares in their neighborhoods. A common recommendation for medical resources included more hospitals, affordable clinics and pharmacies, and the need for more options when it comes to their health care (i.e., more choices for doctors and dentists without having to go downtown).

Transit

Survey respondents provided recommendations for the gaps of local public transit. The common recommendations related to transit included the need for more frequent bus lines that provide access to different areas in the city. Residents also express the need for:

“Need more transportation corridors; that means more bus stops and higher frequency bus service.”

- Safer active transportation infrastructure (pedestrian friendly sidewalks, bike lanes, and bike pathways),
- Road improvements
- Bus services improvement (i.e., more bus routes, bus frequency, etc.)
- Bus stop furniture (i.e., shaded waiting areas, bus benches, etc.)

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 1, 2021

David Newell, Assistant Director of Planning
Department of Development Services – Planning
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA, 92262

Dear David Newell

RE: City of Palm Springs' 6th Cycle (2021-2029) Draft Housing Element Update

Thank you for submitting the City of Palm Springs' (City) draft housing element received for review on August 23, 2021, along with revisions received on September 17, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 9, 2021 with you and the City's consultant, Mark Hoffman.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Palm Springs' statutory deadline to adopt a housing element is October 15, 2021. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the cooperation yourself and the City's consultant, Mark Hoffman provided during the review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.mehmood@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF PALM SPRINGS

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

The element must provide an evaluation of the effectiveness of past goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Enforcement: While the element does include an analysis of trends and patterns related to fair housing enforcement complaints, it must also describe compliance with existing fair housing laws and regulations and include information on fair housing outreach capacity. For additional information, please see page.28-30 on HCD AFFH Guidance: [Affirmatively Furthering Fair Housing \(ca.gov\)](#).

Regional Trends and Patterns: While the element includes some regional analysis related to factors such as income and disability, it must also analyze regional trends and patterns related to familial status, access to educational opportunities, access to regional transportation, and disproportionate housing needs, including displacement risk and for people experiencing homelessness.

Access to Opportunity: While the element includes a local analysis of access to variety of opportunities including transportation, environmental, and economic, it must analyze educational opportunities. For example, the element included a list of K-12 schools and their rankings; however it should analyze this data for local and regional trends and

patterns. It could also analyze school ranking data relative to different fair housing topics such as integration and segregation and disproportionate housing needs.

Disproportionate Housing Needs, including Displacement Risks: While the element analyzes cost burdened, overcrowded and substandard housing conditions for trends and patterns, it must also analyze persons experiencing homelessness for both local and regional trends and patterns.

Sites Inventory: The element includes a general analysis of the location of sites relative to specific communities; however the element must 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, and disproportionate housing needs including displacement risk.

Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Most of the programs included in the element do not appear to facilitate any meaningful change nor address AFFH requirements. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, the element lists several actions the City will take to address neighborhood disinvestment including promoting projects to improve quality of life and implementing place-based initiatives (p.113). However, the element should include additional information on how and when the City will implement these actions including metrics to measure the effectiveness of this and other actions throughout the planning period.

In addition to including programs that enhance housing mobility; providing housing choices in areas of high opportunity; addressing disproportionate housing needs; the element identifies specific communities that have several fair housing issues including concentrations of poverty, low resourced, and substandard housing conditions and have been designated as disadvantaged communities such as DeMuth and Desert Highlands. As a result, the element must include significant place-based programs for community revitalization. The element could also modify existing programs such as HS2.4, 2.7, 2.8, 2.9, by placing a focus on the communities noted above.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (ELI). (Gov. Code, § 65583, subd. (a)(1).)*

