

Baristo Housing Element Report Notes from the Board¹

“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

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.

and priorities with respect to housing.” This is a crucial part of the City’s General Plan.

“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.” pp. 5-6 “...he city has the one of the lowest average household sizes in California.” pp. 7.

“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.” pp. 11

OVERALL, the Community Profile section, pages 5-48, is extraordinarily rich in population demographics, types housing, housing conditions, identification of special needs groups and housing preservation needs. The report highlights page 22, “**Housing Needs of Lower Income Households**”. This highlighted portion and chart are shown in their entirety below.

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.

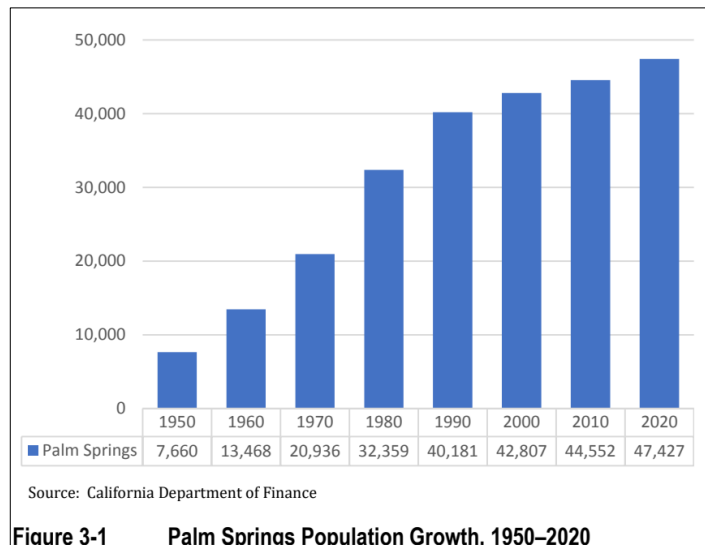


Figure 3-1 Palm Springs Population Growth, 1950–2020

¹ These notes are not “official”, nor are they endorsed by any entity. Rather they represent an effort by the Board to highlight and summarize certain portions of the full 218-page report that may be especially applicable to the Baristo Neighborhood. **THIS ATTEMPT TO SUMMARIZE THE BARISTO-RELEVANT PORTIONS OF THE REPORT SHOULD NOT BE ASSUMED TO REPRESENT AGREEMENT OR DISAGREEMENT WITH ANY OF THE REPORT’S DATA OR STATEMENTS.**

“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

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.

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.

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Tables showing Senior Housing developments (p. 27) and 16 Affordable Family Housing developments (p. 29) are shown: of these, two Affordable developments are within Baristo, on Calle El Segundo. Later in the report La Ventana is referenced as Affordable.

Pages 33-34 detail Homelessness statistics.

Assisted Multi-Family housing developments are shown on page 37. Four, including the three above-mentioned Affordable developments, are within Baristo, all on Calle El Segundo. Details about these are seen on pages 38 & 43 (Heritage, La Ventana); page 40 (Rancheria and Pacific Palms). The map on page 47 shows all of the city’s Affordable Housing apartments.

Page 49 begins the detailed **Constraint Analysis** section. “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.”

The housing history of Section 14, half of which is now the Baristo Neighborhood, is on pages 89-90.

Page 91 contains the first mentions of the Baristo Neighborhood, in the Household Income section. Baristo's median income is described as \$35,000 - \$50,000. Baristo is also included in the Neighborhoods in which "20 to 30 percent of residents live below the poverty line." Pages 109-119 illustrate demographics across the Valley, but it is hard if not impossible to ascertain the borders of the Neighborhood (which may be hidden anyway by the letters forming the City's name).

Baristo is next mentioned in a section entitled **Potential Impact on Fair Housing**. Much of this section is about meeting the City's RHNA obligations. **RHNA** stands for **Regional Housing Need Allocation**. It is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element.

The Baristo Neighborhood is called out specifically, on page 149: "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."

- **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.

The Table on the next page indicates the reasons that the Baristo Neighborhood (along with the Racquet Club West Neighborhood) are ideal candidates for additional Affordable Housing.



Table 3-39 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

The final mention of Baristo is in this paragraph on page 174:

Consultations/Road Shows

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