Extremely Low-Income Households (ELI): While the element identifies the projected number of ELI households, it must still analyze their existing housing needs. This is particularly important given the unique and disproportionate needs of ELI households. For example, the element should analyze tenure, cost burden, overcrowding and other household characteristics then examine trends and the availability of resources to determine the magnitude of gaps in housing needs. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Overpayment: While the element identifies the total number of overpaying households, it must quantify and analyze overpaying households by tenure (i.e., renter and owner), including for lower-income households. For your information, please see the SCAG pre-certified local data packages: <https://scag.ca.gov/local-housing-data>.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Realistic Capacity: To demonstrate realistic capacity, the element must adjust calculations based on land use controls and site improvements. The element should also include clear supporting information on typical densities of existing or approved residential developments at similar affordability levels. For example, the element could clearly list recent projects, the zone, acreage, built density, allowable density, level of affordability and presence of exceptions such as a density bonus.

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions.

Zoning for a Variety of Housing Types (Emergency Shelters): The element states emergency shelters are permitted by-right in the M-2 zone; however, the element must analyze the suitability and capacity of the M-2 zone to meet the need for emergency shelters. For example, the element should identify the number of parcels, typical parcel sizes, available acreage, whether sites are underutilized, and any potential for reusing existing buildings to emergency shelters. The element should also discuss proximity to transit and services and any known hazardous conditions unfit for human habitation.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land-Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should

address land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to multifamily heights and minimum lot sizes. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

Processing and Permit Procedures: While the element includes information about processing times and permit approval process, it should also specifically describe the Planning Commission approval process, including the number of hearings and approval findings and analyze any impacts on cost, supply, timing, and approval certainty.

Constraints on Housing for Persons with Disabilities: While the element has a program to amend zoning and permit group homes for six or fewer persons, it does not address group homes for seven or more persons. The element should specifically clarify whether these uses are permitted or allowed including where and how the uses are permitted and evaluate potential constraints. For your information, excluding these uses from residential zones or subjecting the uses to conditional use permits is generally considered a constraint and programs (Program HS1.8) should be modified as appropriate with specific commitment to allow the use in residential zones with objectivity and certainty. Additionally, the element should clarify if the City has any zoning code definition of “family” and evaluate any impacts on housing for persons with disabilities.

On and Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impact as potential constraints on housing supply and affordability. For additional information and a sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml>.

Zoning, Development Standards and Fees: The element must clarify compliance with new transparency requirements for posting all zoning, development standards and fees on the City’s website and add a program to address these requirements, if necessary.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, 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 in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

Approval Time: The element must analyze the length of time between receiving approval for housing development and submittal of application for building permits. The analysis must address any hinderances on housing development, and programs should be added as appropriate.

C. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B4, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

The element must include programs to assist in the development of housing for lower- and moderate-income households, including ELI and special needs households. Program actions could include proactive outreach and assistance to non-profit service providers and developers, prioritizing some funding for housing developments affordable to special needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B5 and B6, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and*

planning law. (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

The element includes Program HS3.8 (At-Risk Preservation) to monitor the status of at-risk projects and contact property; however, the Program should also commit to comply with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date, coordinate with qualified entities and provide education and support for tenants.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

The element includes a complete summary of the public participation process to date, including a description of public comments. However, the element must also describe how public comments were considered and incorporated into the element.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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January 14, 2022

David Newell, Assistant Director
Department of Development Services – Planning
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA, 92262

Dear David Newell

RE: City of Palm Springs' 6th Cycle (2021-2029) Revised Draft Housing Element Update

Thank you for submitting the City of Palm Springs' (City) draft housing element received for review on November 18, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on January 11, 2022 with you, the City's consultant, Mark Hoffman and the City's attorney, Todd Leishman.

The revised draft element addresses many statutory requirements described in HCD's October 1, 2021 review; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The revisions needed are as follows:

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

Actions, Programs, Metrics, and Milestones: As stated in HCD's October 1, 2021 review, goals and actions must significantly seek to overcome contributing factors to fair housing issues. In addition, programs must enhance housing mobility;

provide housing choices in areas of high opportunity; address disproportionate housing needs and implement place-based strategies for community revitalization and conservation. While the revised element included some modifications, several programs did not include specific actions or a description of how each action will be implemented. Lastly, as noted in the prior review, programs must include metrics and milestones to target meaningful outcomes and measure the effectiveness of actions. Programs to be revised include Programs HS1.4, 2.3, 2.4, 2.7, 2.8, 2.10, 3.1, 3.2, 3.4, 3.5, 3.6, 5.1. Additionally, the element should be revised as follows:

- *Place-based Strategies for Community Revitalization*: HCD's October 1, 2021 review stated that to develop place-based strategies for communities with several overlapping fair housing issues including DeMuth Park, Desert Highlands, and Crossley Tract, the element could modify existing programs by placing a specific focus on these communities. The revised element modified Program HS2.10 to "prioritize existing housing programs (2.3, 2.4, 2.7, 2.8, 2.9)" for the neighborhoods mentioned above. However, the element provided no description on how each program would prioritize these neighborhoods. Examples include:
 - Program HS2.7 commits to working with neighborhood organizations to improve neighborhoods in the City with a specific focus on disadvantaged communities (per HS2.10). This program should explain what actions the City and neighborhood organizations will take to improve neighborhoods.
 - Program HS2.10 stated that the City will improve access to transit, parks, and public safety for specific neighborhoods, but it should also include a list of committed actions that will lead to improving access to opportunities.
 - Program HS2.3 included providing outreach and education, however, it still needs to describe how the City will conduct outreach (e.g., newsletters, social media, flyers, etc.), how frequently the City will provide education (e.g., annually), and how this program will be prioritized in communities with several fair housing issues.
- *New Housing Choices and Affordability in Areas of Opportunity*: The element did not identify actions or programs to address this requirement. Given that most of the City is considered high to highest resource, the element must identify programs and actions that promote housing choices and affordable in areas of higher opportunity and throughout the community. For a list of examples, please see page 72-73 of HCD's AFFH Guidance: https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (ELI). (Gov. Code, § 65583, subd. (a)(1).)*

ELI Households: While the revised element analyzed the housing needs for lower-income households including discussing the characteristics of need and current and proposed resources, as stated in HCD's October 1, 2021 review, the element must analyze the needs of ELI households. Please see HCD's prior review for more information. Based on the outcomes of a complete analysis, the element should add or modify programs as appropriate.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

Parcel Listing: The Sites Inventory must list properties by, among other factors (e.g., zone, general plan, size) assessor parcel number. The element included Site #14 in the inventory (p. 141) to accommodate 101 moderate-income units; however it did not list the accessors parcel number (APN) but instead listed the site as "19 ad. parcels." The element must include the APNs for each parcel that makes up Site #14. Based on the outcomes of a complete analysis, the element must include programs as appropriate to address a shortfall of sites or zoning available to encourage a variety of housing types.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other*

exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

Constraints on Housing for Persons with Disabilities: As stated in HCD's October 1, 2021 review, the element did not address group homes for seven or more persons. While the element has a program to amend zoning and permit group homes for six or fewer persons, it does not address group homes for seven or more persons. Additionally, while the element did clarify that these uses are conditionally allowed and provided a list of projects that have been approved (p. 66), it did not analyze impacts and potential constraints on housing for persons with disabilities. The analysis must address required approval findings, process including timing, and where these uses are permitted. Based on the outcomes of this analysis, the element must include programs as appropriate. Please see HCD's prior review for additional information.

Land-Use Controls–Multifamily Heights: The revised element provided a cumulative analysis of land use controls and independently evaluated multifamily heights and minimum lot size requirements. From the conversation between the City and HCD, the City contends that constraints must only be evaluated for impacts on the ability to accommodate the RHNA. While the City must evaluate impacts on the ability to accommodate the RHNA, it must also evaluate potential constraints on housing (maintenance, improvement, and development) for impacts on housing supply (including allowable densities), cost, type, timing, and approval certainty. This analysis is not limited to the RHNA. The City imposes a maximum height requirement of two stories in the R-3 zone where the maximum allowable density is 30 units per acre (p. 67). This requirement is a constraint as it, for example, can hinder achieving the maximum allowable density. While the revised element included Program HS1.8 to analyze the impact of development standards and revise if needed, the revision is needed. This program must specifically commit to revising the maximum height requirement in the R-3 zone to facilitate achieving maximum densities.

The element will meet statutory requirements of State Housing Element Law once it has been revised and adopted to comply with the above requirements.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Palm Springs' statutory deadline to adopt a housing element is October 15, 2021. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the RHNA, including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

David Newell, Assistant Director
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We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.mehmood@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and somewhat cursive, with the first name "Paul" and last name "McDougall" clearly distinguishable.

Paul McDougall
Senior Program Manager

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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May 23, 2023

David Newell, Assistance Director
 Department of Development Services – Planning
 City of Palm Springs
 3200 East Tahquitz Canyon Way
 Palm Springs, CA 92262

Dear David Newell:

RE: City of Palm Springs' 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Palm Springs' (City) revised draft housing element that was received for review on March 28, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft housing element addresses most statutory requirements described in HCD's January 14, 2022 review; however, additional revisions are necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq.), as follows:

1. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

Actions, Programs, Metrics, and Milestones: HCD's prior review found that the element must include programs that 1) are significant and meaningful 2) address fair housing issues 3) enhance housing mobility; increasing new housing choices and affordability in areas of opportunity and implement place-based strategies for community revitalization and conservation. Additionally, HCD found and provided specific feedback to revise several key programs with significant and meaningful metrics and geographic targeting along with implementation actions. HCD further clarified necessary revisions under separate cover to assist the City in meeting statutory requirements. In response, the City essentially re-designed the affirmatively furthering fair housing (AFFH) related programs – removing some programs and adding other programs - but still has not responded to HCD's prior findings. Therefore, HCD completed a new review of each program that has been identified for AFFH. Based on the programs identified in Table 3-33 and Program HS5.9 (Disadvantaged Communities), the element should be revised as follows:

- *Metrics and Geographic Targeting:* As found in HCD's prior reviews, to target significant and meaningful change, the element must include metrics or numerical objectives. Several programs still do not include quantifiable metrics. Additionally, programs that did include some metrics, did not include metrics that target meaningful outcomes. Programs should include metrics that target beneficial impacts for people, households, and neighborhoods. Additionally, the element should increase the quantifiable metric for affordability related to programs for housing opportunities and affordability in areas of relatively higher opportunity and place-based strategies toward community revitalization. Additionally, several programs still must include geographic targeting.
 - *New Housing Choices and Affordability in Areas of Relatively Higher Opportunity and Place-Based Strategies for Community Revitalization:* While the element included some programs to address these objectives, given the community need, history of the City and disparities in access to equitable communities, the element still should include additional actions to ensure that programs are significant in addressing these disparities.
2. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)*

Timelines: Several programs include implementation and completion dates that have since past. The element should update all programs to accurately reflect implementation timelines. This includes but is not limited to Programs HS1.5 (Small Lot Housing), HS1.7 (Inclusionary Housing), HS1.9 (Variety of Housing for All), HS2.4 (Housing Rehabilitation) and HS2.9 (Neighborhood Safety).

Program 5.4 (Housing for Disabled People): The element now includes the required actions to address HCD's prior reviews regarding group homes of seven or more. However, while the program commits to removing the use permit requirement, allowing these uses by-right in residential zones and similarly to other uses, the timeline states that the program will be implemented as projects are submitted. The element must be revised with a clear implementation timeline (e.g., end of 2024) for amending zoning and permit procedures.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and adopted to comply with the above requirements.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Chapter 654, Statutes of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD's memo at <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf>.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

David Newell, Assistance Director
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We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.mehmood@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager