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# AGENDA

## SPECIAL JOINT STUDY SESSION MEETING OF THE LA QUINTA CITY COUNCIL AND PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
78495 Calle Tampico, La Quinta

**TUESDAY, AUGUST 3, 2021 AT 7:00 P.M.**

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### SPECIAL NOTICE

#### Teleconferencing and Telephonic Accessibility In Effect

**On July 28, 2021 Riverside County Public Health issued a statement noting that current state and federal mask guidance recommends that vaccinated individuals wear face coverings in public indoor settings. The state still requires unvaccinated individuals to wear face coverings indoors.**

**\*Please note that face coverings may be required instead of recommended by the time this meeting is held.**

Pursuant to Executive Orders N-25-20, N-29-20, N-33-20, N-35-20, N-60-20, and N-08-21 executed by the Governor of California, in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 *et seq.*), members of the City Council, the City Manager, City Attorney, City Staff, and City Consultants may participate in this regular meeting by teleconference.

Members of the public wanting **to listen to the open session** of the meeting may do so by tuning-in live via <http://laquinta.12milesout.com/video/live>.

Members of the public wanting **to address the City Council/Planning Commission**, either for a specific agenda item or matters not on the agenda are requested to follow the instructions listed below:

**Written public comments** – can be provided in-person during the meeting or emailed to the City Clerk’s Office at [CityClerkMail@LaQuintaCA.gov](mailto:CityClerkMail@LaQuintaCA.gov) **no later than 3:00 p.m. on the day of the meeting**, and will be distributed to the City Council and Planning Commission, incorporated into the agenda packet and public record of the meeting, and will not be read during the meeting unless, upon the request of the Mayor, a brief summary of any public comment is asked to be read, to the extent the City Clerk’s Office can accommodate such request.

If emailed, the email “subject line” must clearly state **“Written Comments”** and list the following:

- |                      |   |
|----------------------|---|
| 1) Full Name         | 4) Public Comment or Agenda Item Number |
| 2) City of Residence | 5) Subject                              |
| 3) Phone Number      | 6) Written Comments                     |

**\*\*\* TELECONFERENCE PROCEDURES \*\*\***

**Verbal public comments via Teleconference – members of the public may join the meeting virtually via Zoom** and use the “raise your hand” feature when public comments are prompted by the Mayor; the City will facilitate the ability for a member of the public to be audible to the City Council, Planning Commission and general public and allow him/her to speak on the item(s) requested. **Please note – members of the public must unmute themselves when prompted upon being recognized by the Mayor, in order to become audible to the City Council and Planning Commission, and the public.**

Only one person at a time may speak by teleconference and only after being recognized by the Mayor/Chairperson.

**ZOOM LINK:** <https://us06web.zoom.us/j/81325311999>  
**Meeting ID:** 813 2531 1999  
**Or join by phone:** (253) 215 – 8782

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**CALL TO ORDER – CITY COUNCIL**

ROLL CALL:

Councilmembers: Fitzpatrick, Peña, Radi, Sanchez, Mayor Evans

**CALL TO ORDER – PLANNING COMMISSION**

**ROLL CALL:**

Commissioners: Caldwell, Currie, Hassett, McCune, Proctor, Tyerman, Chairperson Nieto

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

At this time, members of the public may address the City Council and Planning Commission on any matter not listed on the agenda by providing **written public comments** either in-person or via email as indicated above; or provide **verbal public comments** either in-person or via teleconference by joining the meeting virtually at <https://us06web.zoom.us/j/81325311999> and use the “raise your hand” feature when prompted by the Mayor. Members of the public attending the meeting in-person are requested to complete a “**Request to Speak**” form. Please limit your comments to three (3) minutes (or approximately 350 words). The City Council values your comments; however, in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by Government Code § 54954.2(b).

**CONFIRMATION OF AGENDA**

**STUDY SESSION – CITY COUNCIL AND PLANNING COMMISSION**

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- 1. DISCUSS 6TH CYCLE HOUSING ELEMENT FOR THE 2022-2029 PLANNING PERIOD

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**COUNCIL AND PLANNING COMMISSION MEMBERS’ ITEMS**

**ADJOURNMENT – CITY COUNCIL AND PLANNING COMMISSION**

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The regular City Council meetings of August 17 and September 7, 2021 have been cancelled.

The next regular meeting of the City Council will be held on September 21, 2021 at 4:00 p.m. at the City Hall Council Chambers, 78495 Calle Tampico, La Quinta, CA 92253.

## **DECLARATION OF POSTING**

I, Monika Radeva, City Clerk, of the City of La Quinta, do hereby declare that the Agenda for foregoing meeting was posted on the City's website, near the entrance to the Council Chambers at 78495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78630 Highway 111, and the La Quinta Cove Post Office at 51321 Avenida Bermudas, on July 30, 2021.

DATED: July 30, 2021

MONIKA RADEVA, City Clerk  
City of La Quinta, California

### **Public Notices**

- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk's office at (760) 777-7092, twenty-four (24) hours in advance of the meeting and accommodations will be made.
- If special electronic equipment is needed to make presentations to the City Council, arrangements should be made in advance by contacting the City Clerk's office at (760) 777-7092. A one (1) week notice is required.
- If background material is to be presented to the Councilmembers during a City Council meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the City Clerk for distribution. It is requested that this take place prior to the beginning of the meeting.
- Any writings or documents provided to a majority of the City Council regarding any item(s) on this agenda will be made available for public inspection at the Community Development counter at City Hall located at 78495 Calle Tampico, La Quinta, California, 92253, during normal business hours.

# City of La Quinta

## CITY COUNCIL AND PLANNING COMMISSION JOINT STUDY SESSION

MEETING: August 3, 2021

### STAFF REPORT

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**AGENDA TITLE:** DISCUSS 6<sup>TH</sup> CYCLE HOUSING ELEMENT FOR THE 2022-2029 PLANNING PERIOD

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### RECOMMENDATION

Discuss the 6<sup>th</sup> cycle Housing Element for the 2021-2029 planning period.

### EXECUTIVE SUMMARY

- The Housing Element is a required element of the General Plan that covers an 8-year planning period and includes policies and programs intended to facilitate development of housing for all income levels.
- Staff is working with the Housing consultant, Terra Nova Planning and Research, to respond to comments from the State Department of Housing and Community Development and complete the Housing Element.
- Once comments are addressed, staff will resubmit the Housing Element. Upon approval, staff will present the Housing Element to the Planning Commission and City Council for adoption.

### FISCAL IMPACT

The cost to prepare the Housing Element is \$57,675.00. The City has been approved to receive Local Early Action Planning (LEAP) Grant funding from the State Department of Housing and Community Development (HCD). LEAP provides funding to jurisdictions on a reimbursement basis for the preparation and adoption of planning documents in compliance with implementing the 6<sup>th</sup> cycle of the Regional Housing Needs Assessment (RHNA). Funds are budgeted in a special project account for these services (244-0000-60103). Costs to carry out proposed programs have not been quantified. Grant funding is available to subsidize some programs while others would be paid for by the General Fund in the course of regular City business over the next 8 years.

### BACKGROUND/ANALYSIS

The Housing Element (Element) of the General Plan is one of the required elements, and the only one which must be updated on a fixed, State-mandated schedule. The planning period under which the City is currently

operating will end in October 2021. The next 8-year planning period will be from October 2021 to October 2029.

The City is responsible for facilitating the development of housing for all income levels. The RHNA, mandated by State law, quantifies the anticipated need for housing within each jurisdiction of the State during specified planning periods. For the upcoming 2022-2029 planning period, the City's RHNA is reflected below.

**2022-2029 Regional Housing Needs Assessment**

Household Income Levels	Income as a Percent of County Median	RHNA Allocation
Very Low	Less than 50%	419
Low	51%-80%	268
Moderate	81%-120%	296
Above-Moderate	Over 120%	543
Total		1,526

In order to meet these goals, the Element sets forth a comprehensive housing plan consisting of goals, policies, and programs to address existing and projected housing needs (Attachment 1). The detailed programs provided are designed to identify sites that may be used to provide housing (Attachment 2), assist the development of affordable housing, remove governmental constraints to housing, preserve the existing housing stock, provide equal housing opportunities, and promote energy and water conservation in residential uses. Goals, policies, and programs can be found on page 121 of the Element.

As part of the Element preparation, staff has conducted outreach and community workshops to provide education and receive input. Staff presented an overview of housing elements and why they are required to the Planning and Housing Commissions in December 2020 and January 2021 and solicited feedback. An online workshop was conducted on January 13, 2021, where housing developers, providers and agencies as well as the public provided feedback. Recordings of these meetings and the first draft of the Element are available on the City's website. [Housing Element Update | La Quinta, CA \(laquintaca.gov\)](https://www.laquintaca.gov/housing-element-update) Feedback collected at these meetings has been considered in the development of policies and programs in the Element.

Staff is currently working with the consultant, Terra Nova Planning and Research, to complete the Element and respond to comments from HCD (Attachment 3). Below is a timeline showing progress of the Element and for future work. Staff is planning to circulate the Element for public review for a two-week period in August and will collect feedback to incorporate into the

draft and resubmit to HCD in September. Staff anticipates the draft to be ready for final adoption in December.

<b>May 2020</b>	<ul style="list-style-type: none"><li>• Terra Nova contract awarded</li></ul>
<b>May thru December 2020</b>	<ul style="list-style-type: none"><li>• Gathered background information</li><li>• Developed site inventory</li><li>• Evaluated policies of past planning period</li></ul>
<b>December 2020 thru January 2021</b>	<ul style="list-style-type: none"><li>• Outreach meetings</li></ul>
<b>January thru April 2021</b>	<ul style="list-style-type: none"><li>• Develop policies</li><li>• Finish draft</li></ul>
<b>April 2021</b>	<ul style="list-style-type: none"><li>• Submit to State</li></ul>
<b>July 2021</b>	<ul style="list-style-type: none"><li>• Comments received from State</li></ul>
<b>August 2021</b>	<ul style="list-style-type: none"><li>• Study session and public review of Housing Element draft (2 weeks)</li></ul>
<b>September 2021</b>	<ul style="list-style-type: none"><li>• Resubmit draft to HCD</li></ul>
<b>November 2021</b>	<ul style="list-style-type: none"><li>• Planning Commission hearing for recommendation to Council</li></ul>
<b>December 2021</b>	<ul style="list-style-type: none"><li>• City Council hearing for final adoption</li></ul>

Prepared by: Cheri Flores, Planning Manager

Approved by: Danny Castro, Design and Development Director

- Attachments:
1. Draft 6<sup>th</sup> Cycle Housing Element
  2. Site Inventory Map and Table
  3. July 9, 2021 Letter from HCD

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# HOUSING

## PURPOSE

The Housing Element of the La Quinta General Plan establishes the City's policy relative to the maintenance and development of housing to meet the needs of existing and future residents. Jurisdictions within the Southern California Association of Governments (SCAG) region must complete the statutory housing element update for a planning period that extends from 2022 to 2029.

The 2022 Regional Housing Needs Assessment (RHNA) proposes that La Quinta provide the regulatory framework to facilitate the development of new housing units potentially affordable to a range of income levels. The City's RHNA is 1,530 units for the 2022–2029 planning period. The RHNA includes housing planning goals for very low, low, moderate, and above moderate income households.

The City's RHNA by affordability level is 420 units of housing affordable to very low income households, 269 affordable for low income households, 297 affordable for moderate income households, and 544 above moderate income units. The Housing Element demonstrates the land resources, financial resources, market trends, and governmental efforts that have the potential to facilitate and encourage housing development and rehabilitation to meet the RHNA.

### **Setting**

The City of La Quinta is one of nine cities in the Coachella Valley. A world-renowned vacation destination, La Quinta's population varies by season. La Quinta's permanent population is estimated at 40,660 persons in 2020. The seasonal population exceeds 10,000, increasing the City's population by 25% during winter months.

La Quinta households are generally wealthier than other areas of Riverside County. The median household income of La Quinta in 2018 was \$79,889, significantly higher than the Riverside County median household income of \$63,948.



This income trend is related to the types of new housing available in La Quinta. La Quinta is home to many master planned communities. Although the number of multifamily units in the City increased by more than 30% from 2012 to 2019, multifamily units continue to represent less than 7 percent of the total housing stock.

### **Housing Resources**

California housing element law allows local governments to obtain credit toward their RHNA housing goals in three ways: constructed and approved units, vacant and underutilized land, and the preservation of existing affordable housing.

Moderate income households are able to afford some new and fairly new rental and for sale units. Very Low and Low income households, however, will continue to require subsidized affordable housing.

### **Housing Plan**

The housing element sets forth a comprehensive housing plan consisting of goals, policies, and programs to address existing and projected housing needs. The detailed programs provided are designed to identify sites to exceed the RHNA, assist the development of affordable housing, remove governmental constraints to housing, preserve the existing housing stock, provide equal housing opportunities, and promote energy and water conservation in residential uses.

### **Quantified Objectives**

The goals, policies, and programs will guide housing-related decision making and facilitate attainment of the 2022–2029 RHNA housing targets. As shown in **Table II-1**, future units both planned and to be planned, make up the bulk of new construction counted toward the RHNA.

Each jurisdiction must establish quantified objectives by income category to prepare to meet or exceed the RHNA for the 2022-2029 planning period. The City of La Quinta’s quantified objectives are based on constructed and approved units and land resources for new housing and programs created to address other existing and projected housing needs.

Achieving the City of La Quinta’s quantified objectives will rely on third party financing. The City will continue to participate in the development of affordable housing with private party partners. Please see the Housing Resources section.

**Table II-1  
Quantified Objectives 2022–2029**

Type of Housing	Very Low	Low	Moderate	Above Moderate	Total
<b>New Construction</b>					
New Units	420	269	297	544	1,530
<b>Rehabilitation/Conservation</b>					
Residential Rehabilitation					
Conservation					
• Seasons Senior Apts., at risk 2024	57	35			92
• Miraflores Apts., at risk 2029	72	46			118

## INTRODUCTION

### **Purpose**

The Housing Element of the La Quinta Plan establishes the City's policy relative to the maintenance and development of housing to meet the needs of existing and future residents. These policies will guide City decision making and set forth a housing action program through 2029. These commitments are an expression of the City's desire to facilitate adequate housing for every La Quinta resident. The City's housing policy is consistent with the statewide housing goal of "attainment of decent housing and a suitable living environment for every California Family."

The purpose of the Element is to establish official policy which:

- ❖ Identifies existing and projected housing needs, and inventories resources and constraints that are relevant to meeting these needs. The assessment and inventory include:
  - Community Profile
  - Housing Profile
  - Land Resource Inventory
  - Governmental and Nongovernmental Constraints Analysis
  - Analysis of Special Needs Housing
  - Identification of Assisted Units "At Risk" of Conversion
- ❖ Identifies the community's goals, objectives, and policies relative to the preservation, improvement, and development of housing.
- ❖ Sets forth a schedule of actions (programs) the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The Housing Element has been designed to address key housing issues in the City. These issues include appropriate housing types to meet the needs of all segments of the community while maintaining a low density character, provision of affordable housing for special needs groups in the community, and the maintenance of the existing housing stock.

### **Consistency with State Planning Law**

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. Sections 65580 to 65589.8 of the California Government Code contain the legislative mandate for the housing

element. State law requires that the City's Housing Element consist of *“identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing.”*

State law also requires that the City evaluate its housing element approximately every eight years to determine its effectiveness in achieving City and statewide housing goals and objectives, and to adopt an updated Element that reflects the results of this evaluation.

State law is very specific about the content of the Housing Element and makes it clear that the provision of affordable housing is the responsibility of all local governments. The City is expected to contribute toward regional housing needs and to contribute to the attainment of state housing goals.

The most recent updates to Housing Element law occurred in 2017, when a series of bills were passed into law to address the State's determination that California was experiencing a State-wide housing crisis. The laws passed in 2017 addressed a wide range of housing-related issues, including Housing Elements, which are summarized below.

- SB 2 established a recordation fee for real estate documentation which would fund planning grants for affordable housing and affordable housing projects.
- SB 3 placed a \$4 billion general obligation bond on the November 2018 ballot to fund affordable housing, farmworker housing, transit-oriented development, infill infrastructure and home ownership.
- SB 35 mandated a streamlined approval process for infill affordable housing projects in communities that have not, according to the Department of Housing and Community Development (HCD) met their affordable housing allocation (RHNA).
- AB 72 allowed HCD to find a housing element out of compliance with State law, and to refer the non-compliant element to the State Attorney General for action at any time during a Housing Element planning period.
- AB 73 provided State-funded financial incentives for local jurisdictions which choose to create a streamlined zoning overlay for certain affordable housing projects.
- SB 166 required that development proposals on local jurisdictions' sites inventory cannot be reduced in density without findings, and/or the identification of additional sites to result in 'no net loss' of affordable housing units in the sites inventory.

- SB 540 provided State funding for the planning and implementation of workforce housing opportunity zones for very low, low and moderate income households.
- AB 571 modified the farmworker tax credit program to allow HCD to advance funds to migrant housing center operators at the beginning of each planting season, and allowed migrant housing to remain open for up to 275 days annually.
- AB 678 amended the Housing Accountability Act to limit a local jurisdiction's ability to deny low and moderate income housing projects by increasing the required documentation and raising the standard of proof required of a local jurisdiction.
- AB 686 (approved in 2018) required a public agency to administer its programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing.
- AB 879 amended the annual reporting requirements of local jurisdictions to HCD regarding proposed projects, including processing times, number of project applications and approvals, and required approval processes.
- AB 1397 amended the requirements of adequate sites analysis to assure that sites are not only suitable, but also available, by requiring additional information in site inventories.
- AB 1505 allowed local jurisdictions to adopt local ordinances that require affordable housing units on- or off-site when approving residential projects.
- AB 1515 established a 'reasonable person' standard to consistency of affordable housing projects and emergency shelters with local policies and standards.
- AB 1521 placed restrictions on the owners of affordable housing projects when terminating or selling their projects.

### **General Plan Consistency**

The goals, policies, standards, and proposals within this element relate directly to and are consistent with all other General Plan elements. The Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the locations, types, intensity, and distribution of land uses throughout the City and defines the buildout land use scenario. In designating total acreage and density of residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates

employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City. In addition, the Land Use Element has been updated in accordance with Senate Bill 244. There are no disadvantaged unincorporated communities in the City's Sphere of Influence.

The Circulation Element also affects implementation of the Housing Element. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies contained in the other elements of the General Plan affect the quality of life of the citizens of the City through the control of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of residents.

The Housing Element utilizes the most current data available. Data sources include the U.S. Census, American Community Survey, California Department of Finance (DOF), Comprehensive Housing Affordability Strategy, Southern California Association of Governments (SCAG), Riverside County, and various City documents and resources, among others.

### **Scope and Content**

The Housing Element is organized in the following manner:

- ❖ *Introduction:* A statement of the purpose of the Housing Element and statutory requirements, a statement of the relationship between the Housing Element and other General Plan elements, the scope, content and organization of the Element, and a summary of the public participation process.
- ❖ *Evaluation of Past Element:* A summary of the achievements and an evaluation of the effectiveness of the past Housing Element.
- ❖ *Housing Vision Statement:* A statement describing the future vision of housing in La Quinta as developed by the citizens and elected officials of the City. The policies in the Housing Element are designed to bring this vision to fruition.
- ❖ *Community Profile and Housing Profile:* A discussion of the characteristics of the population, households, and housing stock in La Quinta, including growth and affordability trends.

- ❖ *Fair Housing:* A discussion of the City’s commitment to and implementation of federal and state fair housing laws, as well as identified issues, concerns, and strategies.
- ❖ *Housing Needs:* An analysis of groups in the City that may have special housing needs, the implications of the affordability of housing stock in relation to household income, and projected housing needs.
- ❖ *Housing Constraints:* A discussion of governmental and nongovernmental constraints to the development of housing and opportunities for energy conservation in residential planning, design, construction, and rehabilitation.
- ❖ *Housing Resources:* An inventory of constructed and approved units, land available for residential development, and underutilized sites available for residential redevelopment, and an analysis of the ability of these projects and sites to meet the Regional Housing Needs Assessment (RHNA).
- ❖ *Preservation of At Risk Units:* A description of any assisted, affordable multifamily units that are eligible to convert to market rate within 10 years of the planning period.
- ❖ *Goals, Policies, and Programs:* A description of housing goals, policies, and programs responsive to the City’s current and projected housing needs. Also included is a summary of the City’s quantified objectives for new residential construction, rehabilitation, and financial assistance during the planning period.

## EFFECTIVENESS OF THE 2014-2021 HOUSING ELEMENT

To develop appropriate programs to address the housing issues identified in this Housing Element Update, the City of La Quinta has reviewed the effectiveness of the housing programs adopted in the 2014-2021 Housing Element.

The State of California requires an assessment of the previous housing program to identify areas of accomplishment as well as areas in which improvement could occur following the implementation of new or modified programs.

The following section reviews the progress in implementation of the programs, the effectiveness of the Element, and the continued appropriateness of the identified programs. Analysis of the past element is quantified where such information is available.



The results of the analysis provided the basis for developing the comprehensive housing strategy for the 2022-2029 planning period.

## Adequate Sites for Housing

### GOAL H-1

Provide housing opportunities that meet the diverse needs of the City's existing and projected population.

#### ❖ [Policy H-1.1](#)

Identify adequate sites to accommodate a range of product types, densities, and prices to address the housing needs of all household types, lifestyles, and income levels.

- [Program 1.1.a](#): To address the City's RHNA allocation for extremely low income households, 26 of the 68 new units at the Washington Street Apartments will be designated for extremely low income households. The additional 19 units identified in the RHNA will be given priority either at Washington Street Apartments, or at projects on sites identified in the Vacant Land Inventory (Table II-43).
  - Objective: Encourage the provision of 45 extremely low income units in new projects during the planning period.
  - Timing: 2015 for 26 units, 2015-2021 as projects are constructed for 19 units
  - Funding Source: Private Funding, Tax Credit Financing, Other sources as identified
  - Responsible Agency: Planning Department

#### Evaluation:

Renovation and expansion of Washington Street Apartments was completed in November 2019, resulting in the rehabilitation of existing 72 units and construction of 68 new units, for a total of 140 units. Twenty-four (24) of the 68 new units were designated for extremely low income households. The additional 19 units identified in the RHNA were not constructed. The program will be modified to address the 2022-2029 RHNA allocation.

#### ❖ [Policy H-1.2](#)

Focus housing growth within existing City boundaries until it is necessary to pursue annexation or development in planning areas for affordable housing.

*Evaluation:*

*No annexations were needed for the construction of affordable housing during the 2014-2021 planning period. The Affordable Housing Overlay (AHO) continues to offer increased opportunities for affordable housing development by allowing it at higher densities within all commercial zones and several residential sites. This policy was successful and will be extended into the 2022-2029 planning period.*

❖ [Policy H-1.3](#)

Direct new housing development to viable areas where essential public facilities can be provided and employment opportunities, educational facilities, and commercial support are available.

*Evaluation:*

The City continued to look at projects for affordable housing on infill sites and in areas where transit and employment were readily available. Coral Mountain Apartments and Washington Street Apartments were both planned on such sites and their construction has been completed.

In 2016, the City introduced the mixed use (MU) overlay in the zoning code (La Quinta Municipal Code Chapter 9.140) to facilitate the development of mixed use projects that include both multifamily residential and commercial components in a cohesively designed and constructed manner. Mixed use projects will locate residents in proximity to services, employment, and transportation hubs and provide interconnected multi-purpose paths for alternative modes of transportation. Mixed use projects can claim incentives, including reduced parking requirements, reduced plan check and inspection fees, and density bonuses. The policy will be extended into the 2022-2029 planning period.

**Assist in the Development of Affordable Housing**

**GOAL H-2**

Assist in the creation and provision of resources to support housing for lower and moderate income households.

❖ [Policy H-2.1](#)

Increase housing choices for lower and moderate income households.

❖ [Policy H-2.2](#)

Support public, private, and nonprofit efforts in the development of affordable housing.

### ❖ [Policy H-2.3](#)

Pursue a variety of forms of private, local, state, and federal assistance to support development of affordable housing.

- [Program H-2.3.a: Collaborative Partnerships](#)  
The City shall meet with parties interested in affordable housing development to discuss types of incentives available and requirements for obtaining assistance, discuss appropriate sites for affordable housing, and foster professional collaboration between the City and affordable housing stakeholders.
  - Objective: Continue to collaborate with nonprofits and the development community to develop affordable housing.
  - Timing: Project-by-project basis, by request, or on an annual basis.
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

#### *Evaluation:*

*The City Manager's office supports affordable housing efforts and coordinates regularly with affordable housing partners such as Lift to Rise. The City will continue to assist affordable housing developers in securing third party financing. During the 2014-2021 planning period, Coral Mountain Apartments was completed with Desert Cities Development. This program was successful and will be extended into the 2022-2029 planning period.*

- [Program H-2.3.b: Affordable Housing Renter-to-Owner Transition](#)  
Low Income Housing Tax Credit (LIHTC) provides federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low income households. LIHTC projects can transition from rental to ownership units. The units must remain rentals for 15 years, at which time some projects convert to ownership units. Typically a portion or all of the rent paid for the 5 years prior to the conversion is put toward the purchase of the unit. This enables lower income households to invest in the property in which they have been living and benefit from its appreciation.  
Existing stalled condominium and townhome projects are prime opportunities for low income tax credits to be used for renter-to-owner programs.

- **Objective:** Investigate the use of LIHTCs to finance affordable single-family attached rental development that can transition, after 15 years, into moderate income ownership housing.
- **Timing:** Complete study by end of fiscal 2015
- **Funding Source:** General Fund
- **Responsible Agency:** Community Development Department

*Evaluation:*

*Investigation into the use of LIHTCs to finance affordable single-family attached rental development was not completed. However, it is still considered important. This program will continue into the 2022-2029 planning period.*

- **Program H-2.3.c:** Affordable Housing Renter-to-Owner Transition  
There are many resources that the City, nonprofits, or for-profit developers may utilize to subsidize the construction and maintenance of affordable housing. Some of the most prominent resources are described below.
  - **Objective:** Advertise other financial resources through the affordable housing page of the City's website, apply for grants and competitive loans, and form partnerships with the development community to obtain additional financial resources.
  - **Timing:** Update website with funding information and partnership opportunities every six months or earlier if appropriate.
  - **Funding Source:** General Fund
  - **Responsible Agency:** Community Development Department

**Low Income Tax Credits**

Low Income Housing Tax Credit (LIHTC) provides federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low income households. A minimum of 20 percent of the units must be affordable to low income households and 40 percent of the units must be affordable to moderate income households.

**Community Reinvestment Act**

The Community Reinvestment Act provides favorable financing to affordable housing developers. The Redevelopment Agency, development community, and local, regional, and national banks are encouraged to work together to meet their obligations pursuant to the Community Reinvestment Act.

### **California Housing Finance Agency Program**

The California Housing Finance Agency (CHFA) has three single-family programs for primarily moderate and middle income homebuyers: the Home Ownership Assistance Program and the Affordable Housing Partnership Program. Each provides permanent mortgage financing for first-time homebuyers at below-market interest rates.

### **HOME Funds**

HOME is the largest Federal block grant distributed to state and local governments for the creation of lower income housing. Cities apply when Notices of Funding Availability are issued.

### **Neighborhood Stabilization Program**

HUD's Neighborhood Stabilization Program makes emergency assistance grants available to local governments for the acquisition, redevelopment, and renting or resale of foreclosed properties at-risk of abandonment.

### **Riverside County First-Time Homebuyers Program**

Continue participation in the Riverside County First-Time Homebuyers Program for low and moderate income households.

### **Mortgage Credit Certificate**

The Riverside County Mortgage Credit Certificate Program is designed to assist low and moderate income first time homebuyers. Under the Mortgage Credit Certificate Program, first-time homebuyers receive a tax credit based on a percentage of the interest paid on their mortgage. This tax credit allows the buyer to qualify more easily for home loans, as it increases the effective income of the buyer. Under federal legislation, 20 percent of the funds must be set aside for buyers with incomes between 75 and 80 percent of the county median income.

### **Finance Agency Lease-Purchase Program**

Riverside/San Bernardino County Housing Finance Agency Lease Purchase Program provides down payment assistance and closing costs for eligible households up to 140 percent of the area median income.

### **Housing Choice Voucher (formerly Section 8) Referrals**

Housing Choice Vouchers allow lower income households to use rental subsidies anywhere in the County, including La Quinta.

*Evaluation:*

*Information about financial resources and partnership opportunities available for subsidizing the construction and maintenance of affordable housing was not provided on the City's website. However, it continues to be a priority, and City staff plans to accomplish this task by 2022. This program will be extended into the 2022-2029 planning period.*

- [Program H-2.3.d: Sweat Equity and Shared Equity](#)  
Sweat equity and shared equity programs provide lower and moderate income households with ownership assistance. Sweat equity refers to the exchange of time and effort, usually in the form of construction activities, for an affordable ownership opportunity.
  - Objective: Continue to work with organizations that offer sweat and shared equity housing programs to lower and moderate income households in La Quinta.
  - Timing: Meet with organizations annually or more frequently (if requested or advantageous) to identify opportunities for coordinated efforts or potential housing projects.
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

*Evaluation:*

*The City has worked with both Habitat for Humanity and the Coachella Valley Housing Coalition in the development of sweat equity homes in the past. However, no units were built in collaboration with the City during the 2014-2021 planning period. This program has been successful in the past and will be extended into the 2022-2029 planning period.*

## **Removal of Governmental Constraints to Housing**

### **GOAL H-3**

Create a regulatory system that does not unduly constrain the maintenance, improvement, and development of housing affordable to all La Quinta residents.

#### ❖ [Policy H-3.1](#)

Remove unnecessary regulatory constraints to enable the construction or rehabilitation of housing that meets the needs of La Quinta residents, including lower income and special needs residents.

**Evaluation:**

*In 2017, the City adopted Ordinance No. 561 to amend Municipal Code Section 9.60.090 (previously “Second Residential Units”) to establish development standards and criteria for Accessory Dwelling Units (ADUs). Under these amendments, ADUs are permitted as accessory uses in all residential zones and qualifying units can receive allowances for parking requirement exemptions and utility connection exemptions. The amendments reduce regulatory constraints associated with ADU development and expand housing opportunities for lower-income residents.*

*The City will continue to monitor all municipal code requirements to assure that they do not impose a constraint on the development of affordable housing. This policy will be extended into the 2022-2029 planning period.*

❖ [Policy H-3.2](#)

Coordinate the development of affordable housing with the provision of key utilities to ensure prompt and adequate service.

**Evaluation:**

*All new project development plans are provided to the utility providers for review and comment on a case-by-case basis. The City coordinates with utility providers to assure that adequate utilities are in place and operational to serve the needs of residents. This policy is ongoing and will be extended into the 2022-2029 planning period.*

❖ [Policy H-3.3](#)

Incentivize the development of affordable housing to facilitate the development of housing for the City’s lower and moderate income households.

**Evaluation:**

*In 2016, the City introduced the mixed use (MU) overlay in the zoning code (La Quinta Municipal Code Chapter 9.140) to facilitate the development of mixed use projects that include both multifamily residential and commercial components. The City also amended and completed Affordable Housing Overlay (AHO) regulations and district boundaries in ordinances passed in 2016 and 2019. This program will be extended into the 2022-2029 planning period.*

- [Program H-3.3.a](#): Priority Water and Sewer Service  
In compliance with state law, the Coachella Valley Water District (CVWD) must create procedures to provide priority water and sewer service to lower income residential project. The law also

prohibits the denial or conditioning the approval of service without adequate findings, and requires future water management plans to identify projected water use for lower income residential development.

- Objective: Route the adopted Housing Element to the CVWD and notify them of changes and future updates to the Housing Element.
- Timing: Upon Housing Element adoption
- Funding Source: General Fund
- Responsible Agency: Community Development Department

*Evaluation:*

*CVWD is responsible for compliance with state law. The City will provide the adopted Housing Element to CVWD, notify them of changes and future updates, and continue to coordinate with them in the processing of applications in a timely manner. This program will be extended into the 2022-2029 planning period.*

- [Program H-3.3.b](#): Reduced Parking Standards  
There are several potential opportunities to reduce parking standards for special types of development in La Quinta. While the City already has special parking standards for multifamily senior housing, there is potential to further reduce those requirements, particularly for lower and moderate income senior housing.

The compact, mixed-use character of the Village area may also foster opportunities for parking reductions or joint-use opportunities. Lower and moderate income households may own fewer vehicles than above moderate income households, and be more inclined to walk or use public transportation. Incentives such as reduced parking requirements could be offered for affordable housing developments.

- Objective: Study the potential impacts of adopting reduced parking requirements or shared parking standards for senior housing and housing in the Village, particularly for projects serving lower and moderate income households.
- Timing: Zoning Ordinance Update 2014
- Funding Source: General Fund
- Responsible Agency: Community Development Department

*Evaluation:*

*The City updated Incentive Based Parking Adjustments (Zoning Code Section 9.150.050) in 2017 which allows a reduction in parking spaces of up to fifteen percent, subject to approval by the Planning Commission.*



*Section 9.150.050.B addresses opportunities for parking reductions in the Village Build-Out Plan Area, including potential reductions of fifty percent and other variations subject to approval by the director. The program is complete and will not be extended into the 2022-2029 planning period.*

- **Program H-3.3.c: Encourage Lot Consolidation**  
Several small lots in the Village Commercial would have improved development potential through lot consolidation. The City will study, identify, and adopt regulatory incentives to encourage and facilitate lot consolidation. Potential incentives include fee deferral or reductions, parking requirement reduction, and relief from various other development standards that could potentially increase the cost of the project.
  - Objective: Identify opportunities and adopt incentives for lot consolidation in the Village Commercial zone
  - Timing: July 1, 2015
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

**Evaluation:**

*The City completed the La Quinta Village Build-Out Plan and EIR in 2017. Ordinance No. 553 amended several chapters of the Municipal Code related to development standards for the Plan area; development standards are provided in Section 9.70.110. Projects in the Plan area are encouraged to implement the standards and incentives of Section 9.140.090, the mixed use overlay, which encourages development on lot assemblages or lots greater than one acre. Per Section 9.140.090.F, mixed use development can benefit from density bonuses, modified parking requirements, expedited permit processing, and fee reductions. Parking requirement reductions and variations in the Village Build-Out Plan area are addressed in Section 9.150.050.B. Although the regulatory portion of this program is complete, the need for lot consolidation in the Village remains, and the program will be modified to address this.*

## **GOAL H-4**

Conserve and improve the quality of existing La Quinta neighborhoods and individual properties.

### ❖ **Policy H-4.1**

Protect the quality of La Quinta's neighborhoods through the rehabilitation of both affordable and market-rate homes.

**Evaluation:**

*The rehabilitation of both affordable and market-rate homes is an ongoing process supported by the City. The rehabilitation of 72 existing units at Washington Street Apartments, an affordable housing project, was completed in 2019. This policy will be extended into the 2022-2029 planning period.*

❖ [Policy H-4.2](#)

Promote financial and technical assistance to lower and moderate income households for housing maintenance and improvements.

**Evaluation:**

*The City continues to support Riverside County and other third-party programs to fill this need. The City provides information on the HERO financing program for energy efficiency home improvements. City staff will conduct research on technical assistance available by agencies, including County assistance programs, and direct households to these programs when appropriate. This policy will be extended into the 2022-2029 planning period.*

❖ [Policy H-4.3](#)

Encourage the retention and rehabilitation of existing single-family neighborhoods and mobile home parks that are economically and physically sound.

❖ [Policy H-4.4](#)

Enhance neighborhoods that presently provide affordable housing with drainage, lighting and landscape amenities, and parks and recreation areas.

- [Program H-4.4.a: Housing Condition Monitoring](#)  
To better understand the City's housing needs the quality and condition of the housing stock must be inventoried on a regular basis. The inventory should focus on older neighborhoods, such as those south of Calle Tampico, west of Washington Street, and north of Highway 111.
  - Objective: Maintain an inventory of housing conditions (updated approximately every five years) to enable the City to properly target Code Compliance and rehabilitation resources.
  - Timing: Complete by June 30, 2014
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

*Evaluation:*

*There was no activity during the 2014-2021 planning period. City staff will conduct a housing condition survey in the 2022-2023 Fiscal Year. This program will be extended into the 2022-2029 planning period.*

- **Program H-4.4.b:** County of Riverside Senior Residential Rehabilitation  
The Minor Senior Home Repair program allocates grants up to \$250 per year for lower income seniors for minor housing repairs, such as painting doors or trim, or repairing a window. The Enhanced Senior Home Repair Program provides major rehabilitation and repair for low income seniors, providing a one-time grant for repairs to homes owned and occupied by seniors and/or persons with disabilities. The maximum level of assistance for this program is \$3,000 per year.
  - Objective: Continue to refer code violators and interested parties to the County of Riverside Minor and Enhanced Senior Home Repair programs and other local resources. Assist homeowners in completing applications as necessary.
  - Timing: Throughout planning period, on a case-by-case basis
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

*Evaluation:*

*The City does not operate its own senior home repair program; however, the City Manager's office coordinates with lower income households and refers them to the Riverside County Economic Development Agency, as appropriate. This program is an ongoing effort and will be extended into the 2022-2029 planning period.*

- **Program H-4.4.c:** County of Riverside Home Repair Grant  
The County of Riverside Economic Development Agency Home Repair Program provides lower income households with up to \$6,000 for home repairs such as a new roof, new air-conditioner, or a handicap ramp. As a jurisdiction in Riverside County, lower income La Quinta households are eligible for this grant.
  - Objective: Refer code violators and interested parties to the County of Riverside for home repair grants.
  - Timing: Throughout planning period, on a case-by-case basis
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

**Evaluation:**

*To the extent that these County programs have been funded, the City has referred homeowners to the appropriate County staff. This effort is ongoing and the program will be extended into the 2022-2029 planning period.*

- [Program H-4.4.d: Rehabilitation Resources List](#)  
Lower and moderate income homeowners may need assistance in affording important home repairs and improvements. The City can assist these households by compiling and sharing a listing of local, state, and federal programs offering rehabilitation assistance.
  - Objective: Provide a rehabilitation resources list on the affordable housing and code compliance pages of the City's website. Use the list, in online or printed form, as a reference for code violators.
  - Timing: Create list by June 30, 2014
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

**Evaluation:**

*City staff has not prepared a list of rehabilitation resources for home repairs and improvements; however, such an effort is still considered important. This program will be extended into the 2022-2029 planning period.*

## **Equal Housing Opportunity**

### **GOAL H-5**

Provide equal housing opportunities for all persons.

#### ❖ [Policy 5.1](#)

Provide the regulatory framework to create an environment in which housing opportunities are equal.

**Evaluation:**

*The City complies with all housing laws regarding equal housing opportunities, including updates on accessory dwelling units (ADUs) in 2017 and again in 2020/2021. The City regularly reviews and amends its Municipal Code to assure that all aspects of it comply with the law. This policy is ongoing and will be extended into the 2022-2029 planning period.*

❖ [Policy 5.2](#)

Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

*Evaluation:*

*The City complies with all housing laws and distributes fair housing information. The City monitors housing complaints and refers all complaints to the Riverside County Fair Housing Council, which has jurisdiction over such matters. This policy is ongoing and will be extended into the 2022-2029 planning period.*

❖ [Policy 5.3](#)

Encourage support services for the Coachella Valley's senior and homeless populations through referrals and collaborative efforts with non-profits and other jurisdictions.

*Evaluation:*

*The City provides funding to and participates in CVAG's homelessness programs and provides financial assistance to Martha's Village and Kitchen and Coachella Valley Rescue Mission for homeless prevention services, in addition to providing bus passes for homeless people and collaborating with non-profits to provide rapid rehousing and other services. This policy involves ongoing efforts and will be extended into the 2022-2029 planning period.*

❖ [Policy 5.4](#)

Assist in the creation of a continuum of care for the homeless population and those transitioning into permanent housing.

*Evaluation:*

*The City provides ongoing support for the CVAG Homeless Committee and participation in CVAG's homelessness programs. In the 2014-2021 planning period, the City housed five homeless families in Coral Mountain apartments through the Homeless Prevention Program. This program will be extended into the 2022-2029 planning period.*

❖ [Policy 5.5](#)

Improve quality of life for disabled persons by facilitating relief from regulatory requirements that may create barriers to accessible housing and promoting universal design.

*Evaluation:*

*During the 2014-2021 planning period, the City further amended the Zoning Code Section 9.60.320 to refine procedures for requesting, submittal, and review of applications for reasonable accommodation. The City continues to facilitate development of accessible housing for all its residents. This program is ongoing and will be extended into the 2022-2029 planning period.*

- **Program H-5.5.a:** Regional Facilities for the Homeless  
Continue to support and collaborate with the Coachella Valley Association of Governments Homelessness Committee efforts to maintain a regional homeless facility that provides housing as well as supportive services. Continue to contribute, if funds allow, \$250,000 annually to CVAG's efforts to provide housing and support services across the Coachella Valley.
  - Timing: City staff will continue to collaborate with CVAG throughout the planning.
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

*Evaluation:*

*The City participated in and collaborated with CVAG's Homelessness Committee to provide supportive programs for homeless people in the Coachella Valley. After the closure of Roy's Desert Resource Center in 2017, CVAG contracted with a non-profit to operate its Coachella Valley Housing First program and initiated the CVHEART program to coordinate and expand regional homelessness efforts. The City worked with homeless shelters and re-housing programs directly and through CVAG. Continuing support of these programs will be extended into the 2022-2029 planning period.*

- **Program H-5.5.b:** Transitional Housing and Permanent Supportive Housing  
Transitional housing typically accommodates homeless people for up to two years as they stabilize their lives and does not meet emergency needs. Transitional housing includes training and services that are vital for rehabilitating and enriching the lives of the formerly homeless. Transitional housing facilities provide families and individuals with a safe place within which to rebuild their lives and prepare for independence. Permanent supportive housing is affordable housing with on- or off-site services that help a person maintain a stable, housed, life.

- *Objective:* The Zoning Ordinance shall allow transitional and supportive housing as a residential use in all zones which allow for residential development, and subject only to those restrictions that apply to similar residential uses (single or multi-family units) of the same type in the same zone, and will not be subject to any restrictions not imposed on similar dwellings, including occupancy limits.
- *Timing:* Coordinate with 2009/2011 General Plan Update
- *Funding Source:* General Fund
- *Responsible Agency:* Planning Department

*Evaluation:*

*Several zoning ordinance amendments were completed in the 2014-2021 planning period. The amendments define homeless shelters and transitional shelters; allow transitional and supportive housing with a conditional use permit in the Medium Density, Medium-High Density, and High Density Residential zones; and allow transitional shelters with a conditional use permit within Regional Commercial and Major Community Facilities zones. Emergency shelters are allowed in all commercial zones. This program was completed and will not be extended into the 2022-2029 planning period.*

- **Program H-5.5.c: Fair Housing Referrals**  
Fair housing organizations provide dispute resolution and legal assistance to tenants and landlords in conflict. Such services are particularly important for lower and moderate income households unable to afford counsel.
  - *Objective:* Continue to refer tenants and landlords to the Fair Housing Council of Riverside County. Provide information on fair housing resources on the City's website and at City Hall. Identify and coordinate with local nonprofits, service organizations and community groups that can assist in distributing fair housing information.
  - *Timing:* Referral service as needed. Information to be placed on website and local groups identified by January 2014
  - *Funding Source:* General Fund
  - *Responsible Agency:* Community Development Department

*Evaluation:*

*City staff referred residents to the County Fair Housing Council as needed. The City website provides information on the Fair Housing Council of Riverside County (FHCRC) and how to contact the FHCRC. This program is ongoing and will be extended into the 2022-2029 planning period.*

- [Program H-5.5.d: Directory of Services](#)  
While numerous services are available to special needs and lower income households, it can be difficult to readily have access to these resources. A directory provides the contact information necessary to seek housing assistance.
  - Objective: Develop an online directory of services and information to provide La Quinta residents with contact information for community organizations and service providers that address special needs.
  - Timing: Update website by March 2014
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

*Evaluation:*

*The City website includes directories of affordable rental and ownership housing developments, as well as information about senior home purchase loan programs, personal finance resources, and other housing resources. City housing staff will continue to add additional information as needed. This program involves ongoing efforts and will be extended into the 2022-2029 planning period.*

## **Energy and Water Conservation**

### **GOAL H-6.1**

Provide a regulatory framework that facilitates and encourages energy and water conservation through sustainable site planning, project design, and green technologies and building materials.

#### **❖ [Policy H-6.1](#)**

Promote higher density and compact developments that increase energy efficiency and reduce land consumption.

*Evaluation:*

*The zoning ordinance was amended in 2017 to include standards for mixed use and planned unit development (PUD). The purpose of the PUD is to allow flexibility in the design of residential projects, and encourage the development of creative, high-quality residential projects that provide attractive living environments in a setting that is different from standard single family home development. The City also continues to promote energy efficiency through rebate programs provided by utility companies and other agencies. This policy is ongoing and will be extended into the 2022-2029 planning period.*



❖ [Policy H-6.2](#)

Facilitate housing development and rehabilitation that conserves natural resources and minimizes greenhouse gas emissions.

*Evaluation:*

*New and renovated units at Washington Street Apartments were completed in 2019 and built to meet or exceed the most recent energy efficient building standards. Energy-conserving materials and systems include faucet flow restrictors, Energy Star-rated appliances and roofs, dual-glazed windows, and vented kitchen range hoods. The City website provides information about numerous home energy efficiency products, programs, and services, including financial assistance and residential rebate programs, that help homeowners conserve natural resources and reduce greenhouse gas emissions. This policy is ongoing and will be extended into the 2022-2029 planning period.*

❖ [Policy H-6.3](#)

Encourage and enforce green building regulations or incentives that do not serve as constraints to the development or rehabilitation of housing.

*Evaluation:*

*The City adopts and enforces the California Building Code (CBC) and California Green Building Standards Code per State requirements. The 2019 CBC updates include solar and green building requirements. This policy will be extended into the 2022-2029 planning period.*

❖ [Policy H-6.4](#)

Focus sustainability efforts on measures and techniques that also assist the occupant in reducing energy costs; therefore reducing housing costs.

*Evaluation:*

*The City has supported several residential developments that incorporate sustainable efforts and help reduce the occupant's energy costs. These properties include Coral Mountain Apartments and Washington Street Apartments; both were completed during the 2014-2021 planning period. The City continues to promote its Greenhouse Gas Reduction Plan and implement sustainability principles and measures in the General Plan. This policy will be extended into the 2022-2029 planning period.*

### ❖ [Policy H-6.5](#)

Use and encourage emerging technologies to reduce high demands for electricity and natural gas including use of passive solar devices and where feasible other renewable energy technologies (e.g., biomass, wind, and geothermal).

- [Program H-6.5.a](#): Green and Sustainable La Quinta Program  
Continue to implement the Green and Sustainable La Quinta Program.
  - Objective: Implement green goals, policies, and programs that accurately represent the City's direction in resource conservation and minimizing greenhouse gas emissions. Implement design standards for residential and commercial structures that encourage solar protection to directly result in energy conservation.
  - Timing: As projects are proposed
  - Funding Source: General Fund
  - Responsible Agency: Community Development Department

#### *Evaluation:*

*The Green and Sustainable La Quinta Program includes providing information on the City's website about home improvement programs, financial resources and rebates, recycling programs, water and energy conservation measures, and other resources that facilitate resource conservation and greenhouse gas emission reductions. The City adopted and enforces the 2019 California Building Code and California Green Building Code that require design standards that encourage solar protection to directly result in energy conservation. The City also implements the policies and programs of its Greenhouse Gas Reduction Plan and General Plan. This program is ongoing and will be extended into the 2022-2029 planning period.*

- [Program H-6.5.b](#): Energy Conservation Partners  
In working toward a sustainable La Quinta, the City and its residents will need to collaborate with utilities and service providers. Partnerships with the Coachella Valley Water District, Imperial Irrigation District, Southern California Gas, Burretec Waste and Recycling Services, Sunline Transit District, Coachella Valley Association of Governments, Southern California Association of Governments and other entities will be an important component of making La Quinta a more livable city.

- Objective: Continue to meet with and seek insight from utilities, service providers, and other entities involved in energy conservation efforts appropriate for La Quinta.
- Timing: As part of regular coordination meetings with utilities
- Funding Source: General Fund
- Responsible Agency: City Manager's Office/Community Development Department

*Evaluation:*

*The City coordinates with utility companies to promote and implement energy conservation programs in residential construction. The City website includes descriptions of and contact information for home improvement energy conservation measures and financing programs, including rebates, offered by SoCalGas, Imperial Irrigation District, CVWD, and Burrtec Waste and Recycling. Development plans and construction activities are closely coordinated with utilities during planning and operational purposes. This program is ongoing and will be extended through the 2022-2029 planning period.*

- [Program H-6.5.c: Imperial Irrigation District Programs](#)  
The Imperial Irrigation District (IID) is proactive in energy savings via conservation programs, product rebates, and general tips. An average home owner can save up to 10 percent on energy/energy bills by taking advantage of IID programs. Home owners can utilize the free "Check Me!" program, which checks the refrigerant charge and airflow of their air conditioning/heating units. IID also offers a rebate on the purchase of higher efficiency air conditioning units, high efficiency refrigerators, programmable thermostats, and ENERGY STAR equipment. City staff has held several meetings with IID representatives to discuss opportunities for collaboration to conserve energy in La Quinta, including water management opportunities for golf courses and golf-oriented communities.
- Objective: Maintain contact with IID to market energy efficiency programs and rebates that are most beneficial to La Quinta residents and homeowners.
- Timing: Quarterly through Desert Cities Energy Partnership meetings
- Funding Source: General Fund, IID program funds, and potential AB 811 special assessment district funds
- Responsible Agency: City Manager's Office/Community Development Department

**Evaluation:**

The City's Going Green website provides information on IID programs and rebates through links to their websites, including the Residential ENERGY STAR product rebate program. IID continues to offer free, in-home residential and commercial energy audits and follow-up lists of recommendations intended to reduce electricity consumption and costs. The City promotes these programs through meetings with Homeowners' Association boards and various City sponsored events to encourage La Quinta residents and businesses to sign up for energy audits and reduction programs. However, IID's future is currently unknown; in addition to continuing to recommend IID as a conservation resource, the City will need to explore additional opportunities for residents to acquire energy savings via conservation programs, products, rebates, and general tips. This program will be modified for the 2022-2029 planning period.

- **Program H-6.5.d: Weatherization Assistance**

The Federal Department of Energy's Weatherization Assistance Program, in conjunction with state and local programs, provide low or no cost weatherization and insulation services to reduce the heating and cooling costs for low income households.

- **Objective:** Encourage low income homeowners or renters to apply for free energy audits, home weatherization, and utility rebate programs by advertising available programs on the City's website and at City Hall.
- **Timing:** Advertise annually as program funds are available
- **Funding:** General Fund
- **Responsible Agency:** Building and Safety Department, City Manager's Office

**Evaluation:**

The City website and distribution materials/flyers describe and provide contact information for Imperial Irrigation District's free energy audits for homes, home energy efficiency surveys, financing programs and tax credits, and rebates and incentive programs. The City also promotes SoCalGas' free energy and water conservation kit for residential customers and no-cost, energy-saving home improvements for income-qualified homeowners and renters. This program is successful and will be extended into the 2022-2029 planning period. However, the focus will continue to be on local and regional, not federal, programs, which will be reflected in revisions to the program.

## PUBLIC PARTICIPATION

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. The City's public outreach efforts focused on community and stakeholder workshops, information disseminated through the City's website, electronic mail notifications, and public hearings. Together, this input helped the City understand and respond to the housing needs of the community.

### **Community and Stakeholder Workshops**

Workshop invitations were sent to local and regional development entities, advocacy groups, and interested parties via email. In addition, workshops were advertised on the City's website and in email blasts to the City's extensive resident email list. The workshops consisted of a Planning Commission presentation, two City Council updates, a Housing Commission presentation and a public workshop attended by more than 15 community members.

The comments received at these workshops included the following, which are addressed in this Housing Element:

- ❖ Concerns about how to address overpayment by both owners and renters.
- ❖ The difficulty of financing new projects, which now require two or three times as many funding sources as in the past.
- ❖ Concerns regarding whether short term vacation rentals are impacting the availability of housing for permanent residents.
- ❖ Assuring that land inventory sites for all types of housing.
- ❖ Assuring that development standards, fees and processing times reflect the needs of affordable housing projects.

### **State Review and Public Hearings**

The Draft Element was submitted to the California Department of Housing and Community Development (HCD) for review and certification. The City has received and responded to review comments from HCD to address its concerns.

Once the document has been certified by HCD, the Housing Element Update will be presented in public hearings before both the Planning Commission and City Council, with the documents available for public review at City Hall and on the City's website.

## HOUSING VISION STATEMENT

A Housing Vision Statement was developed based on key housing issues and through cooperation of the citizens and elected officials of the City of La Quinta when the General Plan was adopted. It has been reviewed periodically, but remains true to the City's goals and aspirations. The housing policies and programs included in this Housing Element are designed to bring this vision to fruition.

*“The City of La Quinta’s vision of the future for housing focuses on encouraging the provision of suitable housing for all City residents while maintaining and enhancing the City’s high quality of life for its residents.*

*Through its housing programs, the City will facilitate the maintenance and improvement of its existing housing stock resources, and encourage the production of a variety of new housing to meet residents’ needs, while preserving the overall character of the City.”*

## COMMUNITY PROFILE

The housing needs of the City are determined by characteristics of the population (age, household size, employment, and ethnicity) and the characteristics of housing available to that population (i.e., number of units, tenure, size, cost, etc.). This section explores the characteristics of the existing and projected population and housing stock in order to identify potentially unmet housing needs in La Quinta. This information provides direction in updating the City's Housing Element goals, policies, and programs. The demographics used in this section are derived from US Census data for 2000 and 2010; US Census American Community Survey (ACS) 3 and 5 year estimates data, California Department of Finance, and the City of La Quinta.

### **Population**

The City of La Quinta is one of nine cities in the Coachella Valley subregion of Riverside County. The Coachella Valley includes the cities of Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage, as well as large areas of unincorporated Riverside County.

La Quinta ranks high in population growth among California's 482 cities. During the 1990s, the population of La Quinta grew by 111.3 percent, making it the fastest growing city in the Coachella Valley at the time. The

number of residents in the City increased from 11,215 to 37,467 between 1990 and 2010. The population further increased to 40,704 by 2018, a smaller increase of 8.6 percent compared to the previous two decades.

The absolute increase in population for cities in the Coachella Valley provides another perspective for analysis when size is taken into consideration. For example, Indio grew by the greatest number of people from 2010 to 2018, with an increase of approximately 15,199 people. La Quinta experienced the fourth largest numerical increase, with an added population of 3,237.

**Table II-2  
Population Growth**

City/Region	2000	2010	Census		2018	ACS	
			2000-2010			2010-2018	
			%	#		%	#
La Quinta	23,694	37,467	58.1	13,773	40,704	8.6	3,237
Coachella Valley	255,788	346,518	35.5	90,730	382,296	10.3	35,778
Riverside County	1,545,387	2,189,641	41.7	644,254	2,383,286	8.8	193,645

Source: 2000 and 2010 Census; American Community Survey 2014-2018 5-Year Estimates

**Table II-3  
Population Growth In Coachella Valley Cities**

City	2000	2010	Census		2018	ACS	
			Change 2000-2010			Change 2010-2018	
			%	#		%	#
Cathedral City	42,647	51,200	20.1	8,553	54,037	5.5	2,837
Coachella	22,724	40,704	79.1	17,980	44,849	10.2	4,145
Desert Hot Springs	16,582	25,938	56.4	9,356	28,430	9.6	2,492
Indian Wells	3,816	4,958	29.9	1,142	5,317	7.2	359
Indio	49,116	76,036	54.8	26,920	91,235	20.0	15,199
La Quinta	23,694	37,467	58.1	13,773	40,704	8.6	3,237
Palm Desert	41,155	48,445	17.7	7,290	52,124	7.6	3,679
Palm Springs	42,807	44,552	4.1	1,745	47,525	6.7	2,973
Rancho Mirage	13,249	17,218	30.0	3,969	18,075	5.0	857
<b>Total</b>	<b>255,790</b>	<b>346,518</b>	<b>35.5</b>	<b>90,728</b>	<b>382,296</b>	<b>10.3</b>	<b>35,778</b>

Source: 2000 and 2010 Census; American Community Survey 2014-2018 5-Year Estimates

### Seasonal Population

The seasonal or part time resident population is not included in the population estimates compiled by the Census Bureau because people are classified according to the location of their primary residence. The California Department of Finance (DOF) provides a yearly estimate of total built housing units and an estimate of the number of vacant units. In resort communities like La Quinta, the number of vacant units reflects

the number of units that are not occupied year-round, as well as those that are ready for year-round occupancy but have not been inhabited.

According to the 2010 Census, the overall vacancy rate for La Quinta is 36.9%, while the seasonal vacancy rate is 27.5%. According to the 2018 ACS Census, the overall vacancy rate for La Quinta is 38.3%, while the seasonal vacancy rate is 31.8%.

**Age Composition**

**Table II-4**, Age Distribution, shows the change in age groups from 2010 to 2018. In 2018, children and youth groups (ages 0–19) comprised 23.8 percent of the population, young and middle-age adults (20 to 54 years) represented 36.5 percent and all age groups over 55 years made up 39.8 percent. The data show that the population is slowly aging.

In 2018, the median age in La Quinta was 47.1 years, significantly older than Riverside County and the State of California averages of 35.8 and 36.7 years, respectively. This represents a 3% increase in the City’s median age since 2010, when the median age was 45.6 years.

**Table II-4** indicates that the rate of growth in the 0-19 age groups slightly declined from 2010 to 2018. The 20-54 age groups reflect a slower growth rate, making up 2.8% less of the City’s population in 2018. Conversely, growth in the 55+ age category shows a 3.5% increase in the share of City population compared to 2010.

**Table II-4  
Age Distribution**

Age Group	2010		2018	
	#	%	#	%
Under 5 years	1,784	4.8	2,048	5.0
5 to 9 years	2,136	5.7	2,549	6.3
10 to 14 years	2,624	7.0	2,212	5.4
15 to 19 years	2,544	6.8	2,877	7.1
20 to 24 years	1,629	4.3	1,635	4.0
25 to 34 years	3,239	8.6	3,567	8.8
35 to 44 years	4,457	11.9	4,231	10.4
45 to 54 years	5,435	14.5	5,413	13.3
55 to 59 years	2,652	7.1	2,849	7.0
60 to 64 years	3,151	8.4	3,318	8.2
65 to 74 years	4,989	13.3	5,929	14.6
75 to 84 years	2,217	5.9	3,127	7.7
85 years & over	610	1.6	949	2.3
Total	37,467	100	40,704	100
Median age	45.6		47.1	

Source: 2010 U.S. Census Tables P12 and P13; American Community Survey 2014-2018 5-Year Estimates, Tables DP05 and B01002



## Race and Ethnicity

**Table II-5** describes the racial and ethnic distribution of the population for 2010 and 2018. Residents who categorize themselves as white comprise the largest race/ethnicity. The distribution remains largely stable from 2010 to 2018 with a small increase in the Asian group and a decrease in the American Indian and Alaska Native group. The percentage of Hispanic or Latino residents increased slightly from 30.3% to 34.1%.

**Table II-5  
Population by Race/Ethnicity**

Race/Ethnicity	2010		2018	
	#	%	#	%
One Race				
White	29,489	78.7	32,239	79.2
Black or African American	713	1.9	772	1.9
American Indian and Alaska Native	230	0.6	48	0.1
Asian	1,176	3.1	1,529	3.8
Native Hawaiian and Other Pacific Islander	41	0.1	20	<0.1
Some Other Race	4,595	12.3	4,757	11.7
Two or More Races	1,223	3.3	1,339	3.3
<b>Total</b>	<b>37,467</b>	<b>100</b>	<b>40,704</b>	<b>100</b>
Hispanic or Latino (of any race)	<b>11,339</b>	<b>30.3</b>	<b>13,872</b>	<b>34.1</b>

Source: 2010 U.S. Census, Tables P3 and P12H; American Community Survey 2014-2018 5-Year Estimates, Table DP05

## Employment

The economy of the Coachella Valley was traditionally agriculture-driven, but has gradually shifted to tourism, service industries, and residential uses.

Although employment patterns typically induce housing demand, the regional economy of the Coachella Valley differs from most parts of the state. Here, employment is created by housing demand, manifested in the construction and staffing of resorts and second homes. Tourism and resort development are leading indicators that predict employment and housing demand. Although the tourist economy is seasonal in the Coachella Valley, it is generally stable and does not typically suffer the severe effects of recessions as do other regions dependent on manufacturing and consumer related goods. And with the benefit of desert weather, the resorts in the La Quinta area are increasingly operating year-round. There is, however, some seasonal fluctuation in the labor market, which can further compound the problem of economic stability in the lower income sectors of the labor force, affecting their ability to sustain themselves in the off season (summer) months.

According to the US Census Bureau (2014-2018 American Community Survey), in 2018 the civilian labor force over 16 years comprised 17,180 persons. **Table II-6** shows the types of employment by industry held by La Quinta residents in 2018. The majority of jobs held by La Quinta residents were in “educational services, health care, and social assistance”, followed by “arts, entertainment, recreation, accommodation, and food service” industries, “retail trade,” and “professional, scientific, management, administrative, and waste management” industries.

As shown in **Table II-7**, more than one-third (37.1%) of the City’s civilian employed labor force is employed in “management, business, science, and arts” occupations, followed by “sales and office” occupations (26.5%) and “service” occupations (20.8%). **Table II-8** shows the major employers in the City of La Quinta. The largest employers are in the nonmanufacturing economy and are directly related to the provision of services, including education, big box retail, and recreational and resort activities. In 2019 the City surveyed its major commercial and hospitality facilities to identify major employers in the city limits. The largest employers surveyed include Desert Sands Unified School District, La Quinta Resort & Club/PGA West, Wal-Mart, Costco, and Home Depot.

The Great Recession, with onset in late 2007, saw high unemployment and job losses in the Coachella Valley. At the lowest point, about every seventh person lost their job.<sup>1</sup> Regional employment started to increase in 2011, but annual growth was still slower than pre-Recession levels until 2017, suffering more impact than western Riverside County, the state, and nation. The construction sector was hit hardest regionally, with approximately 70% of jobs lost and only 14% recovered by December 2017.<sup>2</sup> The Retail Trade and Wholesale Trade sector lost around 6,700 jobs but has basically returned to pre-Recession levels. Two sectors have fully recovered and even added jobs: Education and Health Services and, to a lesser extent, Leisure and Hospitality.

Between 2012 and 2019, annual unemployment rates in La Quinta saw an overall decline from a high of 7.5% in 2012 to a low of 4.1% in 2019.<sup>3</sup> However, analysis of employment data from 2005 to 2017 shows that, as of December 2017, La Quinta had not fully recovered the job losses it incurred during the Great Recession. The City lost about 30% of jobs,

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<sup>1</sup> 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 24.

<sup>2</sup> Ibid, Figures 25 and 26.

<sup>3</sup> California Employment Development Department annual unemployment rates (labor force), not seasonally adjusted, not preliminary.

relative to peak employment, and had recovered only about 5%.<sup>4</sup> This scenario is roughly the same for seven other Coachella Valley cities; only Palm Springs and Rancho Mirage had recovered and exceeded their previous peaks.

Future employment opportunities for City residents will include a variety of new retail, service, and entertainment jobs at the luxury Montage and Pendry hotels that are under construction at the SilverRock Golf Resort, a Residence Inn recently constructed on Highway 111, as well as other development resulting from the City’s 2019 Highway 111 Corridor Plan. CV Link, a 49-mile long regional, multimodal pathway under construction, will run north of the Highway 111 corridor and is anticipated to support new business and employment opportunities.

**Table II-6  
Employment by Industry (2018)**

Industry	Employed Persons	% of Employed Persons
Agriculture, forestry, fishing, hunting, mining	352	2.0
Construction	1,056	6.1
Manufacturing	691	4.0
Wholesale Trade	242	1.4
Retail Trade	2,479	14.4
Transportation and warehousing, and utilities	657	3.8
Information	199	1.2
Finance, insurance, real estate, rental, leasing	1,309	7.6
Professional, scientific, management, admin., waste management	1,977	11.5
Educational services, health care, social assistance	3,373	19.6
Arts, entertainment, recreation, accommodation, food services	2,947	17.2
Other services, except public administration	1,021	5.9
Public Administration	877	5.1
<b>Total civilian employed 16 years and over</b>	<b>17,180</b>	<b>100.0</b>

Source: American Community Survey 2014-2018 5-Year Estimates, Table S2403

<sup>4</sup> 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 28.

**Table II-7  
Employment by Occupation (2018)**

Occupation	#	%
Management, business, science, and arts occupations	6,368	37.1
Service occupations	3,577	20.8
Sales and office occupations	4,547	26.5
Natural resources, construction, and maintenance occupations	1,588	9.2
Production, transportation, and material moving occupations	1,100	6.4
<b>Total civilian employed population 16 years and over</b>	<b>17,180</b>	<b>100.0</b>

Source: American Community Survey 2014-2018 5-Year Estimates, Table S2401

**Table II-8  
Principal Employers in City of La Quinta**

Name of Employer	Employed Persons	Description
Desert Sands Unified School District	2,852	Government
La Quinta Resort & Club/ PGA West <sup>1</sup>	1,412	Hotel & Golf Resort
Wal-Mart Super Center	300	Retailer
Costco	290	Retailer
Home Depot	212	Retailer
Target	180	Retailer
Lowe's Home Improvement	150	Retailer
Imperial Irrigation District	134	Utility Company
In N Out	84	Fast Food Restaurant
Vons	83	Grocery Store
Rancho La Quinta	77	Golf Resort
Traditions Golf Club	71	Golf Resort

Source: City of La Quinta 2018/19 Comprehensive Annual Financial Report.

<sup>1</sup> La Quinta Resort & Club and PGA West are accounted for as one entity; as such, their employment numbers are reported together as of FY 2015-16.

Many La Quinta residents work in other communities, and many residents from other cities work in La Quinta. **Table II-9** describes the employment locations of La Quinta residents. As shown, only 23.1% of City residents work in La Quinta. A quarter (25.0%) work in Palm Desert.

**Table II-9  
Commuting Patterns**

Where La Quinta Residents Work	No. of La Quinta Residents	% of Total
Indio	1,087	14.1
Cathedral City	254	3.3
Palm Desert	1,933	25.0
Palm Springs	827	10.7
Coachella	438	5.7
La Quinta	1,788	23.1
Desert Hot Springs	44	0.6
Rancho Mirage	879	11.4
Indian Wells	484	6.3

Source: 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Table 6. Based on 2015 data.

**General Income Characteristics**

Income can often vary significantly by region, industry, and type of job. **Table II-10** describes average income per worker by industry in the Coachella Valley. As shown, the highest-paying sectors are Finance/Insurance/Real Estate, Government, and Information, with incomes averaging around \$50,000 to \$60,000. The lowest-paying sectors include Retail Trade, Other Services, and Leisure and Hospitality, with incomes averaging around \$31,000.

**Table II-10  
Average Income by Industry, Coachella Valley**

Industry	Average Income per Worker, 2017
Agriculture	\$29,571
Construction	\$45,488
Manufacturing	\$46,340
Retail Trade	\$32,281
Information	\$50,493
Finance, Insurance, Real Estate	\$59,726
Professional and Business Services	\$43,736
Education and Health Services	\$48,322
Leisure and Hospitality	\$31,513
Government	\$58,711
Other Services	\$31,836
Logistics	\$45,114

Source: 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 29

The median household income in La Quinta in 2018 was \$79,889, higher than the Riverside County median household income of \$63,948. Since 2010, the median income for La Quinta residents has increased, with the 2010 median family income reported as \$57,768 for the County of Riverside and \$67,444 for the City of La Quinta. Household income estimates (2018) by total households are provided in **Table II-11**.

**Table II-11  
2018 Household Income Estimates**

Income Category	Households	% of Households
Less than \$10,000	901	5.8%
\$10,000 - 14,999	386	2.5%
\$15,000 - 24,999	846	5.5%
\$25,000 - 34,999	1,384	8.9%
\$35,000 - 49,999	1,771	11.4%
\$50,000 - 74,999	2,201	14.2%
\$75,000 - 99,999	1,792	11.6%
\$100,000 – 149,999	2,872	18.5%
\$150,000 – 199,999	1,254	8.1%
\$200,000 or more	2,098	13.5%
<b>Total</b>	<b>15,505</b>	<b>100.0%</b>
<b>Median Income</b>	<b>\$79,889</b>	

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP03

## HOUSING PROFILE

This section provides an overview of La Quinta’s existing housing stock. Since the establishment of the La Quinta Hotel in 1926, La Quinta has been considered a world class resort and has been a favored location for vacation and retirement homes.

Generally, single-family residences were constructed on an individual basis from the 1950s until the La Quinta Country Club area was developed in the 1960s. In 1975, a brief building boom began due to speculation. Recessions in the 1980s and early 1990s resulted in an oversupply of housing and little construction in the City. A rebound occurred beginning in the late 1990s. As a result, the City has seen a rapid increase in residential development of all types, but predominantly single-family units. There are many projects clustered around recreation amenities. In many of these communities, second units and guest houses (typically used to house guests, extended family members, and service workers) are processed concurrently with the primary unit.

The bust of subprime lending practices in the early and mid-2000s led to the Great Recession, which resulted in a steep decline in home values, rapid increase in foreclosures, and decrease in the number of households eligible to enter the ownership housing market. Construction of new housing slowed in La Quinta and many regional and national markets.

### Housing Characteristics

Between 2012 and 2019, the number of housing units in the City increased by 1,179 units from 23,585 to 24,764 units. This change represents a 5.0 percent increase (see **Table II-12**).

There are five types of housing units for which data is presented in **Table II-12**: detached and attached single family units, multifamily in a building of 2 to 4, or 5 or more units, and mobile homes. The predominant type of dwelling unit in the City of La Quinta continues to be single-family detached.

Together, detached and attached single-family homes comprised 88.0 percent of all units in the City in 2019. The number of multifamily (5 or more) units in the City increased by 31.9% from 2012 to 2019, although multifamily units represented 11.1 percent of the total housing stock in 2019.

**Table II-13** shows the number of building permits issued for new residential construction in La Quinta between January 1, 2014 and December 31, 2020, covering nearly all of the 2014-2021 planning period. The data show that 944 permits were issued. The majority (92.7%) were for single-family detached units, 4.0% were for single-family attached units, 2.2% were for multi-family 3-4 units, and 1.1% were for multi-family 5+ units.

**Table II-12**  
**Housing Stock Trends – 2012 to 2019**

Building Type	2012		2019		Change 2012–2019	
	Units	% of Total <sup>1</sup>	Units	% of Total <sup>1</sup>	#	%
Single-Family Detached	18,622	79.0	19,310	78.0	688	3.7
Single-Family Attached	2,387	10.1	2,476	10.0	89	3.7
Multifamily, 2-4 units	1,127	4.8	1,140	4.6	13	1.2
Multifamily, 5 or more units	1,218	5.2	1,607	6.5	389	31.9
Mobile Homes <sup>1</sup>	231	1.0	231	1.0	0	0
<b>Total Dwelling Units</b>	<b>23,585</b>	<b>100.0</b>	<b>24,764</b>	<b>100.0</b>	<b>1,179</b>	<b>5.0</b>

Source: Department of Finance Table E-5, 2012 and 2019.

<sup>1</sup> differences due to rounding

**Table II-13  
New Residential Construction, 2014-2020**

Building Permit Type	No. of Permits <sup>1</sup>	Percent of Total
Residential Dwellings:		
Single-Family Detached	875	92.7%
Single-Family Attached	38	4.0%
Multi-Family 3-4 units	21	2.2%
Multi-Family, 5+ units	10	1.1%
<b>Total Permits:</b>	<b>944</b>	<b>100.0%</b>

Source: La Quinta Building Division

<sup>1</sup> Permits issued between 1/01/14 through 12/31/20

### Households

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified. The following is an analysis of household type, growth, tenure, and vacancy trends. By definition, a “household” consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children living in the same dwelling unit is considered a household.

From 2010 to 2018, the number of La Quinta households grew from 14,802 to 15,505 at a 4.6% rate, as shown in **Table II-14**. In 2018, the majority of households (56.7%) consisted of married couple families, followed by non-family households (29.2%).

**Table II-14  
Household Growth Trends (2010 – 2018)**

Year	Number of Households	# Increase	% Increase
<b>2010</b>	14,820	-	-
<b>2018</b>	15,505	685	4.6

Source: 2010 U.S. Census, Table P28; American Community Survey 2014-2018 5-Year Estimates, Table DP02



**Table II-15  
Household Types**

Household Type	No. of Households	% of Total
Family households:	10,977	70.8
Married couple family	8,797	56.7
Male householder, no wife present	747	4.8
Female householder, no husband present	1,433	9.2
Non-family households	4,528	29.2
<b>Total Households</b>	<b>15,505</b>	<b>100</b>
<b>Average Household Size</b>	<b>2.62</b>	

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP02

### Housing Tenure

The number of owner-occupied housing units in the City has not fluctuated much since 2010. In 2018, La Quinta owners occupied 76 percent of total units in the City, compared to 75.2 percent in 2010.

### Vacancy

The vacancy rate is a measure of the general availability of housing. It also indicates how well the types of units available meet the current housing market demand. A low vacancy rate suggests that many households have found housing. However, fewer vacant housing units remain available and households needing housing may have difficulty finding housing within their price range. A high vacancy rate may indicate either the existence of a high number of units undesirable for occupancy or an oversupply of housing units.

As shown in **Table II-16**, the vacancy rate in La Quinta was 38.3 percent (9,638 units) in 2018, reflecting the seasonal resort character of the City. Among the vacant units, 31.8 percent of total housing units in the City are for seasonal, recreational, or occasional use. On that basis, the City's actual net vacancy rate is 6.5%, including 353 units available for rent, 596 available for sale, 271 rented or sold and awaiting occupancy, and 414 of other vacant status.

Of the 15,505 (61.7%) occupied housing units in the City, about 71.8% are owner-occupied, and 28.2% are renter-occupied. The homeowner vacancy rate is 5.0%, and the rental vacancy rate is 7.4%, both of which are moderately low.

**Table II-16  
Vacancy Status**

Vacancy Status	Units	Percentage
<b>Occupied Units</b>		
Owner-occupied	11,125	44.2
Renter-Occupied	4,380	17.4
Subtotal	15,505	61.7
<b>Vacant Units</b>		
For rent	353	1.4
Rented, not occupied	28	0.1
For sale only	596	2.4
Sold, not occupied	243	1.0
For seasonal, recreational, or occasional use	8,004	31.8
For migrant workers	0	0
Other vacant	414	1.6
Subtotal	9,638	38.3
Total Units	25,143	100
<b>Vacancy Rate:</b>		
Homeowner vacancy rate	-	5.0
Rental vacancy rate	-	7.4

Source: American Community Survey 2014-2018 5-Year Estimates, Tables DP04 and B25004

### **Age and Condition of Housing**

Housing age is a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Also, older houses may not be built to current housing standards for fire and earthquake safety.

Approximately 71.4 percent of the housing stock in the City of La Quinta has been built since 1990, and about 44 percent of the current stock has been constructed since 2000 (see **Table II-12**). Less than 5 percent was constructed prior to 1970.

The oldest homes in the City are found in the Cove neighborhood. Of the older single-family homes, many are well maintained and are mostly occupied by long term residents. A small proportion of older homes have not been well-maintained. These homes are typically smaller than new homes in the City; some less than 1,000 square feet. As land values increase, it will become economically viable to replace or rehabilitate some of these structures. These homes are primarily in the Cove area and behind City Hall.

Outside of the Cove area, the homes are generally newer. Many new units in these other areas are custom homes in gated communities and are maintained by their owners in accordance with the requirements of a homeowners association.

**Table II-17  
Age of Housing Stock in La Quinta**

<b>Year Built</b>	<b>Total</b>	<b>Percentage</b>
After 2014	125	0.5
2010-2013	276	1.1
2000-2009	10,651	42.4
1990-1999	6,901	27.4
1980-1989	4,235	16.8
1970-1979	1,762	7.0
1960-1969	460	1.8
1950-1959	459	1.8
1940-1949	153	0.6
Before 1939	121	0.5
<b>Total Stock</b>	<b>25,143</b>	<b>100.0</b>

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP04

Housing is considered substandard when conditions are found to be below the minimum standards of living defined by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered as needing housing assistance even if they are not seeking alternative housing arrangements. According to a 2007 City-wide housing conditions survey (see Housing Conditions Survey, below), the majority of units needing minor or moderate rehabilitation are in the Cove area. Many of the housing units in the Cove area are more than 30 years old. After 30 years homes generally require major rehabilitation, such as a new roof or updated plumbing.

Another measure of potentially substandard housing is the number of housing units lacking adequate kitchen and plumbing facilities. In La Quinta, there are 83 units (0.54% of all units) lacking complete kitchens and 61 units (0.39% of all units) lacking plumbing facilities. More homeowner units have deficiencies than rental units. These homes could potentially benefit from rehabilitation programs.

**Table II-18  
Housing Units Lacking Facilities**

Type of Deficiency	Owner-Occupied Units			Renter-Occupied Units			Total	
	No.	Total Units in City	Percent of Total Units	No.	Total Units in City	Percent of Total Units	No.	Percent of Total Units
Lacking complete kitchen facilities	69	11,125	0.62	14	4,380	0.32	83	0.54
Lacking plumbing facilities	61	11,125	0.55	0	4,380	0	61	0.39

Source: 2014-2018 American Community Survey 5-Year Estimates, Tables B25053 and B25049

The City offers programs that assist homeowners and apartment complex owners with home maintenance and repair costs. Homeowners interested in reducing their utility bills through upgrades now have an alternative to tapping their mortgage for home equity loans. Through partnership with the City of La Quinta, HERO and Ygrene are offering low-fixed interest rates and flexible payment terms of up to 20 years, with repayments made through property taxes. Currently, both programs offer a wide array of home energy products including: windows, skylights, and doors; heating, ventilation, and air conditioning; solar panels; roofing and insulation; artificial turf; and drip irrigation. In addition, Ygrene also offers pool pumps and related equipment and lighting products; HERO offers electric vehicle charging stations and water heating products.

*Housing Conditions Survey*

The last citywide survey of housing conditions was conducted in November 2007. Homes were evaluated based on the condition of structural elements (walls, supports, columns), doors and windows, paint and cosmetics, roofing, and landscape and streetscape.

The survey found that most homes were in good condition and required little or no maintenance or repairs. Approximately 7% of the housing stock (1,408 units) was categorized as “Deferred Maintenance” and needed minor repairs, such as refreshed paint and landscaping. Thirty-six (36) units were designated “Minor Rehabilitation” and demonstrated numerous deferred maintenance conditions; 83% of these units were in the Cove. Twenty-three (23) units designated “Moderate Rehabilitation” were in a deficient state and needed major roof repair, window replacement, or similar repairs; 87% of them were in the Cove. Four (4) units were designated “Substantial Rehabilitation or Replacement”; they required complete replacement of roofs, walls, and/or other structural elements and their condition endangered the health, safety, or well-being of occupants.

The City has not conducted a housing conditions survey since 2007; however, one is planned for fiscal year 2021/2022.

### Rooms per Unit

**Table II-19** shows the number of bedrooms per unit, ranging from no bedroom (studios) to five or more bedrooms. **Table II-19** also describes the number of bedrooms per unit, in relation to the total number of units for both 2011 and 2018. The most prominent change proportionally was in no-bedroom (studio) units, which increased 1.7 percent from 2011 to 2018. This change may be a combination of additional guest houses, a popular addition in the City, and accessory dwelling units, which have in recent years become more common.

**Table II-19**  
**Bedrooms Per Unit, 2011–2018**

Bedrooms Per Unit	2011	% of Total	2018	% of Total	% Change <sup>1</sup>
Studio (no bedroom)	172	0.8	622	2.5	1.7
1	1,145	5.2	1,307	5.2	0
2	4,046	18.3	4,278	17.0	-1.3
3	11,772	53.3	13,305	52.9	-0.4
4	4,441	20.1	5,125	20.4	0.3
5+	506	2.3	506	2.0	-0.3
<b>Total</b>	<b>22,082</b>	<b>100</b>	<b>25,143</b>	<b>100.0</b>	<b>----</b>

Source: 2009-2013 and 2014-2018 American Community Survey 5-Year Estimates, Tables B25041.

<sup>1</sup> This category represents percent change in proportional terms.

**Table II-20** identifies the number of bedrooms in a dwelling unit by tenure. Three-bedroom units constituted the majority of housing stock (approximately 55 and 49.4 percent, respectively) of both owner and rental units. In ownership units, those with two, three, or four bedrooms made up 96.7 percent of units, while the same bedroom mix made up only 82.1 percent of rental units. As would be expected, rental units contained a much higher proportion of one-bedroom units, providing housing for those who are young, mobile or do not earn enough to enter homeownership.

**Table II-20  
Bedrooms in Dwelling Unit by Tenure, 2018**

Tenure	Number	Percentage
<b>Owner Occupied</b>	<b>11,125</b>	<b>100</b>
Studio (no bedroom)	42	0.4
1 bedroom	93	0.8
2 bedrooms	1,721	15.5
3 bedrooms	6,124	55.0
4 bedrooms	2,912	26.2
5 or more bedrooms	233	2.1
<b>Renter Occupied</b>	<b>4,380</b>	<b>100</b>
Studio (no bedroom)	78	1.8
1 bedroom	697	15.9
2 bedrooms	989	22.6
3 bedrooms	2,165	49.4
4 bedrooms	443	10.1
5 or more bedrooms	8	0.2
<b>Total</b>	<b>15,505</b>	<b>100</b>
Studio (no bedroom)	46	0.8
1 bedroom	686	5.1
2 bedrooms	2,200	17.5
3 bedrooms	7,655	53.5
4 bedrooms	2,952	21.6
5 or more bedrooms	332	1.6

Source: 2014-2018 American Community Survey 5-Year Estimates, Tables B25042.

### Housing Costs

This section discusses values of ownership housing, and average rental prices for rental housing. La Quinta’s for-sale and rental properties range from multimillion-dollar estates to very low-income subsidized units.

#### Home Values

The table above compares median housing values in Coachella Valley cities from 2013 to 2018. La Quinta’s median housing value was \$348,400 in 2013, which was lower than Rancho Mirage and Indian Wells, but higher than the other cities. Its median value increased 10.8% over the 5-year period, which was the third lowest percent increase in the region. However, the City’s median housing value still ranks third highest in the Coachella Valley.

**Table II-21  
Regional Median Housing Value Trends, 2013 – 2018**

Jurisdiction	Median Value, owner-occupied units		% Change 2013-2018
	2013	2018	
Desert Hot Springs	\$121,600	\$174,900	43.8%
Palm Springs	\$267,800	\$367,900	37.4%
Cathedral City	\$179,500	\$259,900	44.8%
Rancho Mirage	\$518,000	\$499,900	-3.5%
Palm Desert	\$308,000	\$335,400	9.0%
Indian Wells	\$604,600	\$706,800	16.9%
<b>La Quinta</b>	<b>\$348,400</b>	<b>\$386,200</b>	<b>10.8%</b>
Indio	\$192,600	\$267,900	39.1%
Coachella	\$137,600	\$207,300	50.7%

Source: American Community Survey 2009-2013 and 2014-2018 5-Year Estimates, Table B25077

**Table II-22** shows that nearly a third (32.5%) of owner-occupied units were valued between \$300,000 to \$499,999 in 2018, followed by 26% in the \$500,000 to \$999,999 range and 21.6% in the \$200,000 to \$299,999 range. Currently, 36% of owner-occupied units are worth \$500,000 or more, and 31.6% are valued below \$300,000.

**Table II-22  
Housing Values in La Quinta, 2018**

Owner-occupied units value	Number	Percent
Less than \$50,000	240	2.2%
\$50,000 to \$99,999	153	1.4%
\$100,000 to \$149,999	135	1.2%
\$150,000 to \$199,999	581	5.2%
\$200,000 to \$299,999	2,404	21.6%
\$300,000 to \$499,999	3,612	32.5%
\$500,000 to \$999,999	2,888	26.0%
\$1,000,000 or more	1,112	10.0%
<b>Total</b>	<b>11,125</b>	<b>100</b>
Median (dollars)	386,200	-

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP04

#### New Homes

While the volume of new homes shrank by 30.6% from 2017 to 2018, the median price of new homes also decreased by 27.4% from 2018 to 2019.<sup>5</sup> Although housing starts do not compare to pre-Recession levels, the market has recovered slowly.

<sup>5</sup> Ibid.

During the 2014-2021 planning period, the City and non-profit organizations arranged financing for rehabilitation and expansion of affordable housing units at the Washington Street Apartments. The project, located on approximately 11.5 acres, included the substantial rehabilitation of all 72 existing units, construction of 68 new units, construction of 2 new community buildings, laundry facilities, a fitness center, and 2 swimming pools. The Coral Mountain project was also constructed during this period, providing 174 low and moderate income units.

Currently pending residential housing projects are listed in the following table. As shown, approximately 2,822 single-family and multi-family units are either under review, approved, or under construction.

**Table II-23  
Pending Residential Projects**

Development Name	Acres	No. of Dwelling Units	Type of Dwelling Units	Status
Mountain Village Residences	0.22	6	multi-family apts.	under review
Estate Collection at Coral Mountain	20	57	single-family	approved
SilverRock Phase 1	46.6	29	Single-family	approved
Travertine	800	1,200	single-family	under review
Centre at La Quinta	22	133	multi-family condos	approved
Desert Club Apartments	0.7	16	multi-family apts.	approved
Floresta	20.8	82	single-family	under construction
Residence Club at PGA West	3	11	single-family	approved
Canyon Ridge	28.3	74	single-family	approved
Codorniz	15	142	single-family	under construction
SilverRock Phase 2	30.5	66	hotel branded condos	approved
Estates at Griffin Lake	30	78	single-family	approved
Monterra	14	40	single-family	in final phase
Signature at PGA West	42	230	single-family	approved
The Peak Mixed Use	0.38	8	multi-family apts.	under review
La Quinta Penthouses	12.74	8	multi-family apts.	under review
Jefferson Street Apartments	5.36	42	multi-family apts.	under review
Coral Mountain Resort	320	600	single-family	under review
<b>Total Units:</b>		2,822		

*Rental Costs*

The rental housing market in La Quinta includes apartments, townhomes, condos/co-ops, and single-family homes. **Table II-24** shows median gross rent by number of bedrooms, according to the American Community Survey. The median gross rent is \$1,473.



**Table II-24  
Median Gross Rent by Bedrooms (2018)**

No. of Bedrooms	Median Gross Rent*
No bedroom	\$797
1 bedroom	\$396
2 bedrooms	\$1,206
3 bedrooms	\$1,731
4 bedrooms	\$2,176
5+ bedrooms	not provided
Median Gross Rent:	\$1,473

\* estimated, renter-occupied housing units paying cash rent  
Source: American Community Survey 2014-2018 5-Year Estimates, Table B25031

Online listings show that current market rental rates generally range from approximately \$1,330 to \$1,800 for a 1-bedroom unit; \$1,400 to \$3,500 for a 2-bedroom unit; \$2,000 to \$4,500 for a 3-bedroom unit; and \$2,400 to \$5,000 for a 4+-bedroom unit.<sup>6</sup> Although rental rates for some units are much higher than reflected in these ranges, they are generally outliers and not reflective of the majority. No studio apartment listings were found in the search.

### **Affordable Rental Units**

The majority of apartment rental properties are offered at costs comparable to the average rental costs for the Coachella Valley as a whole. The affordability of rental housing in La Quinta is not directly tied to the density of the project; rather, prices range based on condition, on-site amenities, location, and unit size. New rental projects in La Quinta, particularly affordable projects, are incorporating more aspects of sustainable design and green building.

There are 28 affordable single-family rental units in La Quinta, all of which have 3 bedrooms. Additionally, there are nine affordable multi-family housing complexes offering a total of 912 affordable multi-family rental units,<sup>7</sup> including HUD apartments, Section 8 apartments, public housing apartments, non-profit senior and family low-income apartments, and Low-income tax credit apartments (LIHTC).<sup>8</sup> Five of the complexes are available to residents of all ages, including the following:

Vista Dunes Courtyard Homes, constructed in 2008, provides 80 rental units affordable to extremely low, very low, and low income households. Vista Dunes was the first very low-income multifamily

<sup>6</sup> Rent.com, accessed June 1, 2020.

<sup>7</sup> Affordable Housing Program, Single-Family Rental Units and Multi-Family Rental Units, City of La Quinta, updated July 8, 2020.

<sup>8</sup> LowIncomeHousing.us, accessed June 1, 2020.

project of its size in the country to achieve LEED Platinum certification. The project provides a swimming pool, playground, basketball court, and large community multipurpose room. Vista Dunes offers one- to three-bedroom apartments.

Wolff Waters Place, built in 2009, includes 216 green-built one- to four- bedroom apartments that are affordable to extremely low, very low, low, and moderate income households. Wolff Waters Place is a Low-Income Housing Tax Credit (LIHTC) project.

Aventine Apartments provides 20 units for low and moderate income households.

Coral Mountain Apartments includes 174 units for low and moderate income households.

Villa Cortina Apartments provides 116 moderate income restricted rentals.

Four apartment complexes are dedicated to senior affordable rentals, including:

Hadley Villas (79 units) offers extremely low, very low, and low income one-bedroom villas and accepts HUD subsidies. Depending on availability, rent will be based on 30% of the Adjusted Gross Income for persons qualifying for low income housing.

Seasons At Miraflores La Quinta is a Low-Income Housing Tax Credit (LIHTC) apartment with 116 extremely low and very low income one- to two-bedroom apartments. The LIHTC gives incentives to builders and developers to provide affordable housing to low income persons. The maximum rent charged is based on the Area Median Income (AMI).

Seasons At La Quinta is a Low-Income Housing Tax Credit (LIHTC) apartment and provides 87 extremely low, low, and moderate income apartments.

Washington Street Apartments was recently renovated and expanded and re-opened in late 2019. It provides 140 units for extremely low, very low, low, and moderate income seniors, nearly doubling its previous capacity. Thirteen (13) of these units are affordable through Section 8.

## HOUSING NEEDS

The following analysis of current City housing conditions addresses housing needs and concerns relative to various segments of the population.

Several factors will influence the degree of demand or need for new housing in La Quinta in coming years. The four major “needs” categories considered in this element are:

**Overpayment:** renters and homeowners who pay more than 30 percent of their gross incomes for shelter.

**Overcrowding:** In response to higher housing prices, lower income households must often be satisfied with smaller, less adequate housing for available money.

**Special Needs:** Special needs are those associated with demographic groups that call for very specific program responses, such as preservation of residential hotels or the development of four-bedroom apartments. State law specifically requires analysis of the special housing needs of the elderly, the disabled, single-parent households, large families, farm workers, and homeless persons.

**Future Housing Needs:** To meet future needs of local and regional population and employment growth, SCAG developed the Regional Housing Needs Assessment (RHNA), which establishes both the projected need for non-market-rate housing and the “fair share” distribution of the projected need to each jurisdiction in each market area.

### **Overpayment and Housing Affordability**

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. Historically, the private sector generally responds to the majority of the community’s housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis who can afford market-rate housing is declining. The State of California and HUD determined that affordable housing should consume no more than 30 percent of household gross income for lower and moderate-income households. A household spending greater than 30 percent of their gross income on housing is considered to be overpaying.

**Table II-25** lists the percentage of renters and homeowners who overpay for housing, based on 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data are compiled by the U.S. Department of Housing and Urban Development (HUD) to evaluate the extent of housing problems and needs, particularly for low income households, based on Census data.

Approximately 36.8 percent of all households in La Quinta spent more than 30 percent of their income on housing costs (“overpay”). A roughly equal proportion of owner and renter households (36.5% and 37.3%, respectively) experienced overpayment. Among extremely low-income households, 61.5 percent of renters and 78.4 percent of homeowners overpaid for housing. Among very low-income households, 70.8 percent of renters and 85.6 percent of homeowners overpaid for housing. Among low-income households, 64.9 percent of renters and 69.5 percent of homeowners overpaid. Furthermore, many of these households were actually paying more than 50 percent of their gross household income for housing (“severely overpaying”). Note that the proportions of households overpaying or severely overpaying are higher for lower-income households as a group, indicating that the cost burden of overpayment falls disproportionately on lower-income households and renters. These overpayment estimates reflect the need for affordable housing in the City, particularly for lower income households for rental and purchase.

**Table II-25  
Overpayment by Income Category and Tenure**

Household Income <sup>1</sup>	Owners		Renters	
	Households	%	Households	%
less than or = 30% HAMFI (Extremely Low Income)	580		870	
overpaying	455	78.4	535	61.5
severely overpaying	385	66.4	350	40.2
>30% to less than or =50% HAMFI (Very Low Income)	835		565	
overpaying	715	85.6	400	70.8
severely overpaying	475	56.9	220	38.9
>50% to less than or =80% HAMFI (Low Income)	1,375		655	
overpaying	955	69.5	425	64.9
severely overpaying	510	37.1	180	27.5
<b>Subtotal: All lower-income households</b>	2,790		2,090	
<b>Subtotal: All lower-income HH overpaying</b>	2,125	76.2	1,360	65.1
<b>Subtotal: All lower-income HH severely overpaying</b>	1,370	49.1	750	35.9
>80% to less than or =100% HAMFI (Moderate Income)	755		425	
overpaying	415	55.0	125	29.4
severely overpaying	150	19.9	55	12.9
>100% HAMFI (Moderate and Above Moderate Income)	7,080		2,095	
overpaying	1,340	18.9	235	11.2
severely overpaying	295	4.2	15	0.7
<b>Total Households</b>	10,625		4,610	
<b>Total Households Overpaying</b>	3,880	36.5	1,720	37.3
<b>Total Households Severely Overpaying</b>	1,815	17.1	820	17.8

<sup>1</sup> HAMFI = HUD Area Median Family Income. HUD and CA HCD use different terminology/methodology to define Household Income, but they are roughly equivalent. The table above matches HCD's terminology ("extremely low, very low, low") commonly used in HE documents to HUD categories, where appropriate. Note that "moderate" refers to 80%-120% of AMI, and thus is noted in two HUD categories accordingly.

"Overpaying" is defined as spending >30% of gross household income on housing costs.

"Severely overpaying" is defined as spending >50% of gross household income on housing costs.

Source: U.S. Dept. of Housing and Urban Development, CHAS data for La Quinta, based on 2012-2016 ACS.

A distinction between renter and owner housing overpayment is important because, while homeowners may overextend themselves financially to afford a home purchase, the owner maintains the option of selling the home and may realize tax benefits or appreciation in value. Renters, on the other hand, are limited to the trends of the rental market.

Overpayment among the moderate and above moderate-income categories is a reflection of current economic conditions. In addition, some owner households choose to allocate a higher percentage of their disposable monthly income on housing costs because this allocation is justified in light of investment qualities of ownership.

**Table II-26** identifies the affordable rents and purchase prices, by income category, for a one-person household, a two-person household, and a family of four. Affordable rental rates and ownership (mortgage) costs are generally based on 30 percent of gross income.

**Table II-26  
Affordable Housing Costs by Annual Income**

Income Category <sup>1</sup>	Annual Income Limit	Maximum Affordable Monthly Rent Payment <sup>2</sup>	Maximum Affordable Monthly Mortgage Payment <sup>3</sup>	Maximum Affordable Home Purchase Price <sup>4</sup>
<b>Single-Person Household</b>				
Extremely Low (0-30% of AMI)	\$15,850	\$396	\$452	\$58,750
Very Low (30%-50% of AMI)	\$26,400	\$660	\$753	\$97,750
Low (50%-80% of AMI)	\$42,200	\$1,055	\$1,054	\$136,900
Moderate (80%-120% of AMI)	\$63,250	\$1,581	\$1,933	\$251,100
Above Moderate (120%+ of AMI)	\$63,250+	Above \$1,581	Above \$1,933	Above \$251,100
Median	\$52,700	\$1,318		
<b>Two-Person Household</b>				
Extremely Low (0-30% of AMI)	\$18,100	\$453	\$508	\$66,000
Very Low (30%-50% of AMI)	\$30,150	\$754	\$847	\$110,000
Low (50%-80% of AMI)	\$48,200	\$1,205	\$1,186	\$154,000
Moderate (80%-120% of AMI)	\$72,300	\$1,808	\$2,174	\$282,400
Above Moderate (120%+ of AMI)	\$72,300+	Above \$1,808	Above \$2,174	Above \$282,400
Median	\$60,250	\$1,506		
<b>Four-Person Household</b>				
Extremely Low (0-30% of AMI)	\$26,200	\$655	\$565	\$73,450
Very Low (30%-50% of AMI)	\$37,650	\$941	\$941	\$122,200
Low (50%-80% of AMI)	\$60,250	\$1,506	\$1,318	\$171,250
Moderate (80%-120% of AMI)	\$90,350	\$2,259	\$2,416	\$313,650
Above Moderate (120%+ of AMI)	\$90,350+	Above \$2,259	Above \$2,416	Above \$313,650
Median	\$75,300	\$1,883		

<sup>1</sup> AMI = area median income.

<sup>2</sup> Based on 30 percent of monthly income.

<sup>3</sup> From Riverside County/City of La Quinta 2020 Affordable Ownership Housing Cost Limits. Assumes single-person household lives in 1-bedroom unit; 2-person household lives in 2-bedroom unit; 4-person household lives in 3-bedroom unit.

<sup>4</sup> Converts the “Maximum Affordable Monthly Mortgage Payment” to a home value, assuming 10% down, 15-year fixed, 4.0% interest rate, 1.25% taxes and homeowner’s insurance monthly.

Source: HCD 2020 State Income Limits

### *Affordability of Homeownership*

Home values have generally increased in the Coachella Valley during 2013 to 2018 (see **Table II-21**). Some new and fairly new homes are for sale at prices that are affordable to median and moderate-income households (see **Table II-22**). However, many homes are out of reach for lower income and many moderate households in the City. **Table II-22** shows that La Quinta has a wide range of housing values. The median housing value is \$386,200. Units valued at less than \$100,000, which

would be affordable to extremely low income households and very low single-person households, comprise only 3.6% of all units in the City. Only 4.8% of ownership units are valued at less than \$150,000, and only 10% of ownership units are valued at less than \$200,000, which would be in the range affordable to low-income households. Therefore, it could be challenging for extremely low, very low, low, and moderate income households to enter the homeownership market.

To expand homeownership opportunities, the City coordinates with nonprofit agencies that provide relief to low-income residents and develop affordable ownership units, and assists with securing third party financing. The City also supports the use of affordable housing rent-to-own transition programs; developers who agree to set aside all or a portion of their units for low-income households can receive federal tax credits under the Low Income Housing Tax Credit (LIHTC) program, and lower income residents have opportunities to invest and gain equity in their homes. The City also provides interested homeowners with information about grants and other resources available for home repairs and/or rehabilitation.

#### *Affordability of Rental Costs*

As shown previously in **Table II-26** median rent for a 1-bedroom unit is \$396; the above table shows that single-person households in all income categories could afford a monthly rent payment of \$396 or higher and, therefore, should be able to afford a 1-bedroom unit. Median rent for a 2-bedroom unit is \$1,206; however, the table above shows that two-person households in the extremely low and very low-income categories would not have enough income to afford such a unit. Median rent for a 3-bedroom unit is \$1,731; however, the table above shows that four-person households in the extremely low, very low, and low-income categories would not have enough income to afford such a unit.

Hundreds of lower and moderate-income households are served by existing affordable housing and other projects. With the market-rate rental market essentially closed to extremely low and very low-income households, however, it is evident that their major source of affordable housing will continue to be found through income-restricted housing projects, housing voucher programs, accessory dwelling units, and employee/guest houses.

#### **Overcrowding**

The Bureau of the Census defines overcrowded housing units as “those in excess of one person per room average” and severely overcrowded housing units as “those in excess of 1.5 persons per room average.”

Overcrowding may occur when a family or household cannot afford adequate living space, houses extended family members, or is sharing inadequate living space with nonfamily members. When more than one family shares a housing unit it is called doubling.

Households with lower incomes may permit overcrowding to derive additional income, or there may be insufficient supply of housing units in the community to accommodate the demand.

La Quinta has 577 overcrowded and severely overcrowded housing units, which represents 3.7% of the total 15,505 occupied units in the City. **Table II-27** shows that 3.2 percent of the total occupied housing units were moderately overcrowded in 2018, an increase from 2.4 percent from 2009-2011.

A higher incidence of overcrowding was experienced among the rental tenure group. Although renter households constituted only 28.2 percent of all households in the City, approximately 10.9 percent of renters experienced overcrowded conditions, with 1.6 percent of all renters experiencing severe overcrowding. In comparison, within owner-occupied households, 0.9 percent experienced overcrowded conditions, with 0.1 percent experiencing severe overcrowding.

**Table II-27  
Overcrowding**

Status	Owner		Renter		Total Households	
	Number	% of Owner	Number	% of Renters	Number	% of Total
Not Overcrowded	11,025	99.1	3,903	89.1	14,928	96.3
Moderately Overcrowded	86	0.8	406	9.3	492	3.2
Severely Overcrowded	14	0.1	71	1.6	85	0.5
<b>Total</b>	<b>11,125</b>	<b>100.0</b>	<b>4,380</b>	<b>100.0</b>	<b>15,505</b>	<b>100.0</b>

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25014.

Note: Universe is total households in occupied housing units. Housing units that exceed 1.0 or more persons per room are considered moderately overcrowded. Housing units that exceed 1.5 or more persons per room are considered severely overcrowded.

### Special Populations

The state requires that the special needs of certain disadvantaged groups be addressed in the Housing Element. Selected populations with special housing needs include seniors, persons with disabilities, large families, single-parent households, the homeless, and farm workers.



## Seniors

The special housing needs of senior residents are an important concern for the City of La Quinta, since many retired persons residing in the City are likely to be on fixed low incomes. Besides affordability concerns, seniors may have special needs related to housing design and location. With regard to housing design needs, seniors may require ramps, handrails, and lower cupboards and counters, etc., to allow greater access and mobility. They also may need special security devices for their homes for greater self-protection. Seniors may also have special needs regarding location, such as the need for access to public facilities (i.e., medical and shopping) and transit. In many instances, seniors prefer to stay in their own dwellings rather than relocate to a retirement community and may need assistance making home repairs or modifications. Every effort should be made to maintain their dignity, self-respect, safety, and quality of life.

As shown in the following table, 5,883 householders (37.9% of all householders) are 65 years or older. Senior households comprise 43.8% of all owner-occupied units, and 23.0% of all renter-occupied units.

**Table II-28**  
**City of La Quinta**  
**Senior Households by Tenure**

Householder Age	Owner-Occupied		Renter-Occupied	
	Households	% <sup>1</sup>	Households	%
<b>Non-Senior Households</b>				
Under 65 years	6,251	56.2	3,371	77.0
<b>Senior Households</b>				
65 to 74 years	3,015	27.1	524	12.0
75 to 84 years	1,519	13.7	326	7.4
85 years and over	340	3.1	159	3.6
Subtotal, Senior Households	4,874	43.8	1,009	23.0
Total Households	11,125	100.0	4,380	100.0

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25007

<sup>1</sup> differences due to rounding

According to the American Community Survey, an estimated 896 seniors have incomes below the poverty level, which represents 9.0% of all seniors in the City. The 2020 federal poverty guideline for one person is \$12,760. The major source of income for most seniors is Social Security, and the average Social Security monthly benefit is \$1,503.<sup>9</sup> Therefore, a single senior paying 30% of their monthly Social Security income on housing costs would pay \$451 toward housing costs. However, La Quinta

<sup>9</sup> Social Security Administration Fact Sheet, December 2019 Beneficiary Data.

median rents are \$797 for a studio unit, and \$396 for a one-bedroom unit (most likely not a separate unit given the relative price). A two-person senior household would have \$902 available for housing costs, but median rents are \$1,206 for a 2-bedroom unit. Therefore, Social Security alone most likely cannot adequately cover housing costs in the City.

**Table II-29  
Senior Incomes Below the Poverty Level**

<b>Age Group</b>	<b>No. of Residents with Income in Past 12 Months Below Poverty Level</b>
65 to 74 years	541
75 years and over	355
Total	896

Source: 2014-2018 ACS 5-Year Estimates, Table B17001

Apart from privately owned housing units, the City has several affordable rental options for senior living as discussed previously under rental units. They include: Seasons Senior Apartments, which offers 87 senior units in the extremely low, low, and moderate affordable price range; Miraflores, a project completed in 2003 that supplies 116 senior units in the extremely low and very low income price range; Washington Street Apartments, which offers 140 extremely low, very low, low, and moderate income rentals (13 of these units are affordable through Section 8); and Hadley Villas Senior Apartments, an affordable project completed in 2004 that offers 79 units in the extremely low, very low, low, and above moderate income price range. Continued construction of multifamily units will aid greatly in meeting the needs of seniors currently overpaying for rental units.

Numerous senior support services are provided by various organizations, including those listed in the following table. There are also numerous privately operated assisted living facilities and home care service providers in the City and Coachella Valley.

**Table II-30  
Senior Resources**

<b>Organization</b>	<b>Services Provided</b>
Assisted living and home care providers (various private providers)	Housing, personal care, health care, housekeeping, meals
Braille Institute Coachella Valley Neighborhood Center	Rehabilitation, enrichment classes, in-home support for the visually impaired
La Quinta Wellness Center	Health/fitness programs, social events, classes, homebound outreach, food distribution
Eisenhower Memory Care Center	Adult day center for neuro-cognitive impairments
FIND Food Bank	Food distribution
Hidden Harvest	Food distribution
Jewish Family Services of the Desert	Advocacy, case management services
Riverside County Office on Aging	Medical case management, counseling, transportation assistance, meals
Salvation Army	Food distribution, social events, community programs
Senior Advocates of the Desert	Public benefits and social services assistance, emergency financial assistance
SunLine Transit Agency	For seniors and disabled residents: Half-Fare Program, Taxi Voucher Program, SunDial paratransit service, bus travel training

**People with Disabilities**

A “disability” is a physical or mental impairment that substantially limits one of more major life activities. Housing elements must analyze the special housing needs of people with disabilities. Senate Bill No. 812 (2011) requires that the analysis include individuals with developmental disabilities. A developmental disability is defined by Section 4512 of the Welfare and Institutions Code as “a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual.” This includes intellectual disabilities, cerebral palsy, epilepsy, autism, and related conditions, but does not include other handicapping conditions that are solely physical in nature.

Physical and developmental disabilities can hinder access to housing units of traditional design, and potentially limit the ability to earn adequate income. The three major housing needs of the disabled are access, location, and affordability. Housing needs for individuals with disabilities can range from traditional independent living environments, to supervised group quarters, to institutions where medical care and other services are provided onsite. Important housing considerations for this group include proximity to public transportation, accessibility of the home and surroundings, access to medical and other public services, and affordability.

Disabled persons often require specially designed dwellings to provide access not only within the dwelling, but to and from the unit. Special modifications to permit free access are very important in maintaining safety, independence and dignity. The California Administrative Code Title 24 Requirements set forth access and adaptability requirements for the physically handicapped. These regulations apply to public buildings such as government facilities and motels, and require that ramps, larger door widths, restroom modifications, etc., be designed to enable free access to the handicapped. Such standards are not mandatory of new single-family residential construction.

A number of disabled persons receive supplemental Social Security Income and are on fixed incomes. Increasing inflation and housing costs adversely affect these individuals' ability to secure affordable housing.

The 2014-2018 ACS identified 4,722 persons in the City with disabilities, of which 2,484 (52.6%) were persons over the age of 65. Individuals may be affected by one or more types of disability. The second most affected age groups are residents 18 to 64 years (42.2%). The table below identifies the number of disabilities, by type, for La Quinta residents. The most prevalent disabilities are ambulatory difficulties (26.6%) and independent living difficulties (17.8%).

**Table II-31  
City of La Quinta  
Number of Disabilities, by Disability Type<sup>1</sup>**

<b>Disability by Age and Type</b>	<b>Number of Disabilities</b>	<b>Percent of Total Disabilities<sup>1</sup></b>
<b>Under age 18</b>	<b>242</b>	<b>2.8</b>
Hearing Difficulty	4	0.05
Vision Difficulty	91	1.1
Cognitive Difficulty	130	1.5
Ambulatory Difficulty	0	0.0
Self-Care Difficulty	17	0.2
Independent Living Difficulty	*	*
<b>Ages 18-64</b>	<b>3,188</b>	<b>37.4</b>
Hearing Difficulty	291	3.4
Vision Difficulty	413	4.8
Cognitive Difficulty	845	9.9
Ambulatory Difficulty	746	8.8
Self-Care Difficulty	380	4.5
Independent Living Difficulty	513	6.0
<b>Ages 65+</b>	<b>5,088</b>	<b>59.7</b>
Hearing Difficulty	1,024	12.0
Vision Difficulty	420	4.9
Cognitive Difficulty	548	6.4
Ambulatory Difficulty	1,530	18.0
Self-Care Difficulty	560	6.6
Independent Living Difficulty	1,006	11.8
<b>Total Disabilities</b>	<b>8,518</b>	<b>100.0</b>
<b>Total Civilian Non-Institutionalized Population with a Disability</b>	<b>4,722</b>	

<sup>1</sup> differences due to rounding

\* data not provided

Source: American Community Survey 2014-2018 5-Year Estimates, Table S1810

The California Department of Developmental Services (DDS) implements a statewide system of community-based services for people with developmental disabilities and their families. DDS contracts with the Inland Regional Center (IRC) in Riverside to provide and coordinate local services in Riverside County, including the City of La Quinta. IRC currently (2021) serves 172 clients who are La Quinta residents.

Facilities and services in the Coachella Valley that assist persons with developmental and physical disabilities include:

- La Quinta Wellness Center connects seniors with Riverside County Meals on Wheels, an outreach program for homebound

seniors, and SunLine Transit Agency for Dial-a-Ride transportation services.

- Angel View, a non-profit organization based in Desert Hot Springs, operates 19 six-bed group homes for children and young adults with developmental and physical disabilities. The homes provide 24-hour nursing and/or attendant care and can accommodate 100+ individuals at a time. There are 16 homes in the Coachella Valley, including 12 in Desert Hot Springs, 3 in Palm Springs, and 1 in Thousand Palms.
- The Inland Regional Center uses person-centered planning when developing a Consumer's Individual Program Plan (IPP). The IPP outlines the goals developed by the Consumer and their support team, as well as the services and supports they will receive to help those goals. Many of the services/supports listed in the IPP are funded by Inland Regional Center. However, services and supports may also be provided by other agencies such as the Social Security Administration, school districts, county agencies, etc.
- Canyon Springs in Cathedral City is a State developmental center operated by DDS with 55 licensed beds for individuals with intellectual and developmental disabilities. The treatment program at Canyon Springs is designed to provide its residents with work/job training, including formal educational opportunities and new home life and living skills. Referrals for admission are made by Regional Centers. Each person is assessed and will participate in developing and carrying out an Individual Program Plan. Residents have opportunities to participate in a variety of integrated activities in natural environments at home, at work, and in the community.
- Desert AIDS Project – Palm Springs: Dedicated to providing support, care, and treatment to people with AIDS and related illnesses and education to the general community. The Desert AIDS project serves the psychological needs of AIDS clients, provides case management, anonymous HIV testing, legal services, a program of protection and prevention, and referral and recreational services.
- FISH of Lower Coachella Valley – Coachella: Provides 2-3 days of emergency food for families/individuals in need. Clients may return for assistance every 14 days.
- Desert Arc – Palm Desert: A comprehensive service delivery agency for people with developmental and intellectual disabilities; it provides programs to develop or enhance self-help skills, life enrichment skills, and prevocational and vocational skills.

- Braille Institute – Palm Desert: A nonprofit school providing daytime classes and other support programs and services for people with blindness and vision loss in the Coachella Valley.

### Large Family Households

The 2014-2018 ACS reported 1,543 households in the City of La Quinta with five or more persons, which constitutes 10 percent of all households. This represents a 17 percent increase from the 2009-2011 ACS (1,319 households). Large-family households generally require larger dwellings with more bedrooms to meet their housing needs, but these households often experience difficulty securing adequate housing suitable for their expanded needs due to income limitations and/or lack of adequate housing stock. Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, as multifamily rental units are typically smaller than single-family units.

**Table II-32** presents tenure of housing units by number of persons in the household based on 2014-2018 ACS data. The table shows that large households are roughly equally comprised of owner occupied and renter occupied households (805 owner occupied, 738 renter occupied). Large owner-occupied units comprise 7.2 percent of all owner-occupied housing, and large renter-occupied units comprise 16.8 percent of all renter-occupied units.

**Table II-32**  
**Large Households by Tenure**

Number of Persons in Household	Owner-Occupied		Renter-Occupied	
	Households	%	Households	% <sup>1</sup>
One to Four	10,320	92.8	3,642	83.2
Five	577	5.2	410	9.4
Six	228	2.0	264	6.0
Seven or More	0	0	64	1.5
<b>Total Households with 5+ Persons</b>	<b>805</b>	<b>7.2</b>	<b>738</b>	<b>16.8</b>
<b>Total Households</b>	<b>11,125</b>	<b>100</b>	<b>4,380</b>	<b>100</b>

<sup>1</sup> differences due to rounding

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25009

Multifamily housing rental stock consists primarily of one-, two- and three-bedroom units. Single family development in the Cove is made up largely of units with three bedrooms, although four-bedroom units are also present in limited supply. As shown in **Table II-32**, there are 3,284 units with 4 or more bedrooms, which exceeds the current number of large families. Citywide single-family construction activity has created a

supply of housing for large families not available in multifamily housing, although prices for larger units tend to be affordable only to moderate and above moderate income households.

Suitable housing products for large families include those with sufficient bedrooms that are near childcare facilities, schools, recreational areas, and public transit. In the current housing stock, 577 units (3.7% of all units citywide) are overcrowded, and the majority (82.7%) of them are rental units. There are 332 units with 5 or more bedrooms (1.6% of total units citywide), and only 8 of them are rental units, so there may be a need for additional larger units, particularly rental units.

Given the lack of larger rental units, programs that assist large families with homeownership would be beneficial. Reduced parking standards for units with 5 or more bedrooms may also incentivize development of larger rental units. For instance, certain affordable housing developments may be granted a maximum parking ratio of two and one-half parking spaces for four or more bedrooms (La Quinta Municipal Code Section 9.60.260.E. Incentives and Concessions).

### **Single-Parent Households**

Single-parent heads of household constitute a group with serious housing concerns. In general, families with single-parent heads of household may experience a higher incidence of poverty than other household configurations. In particular, female-headed households can experience lower incomes, higher living expenses, higher poverty rates, and low rates of homeownership. Finding adequate and affordable housing is a high priority. Special considerations for this population include proximity to schools, childcare, employment, and health care.



**Table II-33  
Single-Parent Household Characteristics**

Household Type	No. of Households	% of Total
Total households	15,505	100
Male-headed households	747	4.8
With own children under 18	437	2.8
Female-headed households	1,433	9.2
With own children under 18	788	5.1
Total Families, Income in the Past 12 Months Below Poverty Level	625	100
Male Householders, Income in the Past 12 Months Below Poverty Level	0	0
Female Householders, Income in the Past 12 Months Below Poverty Level	255	40.8

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP02; ACS 2018 Supplemental Estimates Detailed Table K201703

As shown in **Table II-33**, there were 2,180 single-parent-headed family households in La Quinta, or 14% of all households, in 2018. Male-headed family households comprise 4.8% of all households, and female-headed family households comprise 9.2%. As shown in the table above, of the 1,433 female-headed family households in La Quinta, more than half (55%) of the female-headed households have children under age 18. While no male-headed households were below the poverty level in the past 12 months, female-headed households comprise 40.8% of all families with incomes below the poverty level.

The number of single-parent-headed and female-headed family households both declined compared to 2010 (2,026 single-parent households, of which 1,461 were female-headed). However, 17.8 percent of the City’s female-headed families live in poverty as compared to 16.1 percent in 2010.

Many single parents do not have the resources to enter the housing market as a homeowner. Although the incidence of single-parent households below the poverty level is low (1.6% of all households) in the City, addressing the housing needs for single parents may require innovative housing solutions. Strategies need to be considered to provide more housing opportunities to these households, such as new multifamily housing, mixed-use units, and subsidized single-family housing. Flexible educational programs and job training services can help householders obtain higher paying jobs.

### **Farmworkers**

Based on an analysis of farm labor and the diminishing amount of farmland in the City of La Quinta and surrounding rural areas, the need for farm worker housing has declined. Most agricultural land and farmworker housing in the Coachella Valley are located in the eastern valley in and around the communities of Coachella, Thermal, and Mecca. While the zoning map includes a Low-Density Agriculture/Equestrian Residential Overlay, there is no land designated specifically for agricultural uses in the City's General Plan and zoning maps. There are also no zoning policies or restrictions specific to farms or farmworker housing.

Based on 2014-2018 ACS data, there were 352 persons employed in "agriculture, forestry, fishing and hunting, and mining" in the City in 2018, which constitutes 2% of the City's civilian employed population 16 years and over (see Table II-6). It is probable that a number of occupations classified as agricultural are related to nursery operations or landscape maintenance.

Responsibility for providing housing for farm workers originally lay with the growers that employed the workers. This practice was discontinued, however, due to high costs for liability insurance and maintenance. Low income groups often need housing near work. For farmworkers, this means that housing is needed in rural, agricultural areas rather than urban areas. In the Coachella Valley, the principal housing options for migrant and local seasonal farm workers are family-owned homes, private rental houses, second units, apartments, and mobile homes. Farmworker housing does not appear to be a significant need in La Quinta. Nevertheless, farmworker households will benefit from rental subsidies and incentives provided by the City for developers to maintain affordable units that are available to all segments of the population.

### **Extremely Low-Income Households**

Extremely low-income (ELI) households are households earning less than 30 percent of the HUD Area Median Family Income (HAMFI). The AMI for a 4-person household in Riverside County is \$75,300. ELI household incomes are defined by HCD and HUD as those earning less than \$26,200. These households often face significant financial challenges to affording adequate housing and, therefore, are considered a subpopulation with special housing needs.

**Table II-34  
Housing Problems for Extremely Low-Income Households**

	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
Total Number of ELI Households	580	870	1,450
Percent with any housing problems*	79.3%	62.1%	69.0%
Percent with Cost Burden >30% of income	78.4%	61.5%	68.3%
Percent with Cost Burden >50% of income	66.4%	40.2%	50.7%

\* housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room (overcrowding), and cost burden greater than 30% of income. Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2012-2016 ACS.

### *Existing Needs*

According to 2012-2016 CHAS data, there are 1,450 extremely low-income households (9.5% of total households) in La Quinta, consisting of 580 owner households and 870 renter households. Proportionally more owners (79.3%) than renters (62.1%) experience housing problems, including incomplete kitchen and plumbing facilities, overcrowding, and cost burden greater than 30% of income (overpayment).

Extremely low-income households are sensitive to unexpected changes in income and expenditures, so overpayment for housing could result in an inability to meet other important or emergency needs.

### *Projected Needs*

To calculate projected housing needs, the City assumed 50% of its very low income regional housing need assessment (RHNA) are extremely low income households. From its very low income need of 420 units, the City has a projected need of 210 units for extremely low income households.

Many of the City’s existing and proposed very low-income rental projects provide housing affordable to extremely low-income individuals, couples, and families with children. Extremely low-income households are also eligible to receive rental assistance in La Quinta through the County of Riverside Housing Authority’s Section 8 voucher program. Small ELI households may also find an affordable housing option in Single Room Occupancy (SRO) hotels, accessory dwelling units (ADUs), and guest houses. SROs are permitted in the Regional Commercial zone with a Conditional Use Permit. A guest house/employee quarters is permitted as an accessory use in all residential zones, and can provide on-site living quarters for a

homeowner's family members, staff, and guests. During the 2014-2021 planning period, the City updated the Zoning Code to remove constraints to the development of ADUs. ADUs are permitted as an accessory use in all residential zones and have some flexibility regarding parking and utility requirements. SROs, guest houses/employee quarters, and ADUs may be important resources for ELI households, including seniors on a fixed-income, single-parents, disabled persons, college students, and low-wage earning workers.

### **Homeless Persons**

The Riverside County Department of Public Social Services completed a homeless count in 2020 for all cities and some unincorporated areas in the County. The Homeless Point-In-Time (PIT) Count is a federally mandated annual count of homeless individuals used to evaluate the extent of homelessness. The data provide a snapshot of homelessness on a particular date and time.

The 2020 PIT Count for Riverside County determined there were 3 unsheltered persons in La Quinta, including individuals living on streets or in vehicles, encampments, storage structures, or other places unfit for human habitation.<sup>10</sup> This represents 0.1% of the unsheltered individuals in Riverside County, and 0.5% of County Supervisory District 4 which includes the Coachella Valley and the City of Blythe. The actual number of homeless may be higher given that many individuals, particularly women and youth, remain hidden for safety or stay in locations where they cannot be seen. This represents a decrease from the County's 2019 PIT Count (9 individuals in La Quinta). Fluctuations in the number of homeless individuals documented from year to year may be due to actual increases or decreases and/or changes in counting and surveying methods, such as increased coverage by more volunteers or enhanced promotion and awareness strategies of the overall count.

**Table II-35** describes the demographic characteristics of unsheltered people in La Quinta.

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<sup>10</sup> 2020 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, June 2020, pages 83 and 122.

**Table II-35  
Characteristics of Unsheltered Individuals  
in La Quinta**

	Number	Percent of Total
<b>Race</b>		
American Indian	0	0%
Asian	0	0%
Black	1	33%
White	2	66%
Multiple Races	0	0%
Native Hawaiian	0	0%
Unknown Race	0	0%
<b>Ethnicity</b>		
Hispanic	2	66%
Non-Hispanic	1	33%
Ethnicity Unknown	0	0%
<b>Gender</b>		
Male	3	100%
Female	0	0%
Transgender	0	0%
Gender Non-Conforming	0	0%
Unknown Gender	0	0%
<b>Age</b>		
Adults (>24 yrs)	3	100%
Youth (18-24)	0	0%
Children (< 18)	0	0%
Unknown Age	0	0%
<b>Living Situation</b>		
Woods	1	33%
Vehicle	1	33%
Street	1	33%
Encampment	0	0%
Under Bridge	0	0%
Park	0	0%
Other	0	0%
Bus	0	0%
Abandoned Building	0	0%
<b>TOTAL UNSHELTERED INDIVIDUALS = 3</b>		

Source: 2020 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, June 2020, pages 83 and 122.

Particularly sensitive homeless subpopulations include veterans, the chronically homeless, those with mental health conditions and physical disabilities, victims of domestic violence, and others. The 2020 PIT Count also identified pet owners because of concerns that unsheltered individuals were not seeking shelter because they wanted to keep their pets. As shown in the following table, of the 3 unsheltered individuals interviewed in La Quinta, one had substance abuse issues, one was newly homeless, and one was a pet owner.

**Table II-36  
Homeless Unsheltered Subpopulations**

Subpopulation	Number <sup>1</sup>	Percent of Total
Substance Abuse	1	33%
PTSD	0	0%
Mental Health Conditions	0	0%
Physical Disability	0	0%
Developmental Disability	0	0%
Brain Injury	0	0%
Victim of Domestic Violence	0	0%
AIDS or HIV	0	0%
Veterans	0	0%
Chronically Homeless	0	0%
Adults Only	3	100%
Children Only	0	0%
Families with Children	0	0%
Pet Owners	1	33%
Newly Homeless	1	33%
Seniors (≥ 60)	0	0%
Jail Release (within last 12 months)	0	0%

<sup>1</sup> Results of interviews with 3 homeless individuals.

Source: 2020 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, June 2020, pages 83 and 122.

Emergency, transitional, and supportive housing facilities and services can serve some of the short- and long-term needs of homeless individuals. Emergency shelters provide temporary shelter, often with minimal supportive services. Supportive housing is linked to support services intended to improve the individual’s ability to independently live and work in the community. Transitional housing is provided with financial assistance and support services to help homeless people achieve independent living within 24 months. Supportive and transitional housing are often in apartment-style units. If a person or family finds themselves homeless, they may go to regional facilities provided by the county, City of Indio, or City of Palm Springs for assistance. The available homeless facilities in the Coachella Valley are listed in **Table II-37**.

A recent analysis of Coachella Valley homelessness found that emergency shelter and transitional housing are not operating at full capacity; the occupancy rate was 79% in 2018 despite high rates of unsheltered single adults.<sup>11</sup> Lower occupancy may be partially because some beds are reserved for domestic violence victims and youth rather than the general population.

<sup>11</sup> “The Path Forward: Recommendations to Advance an End to Homelessness in the Coachella Valley,” Barbara Poppe and Associates, November 27, 2018, page 21.

The Coachella Valley Association of Governments (CVAG), of which the City of La Quinta is a member, contracted with Path of Life Ministries to operate its Coachella Valley Housing First program that placed people in permanent housing before addressing issues such as joblessness or behavioral health. Program results were positive, with 81% of the 242 people who exited the program in the first year able to find permanent housing, and all participants who exited the program more than doubling their monthly incomes.<sup>12</sup> In late 2019, CVAG initiated an effort to advance the goals of CV Housing First through a collaborative approach called the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART).<sup>13</sup> The program is expected to establish a formal structure for regional homelessness policies and programs, identify funding opportunities for future projects, and expand multi-agency cooperation and participation. In addition to its own efforts to end homelessness, the City of La Quinta's membership in CVAG will assure its continued participation in regional efforts.

The City's zoning permits emergency shelters in all nonresidential districts except Village Commercial. Transitional shelters for homeless persons or victims of domestic abuse are conditionally permitted in Regional Commercial and Major Community Facilities zoned districts.

One use that may potentially provide housing for those in need of shelter is single room occupancy (SRO) hotels. SRO hotels, as defined in the municipal code, are residential facilities that are rented on a weekly or longer basis that may or may not have private bathroom and kitchen facilities. SRO hotels are conditionally permitted in Regional Commercial zoned districts.

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<sup>12</sup> "CV Housing First Program Evaluation: Examining the Clients Served in the First Year: July 2017 to June 2018," Health Assessment and Research for Communities, September 2018, page 55.

<sup>13</sup> "CV Heart: A Collaborative and Regional Approach to Homelessness in Coachella Valley," Greg Rodriguez, January 2020.

**Table II-37  
Coachella Valley Homeless Shelter Resources**

Shelter Name	Type of Shelter	City	Clientele or Needs Served	Number of Beds
Martha’s Village and Kitchen	Emergency	Indio	General	120
Shelter From The Storm	Emergency	Palm Desert	Domestic Violence	20
County of Riverside, Desert Healthcare District and Foundation <sup>1</sup>	Emergency (seasonal)	Cathedral City, Palm Springs, Desert Hot Springs	General	90 (30 in each city)
Operation Safe House	Emergency /Transitional	Thousand Palms	Transitional: youth, young adults	20/15
Path of Life Ministries Inc.	Emergency/ Rapid Rehousing	Undisclosed – Coachella Valley	General	12/2
Coachella Valley Rescue Mission	Emergency/ Rapid Rehousing	Indio	families with children, individuals	300/18
Desert AIDS Project	Permanent	Palm Springs	HIV/AIDS	80
Desert Horizon	Permanent	Desert Hot Springs	Jewish Family Services	18
Desert Vista	Permanent	Palm Springs	Jewish Family Services	40
Desert Vista Permanent Supportive Housing Expansion (new in 2018)	Permanent	Palm Springs	Disabled Men and Women	35
Riverside University Health System – Behavioral Health	Permanent	Cathedral City	Behavioral Health	25
Episcopal Community Services	Permanent	Scattered Site – Coachella Valley	Persons With Disabilities and Chronically Homeless	40
Shelter Plus Care TBRA	Permanent	Indio	Persons With Disabilities/ Mentally Ill	23

Source: “The Path Forward: Recommendations to Advance an End to Homelessness in the Coachella Valley,” Barbara Poppe and Associates, November 27, 2018, Appendix 3.

<sup>1</sup> dhcd.org.

## FAIR HOUSING

The California Fair Employment and Housing Act generally prohibits housing discrimination with respect to race, color, religion, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, familial status, source of income, disability, genetic information, or veteran or military status. AB 686 requires the City to certify that it will affirmatively further fair housing by taking meaningful actions to overcome patterns of segregation and foster inclusive communities.



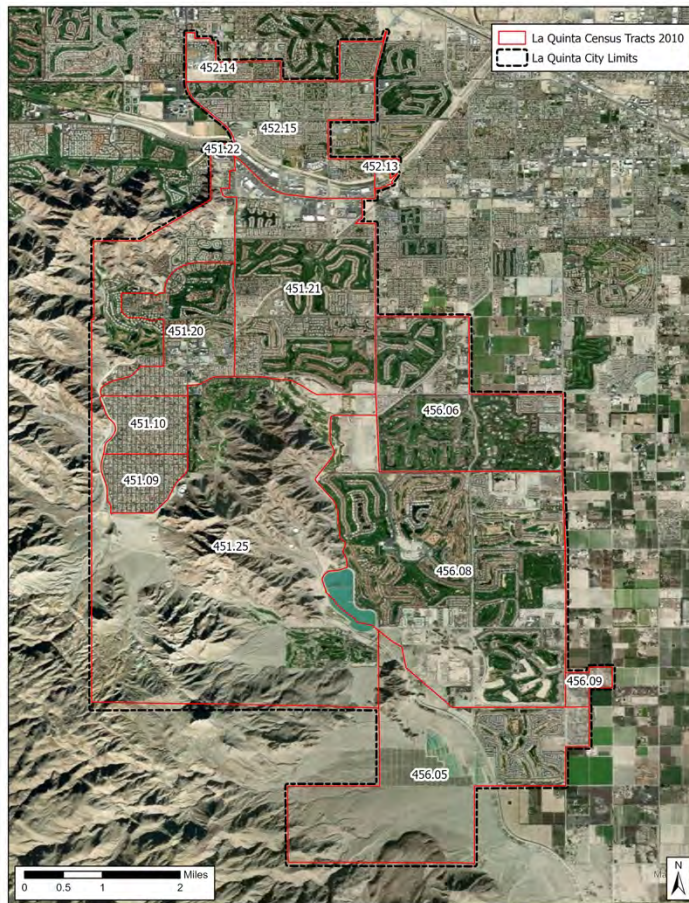
The following table describes the geographic and racial/ethnic distribution of La Quinta residents with incomes below the poverty level in 2019. Data are provided by census tract. City-wide data are provided for comparison.

Two census tracts have poverty rates higher than the City-wide percentage of 11.2%. They include Census Tracts 451.09 (17.4%) (south of Calle Colima in the Cove) and 451.21 (16.8%) (bounded by Highway 111 on the north, Avenue 52 on the south, Washington Street on the west, and Jefferson Street on the east). The poverty rate in Census Tract 456.08 (3.0%) is the lowest and notably lower than the City-wide percentage; this census tract lies south of Avenue 54 and includes the PGA West and Legends gated communities and surrounding development.

There is no significant pattern of racially or ethnically concentrated areas of poverty in La Quinta. However, racial

and ethnic divides are most apparent in Census Tract 456.08 where 100% of residents below the poverty level are white and non-Hispanic, and no other races or ethnicities are represented in the data.

From 2012 to 2019, the City-wide poverty rate increased from 8% to 11.2%. Census Tract 452.15 (north of Highway 111) saw almost a doubling from 6.6% to 11.9%, and similar trends occurred in 451.09 (9.7% in 2012) and 451.21 (8.7% in 2012). Like in 2019, Census Tract 456.08 had the lowest poverty rate (3.8%) in 2012.



In 2012, almost all (101 out of 102 individuals in the City) black/African American population below poverty level was in Census Tract 452.15. Residents below the poverty level in Census Tract 456.08 were 100% white and non-Hispanic, as in 2019. Otherwise, no significant pattern of racially or ethnically concentrated areas of poverty was observed in La Quinta in 2012. The City saw a generally better integration pattern over the last decade, notably in the black/African American and Asian groups.

**Table II-38  
Racial/Ethnic Distribution of Population  
Below Poverty Level in the Past 12 Months**

	Census Tract <sup>1,2</sup>						Entire City
	452.15	451.21	451.20	451.10	451.09	456.08	
<b>Percent of Pop. Below Poverty Level<sup>3</sup></b>	11.9%	16.8%	7.6%	10.0%	17.4%	3.0%	11.2%
<b>Population Below Poverty Level<sup>3</sup></b>							
<b>One Race:</b>							
White	580	641	270	551	500	81	3,053
Black/African American	54	48	0	7	87	0	282
Amer. Indian/ Alaska Native	0	0	0	0	0	0	0
Asian	309	106	62	12	0	0	489
Native Hawaiian/ Pacific Islander	0	0	0	0	0	0	0
Some Other Race	114	289	17	49	117	0	596
Two or More Races	101	0	10	13	16	0	155
Hispanic/Latino Origin (of any race)	582	535	107	408	399	0	2,105
White Alone, Not Hispanic/Latino	123	395	180	205	236	81	1,586

<sup>1</sup> Census Tract general locations:

452.15 = north of Hwy 111

451.21 = between Hwy 111 and Ave 52, between Washington St. and Jefferson St.

451.20 = west of Washington St., north of Cove, includes The Village

451.10 = northern Cove

451.09 = southern Cove

456.08 = between Avenue 54 and Avenue 60, east of Lake Cahuilla

<sup>2</sup> Census tract boundaries do not correspond to City limits. Census tracts covering the bulk of the City are listed to provide representative data.

<sup>3</sup> Estimate of population for whom poverty status is determined in the past 12 months.

Source: American Community Survey 2015- 2019 5-Year Estimates.

Census Tracts 451.20 and 451.21 have the lowest percentage of owner-occupied housing units (54.3% and 65.8%, respectively) compared to other census tracts (all above 72.5%) and the City (73.8%). In 2012, Census Tracts 451.20 and 451.10 had the lowest percentage of owner-occupied housing units (44.6% and 67.3%, respectively) compared to other census tracts (all above 68.5%) and the City (73.6%).

SunLine Transit Agency provides bus service within the City. Bus Route 7 generally extends along Adams Street north of Hwy 111, Washington Street south of Hwy 111, and into the Cove, passing through five of the census tracts listed in the table above. In addition to fixed-route bus service, SunDial service for passengers with disabilities provides origin-to-destination travel within  $\frac{3}{4}$  mile of a local fixed route. No bus route serves the central or southern portions of the City east of Washington Street. No bus route reaches Census Tract 456.08 in the southeastern part of the City. However, this tract has the lowest poverty rate in La Quinta (3.0%), and it is not apparent that the demand for transit service would be sufficient to warrant expanded routes.

As noted, the City is well served by public services and infrastructure including schools, roadways and traffic facilities. Public services and infrastructure are being upgraded and expanded within the City as new housing is developed. No disparities in access to opportunity are observed in any of the tracts.

To compare La Quinta on a regional level, aggregated data for six western Coachella Valley cities from the 2019 American Community Survey 5-Year Estimates were analyzed. The cities include Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, and La Quinta.

La Quinta has the second lowest percentage of population below poverty level (11.2%) in the western Coachella Valley, which range from 6.7% (Indian Wells) to 20.1% (Cathedral City). This percentage below poverty level for each race/ethnicity is generally low to medium low in La Quinta compared to other cities, except the 'black/African American alone' and 'Asian alone' groups. As noted, there was no significant pattern of racially or ethnically concentrated areas of poverty in La Quinta in 2019. The impact is relatively low compared to the western Coachella Valley region.

Compared to the other western Coachella Valley cities, La Quinta has the third highest percentage of owner-occupied units (73.8%) out of all occupied housing units after Indian Wells (83.7%) and Rancho Mirage (82%) in the region. La Quinta has the highest percentage of detached single-family units out of all occupied housing units (83%). The City is considered in a good shape for homeownership and there are no special concerns compared to the western Coachella Valley region.

La Quinta's level of disparity in access to opportunity is considered similar to the western Coachella Valley region. Transportation facilities and roadway systems are similar and largely developed throughout the

region. The region is served by two public school districts and one public transit agency (SunLine Transit Agency). CVWD provides water, wastewater, and stormwater drainage services in La Quinta and most of the western Coachella Valley region.

The City refers interested parties to the Fair Housing Council of Riverside County, Inc. (FHCRC), a non-profit organization approved by the Department of Housing and Urban Development (HUD) that works with individuals and government agencies to ensure that fair housing laws are upheld. Services include anti-discrimination education and investigation, landlord-tenant dispute mediation, foreclosure prevention, pre-purchase consulting, credit counseling, and training. The City website describes and provides a link to FHCRC.

The City is committed to the continued implementation of fair housing laws and practices. The inventory of land suitable for future housing development includes parcels that are distributed throughout the community to help foster integrated living patterns (see Available Land for Housing, below). A schedule of policies and programs for continuing these efforts through the 2022-2029 planning period is provided in the Goals, Policies, and Programs section below.

## HOUSING CONSTRAINTS

Constraints to the provision of adequate and affordable housing are posed by both governmental and nongovernmental factors. These factors may result in housing that is not affordable to lower and moderate income households or may render residential construction economically infeasible. Constraints to housing production significantly impact households with lower incomes and special housing needs. To accurately assess the housing environment in the City of La Quinta, close consideration needs to be given to a series of constraints; the housing market, infrastructure, and environmental and governmental factors that impact the cost of housing.

### **Nongovernmental Constraints**

Although housing costs in the Coachella Valley region are, on average, below other metropolitan areas in Southern California, the cost of renting or purchasing adequate housing in La Quinta continues to be influenced by a number of market factors. Costs associated with labor, raw land, materials, and financing influence the availability of affordable housing.

### Land and Construction Costs

Land costs include the costs of raw land, site improvements, and all costs associated with obtaining government approvals. Factors affecting the costs of land include overall availability within a community, environmental site conditions, public service and infrastructure availability, aesthetic considerations, and parcel size.

The cost of land is an important component in determining the cost of housing development. Land in the Coachella Valley has been and remains relatively affordable compared to other Southern California markets. A 2020 survey of single- and multi-family undeveloped residential land sales in La Quinta shows that vacant residential land ranges from \$99,000 for a 0.12-acre parcel in the Cove to \$1.5 million for a 0.47-acre parcel in Tradition. The average cost is \$448,493 per acre.

Construction costs can constitute up to 50 percent of the cost of a single-family detached home. Labor costs are usually two to three times the cost of materials, and thus make up 17 to 20 percent of the total cost of a new home. Labor costs are based on a number of factors, including housing demand, the number of contractors in the area, and union status of workers. However, state law requires the payment of prevailing wages for most private projects built under an agreement with a public agency providing assistance to the project, except for certain types of affordable housing. All cities are affected by these laws.

In the Coachella Valley, construction costs for single-family dwelling units generally range between \$235 to over \$275 per square foot (excluding site improvements).<sup>14</sup> Construction costs for vertical multi-family units generally range from \$125 to \$145 per square foot, based on typical 50-70 unit project with a 2 to 3 story garden style, Type V wood building.<sup>15</sup> A survey of regional affordable housing developers determined that the average construction cost for affordable housing units in the Coachella Valley is approximately \$317,074 per unit. Costs can vary widely depending on a number of factors, including but not limited to, location, project site, unit size, bedroom count, finishes, fixtures, amenities, building type, and wage and hiring requirements. Other determining factors include site-specific terrain and soil conditions, environmental factors, and availability of infrastructure.

The construction cost of housing may be considered a constraint to affordable housing in the La Quinta area. The City cannot directly control construction costs. Hence, increases in these costs amplify the need for

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<sup>14</sup> Gretchen Gutierrez, CEO, Desert Valleys Builders Association, March 2021.

<sup>15</sup> Chris Killian, Senior Vice President of Construction, National Core, March 2021.

subsidies to achieve affordability in residential units. Through density bonus provisions, the City provides incentives and relief to the development community in exchange for the inclusion of affordable housing into a project.

### Financing

Interest rates impact both the purchase price of the unit and the ability to purchase a home. Interest rates are determined by national policies and economic market conditions and local government has no impact on these rates. Historical market trends reveal that when interest rates are high, a potential homeowner's ability to secure a loan decreases. Conversely, when rates are low, homeownership becomes more accessible to more families.

The La Quinta market has demonstrated that when interest rates are low, the majority of housing demand focuses on single-family homes. When interest rates are high (in excess of about 12 percent) for any length of time, only a small percentage of new home buyers can qualify for monthly mortgage payments on the average market rate single-family home. At this point, demand shifts to lower priced units, usually multifamily, and construction trends follow.

First-time home buyers are the group most impacted by financing requirements. The currently low mortgage rates (at or below 4 percent) facilitate first-time home buying. Typically, conventional home loans will require 5 to 20 percent of the sale price as a down payment, which is one of the largest constraints to first-time home buyers. When interest rates are low, they are not generally a serious constraint to affordable housing. Further, lower interest rates help support home purchases by low and moderate income households, who may not be able to qualify at higher rates.

### **Governmental Constraints**

The City has traditionally exercised authority in the areas of land use controls, site improvement requirements, building codes, fees, and other regulatory programs.

### General Plan Land Use Designations

The two General Plan residential designations are Low Density Residential and Medium/High Density Residential. The densities of individual parcels are further refined in the Zoning Ordinance.

Under General Plan Program LU-7.1.a (Policy LU-7.1), the City has established a mixed-use overlay that allows for the construction of housing to be integrated in various ways, such as above office space or commercial uses. The overlay is applied to all commercial zones. The mixed use overlay works together with the affordable housing overlay to raise densities to 24 units per acre (not including density bonus). The density ranges allowed for each residential district used to calculate housing at build out are listed in **Table II-39**.

**Table II-39  
Residential General Plan and Zoning Districts**

General Plan	Zoning	Density	Purpose
Low Density	Very Low Density Residential (RVL)	Up to 2 units per acre	One-to two-story single-family detached homes on large lots; at the southeastern boundary of the City.
	Low Density Residential (RL)	Up to 4 units per acre	Single-family attached and detached development, both in a country club setting and in standard subdivisions.
	Agriculture/ Equestrian Residential Overlay (A/ER)	Applied to underlying residential designations	Allows continuation of agricultural activities in Vista Santa Rosa area.
Medium High Density	Medium Density Residential (RM) Cove Residential (RC)	Up to 8 units per acre	One-to two-story single-family detached and attached homes on medium to small sized lots; clustered small dwellings, such as one to two-story single-family condominiums, townhomes, or apartment and duplexes.
	Medium High Density Residential (RMH)	Up to 12 units per acre	One-to two-story, single-family detached homes on small lots; one-to two-story single-family attached homes; one-and two-story townhomes, condominiums and multifamily dwellings. Mobile home parks may be allowed with the approval of a Conditional Use Permit.
	High Density Residential (RH)	Up to 24 units per acre for affordable housing sites	One-to two-story single-family attached homes; one-to three-story townhomes and multifamily dwellings. Duplex and multiplex development is the most common. Mobile home parks or subdivisions with common area amenities and open space may also be allowed subject to a Conditional Use Permit.

**Table II-39  
Residential General Plan and Zoning Districts**

<b>General Plan</b>	<b>Zoning</b>	<b>Density</b>	<b>Purpose</b>
General Commercial	Regional Commercial (CR) Commercial Park (CP) Community Commercial (CC) Neighborhood Commercial (CN) Office Commercial (CO)	Up to 24 units per acre for affordable housing and with mixed use overlay	High density residential uses are permitted with a Conditional Use Permit.
Village Commercial	Village Commercial (VC)	Up to 24 units per acre for affordable housing and with mixed use overlay	Medium High and High Density residential land uses are appropriate. Live/work housing is also appropriate.
Tourist Commercial	Tourist Commercial (CT)	Up to 24 units per acre with mixed use overlay	Multifamily residential and condominium development is permitted with a Conditional Use Permit.

Source: City of La Quinta General Plan and Zoning Code 2021

**Zoning Code**

The residential zone portions of the Zoning Code impact housing affordability in several ways. The Zoning Code regulates such features as building height and density, lot area, setbacks, minimum units, and open space requirements for each zoning district. Development standards for the six residential zoning classifications and two overlay districts are provided in **Table II-40**.

Residential land use regulations allow for single-family detached development by right at allowable densities between 0 and 12 units per acre. Single-family detached housing at higher densities may be achieved with a specific plan for individual projects as long as overall density is not exceeded. Single-family attached and multifamily development is permitted by right at densities between 8 and 24 units per acre and these types of residential uses are also permitted in lower density zones under the provisions of a specific plan.

A variety of residential development is possible in the City, ranging in average density from less than two units per acre for lands designated Low Density to 24 units per acre for affordable housing in the High



Density and all Commercial categories. If a density bonus is utilized, greater residential densities may be achieved in any zone. **Table II-39** identifies the list of permitted uses by residential district.

#### *Lower Density Residential Districts*

The RVL and RL zones provide for low density residential uses with densities consistent with the General Plan LDR designation (up to four units per acre). Single-family development in lower density zones is allowed through a building permit, following administrative review for consistency with the Zoning Code and state requirements. Developments requiring a tract map to establish new lots of record are reviewed by various City departments and adopted through Planning Commission and City Council public hearings. Typical conditions of approval relate to environmental quality such as erosion control, storm drainage, and access.

Higher density uses, such as patio homes, duplexes, attached single-family dwellings, townhomes, and condominiums, may be permitted in RVL and RL zones when part of a specific plan or planned unit development (PUD), as long as the overall density of the project does not exceed that permitted by the underlying zone. The specific plan is reviewed by various City departments and a determination is made by the City Council at a regularly scheduled public hearing. Specific plans are typically adopted by resolution and are common throughout the City.

Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), and guest houses are permitted as accessory uses in all residential districts. ADUs and JADUs are permitted in any residential zone, and guest houses are permitted on any single-family residential lot. In the RVL and RL zones, more than one guesthouse may be permitted with director approval. These types of housing units are described further below. Residential care facilities with 6 or fewer persons, and senior citizen residences with 6 or fewer persons, are also permitted in all residential districts. Congregate living facilities with 6 or fewer persons are permitted in all residential districts, except RH.

Development in the Cove, under RC zoning, allows for development and preservation of the character of the Cove, with one story single-family detached dwellings. The Zoning Code also establishes a minimum 7,200-square-foot lot size, which may require lot consolidation in some circumstances. However, as the majority of the Cove was originally subdivided into 5,000 square foot lots, existing lots less than 7,200 square feet are considered buildable nonconforming lots.

### *Medium and High-Density Residential Districts*

The RM, RMH, and RH zones allow an upper range of development density consistent with the General Plan Medium/High Density Residential designation. Minimum side yards and setbacks are required where a project abuts an exterior boundary or a public street. However, lot coverage, width, and setbacks within a project are variable to allow for clustering or creative lot configurations, as well as creating space for desired recreational and open space amenities. Multifamily development is allowed in all three zones with a Site Development Permit, via design review approved at regularly scheduled Planning Commission public hearings.

The City's Zoning Code allows for innovation in design standards and densities as long as the overall density and dwelling unit capacity is not exceeded. Residential compatibility standards have been incorporated into the Zoning Code, which governs conditions where higher or lower density uses are proposed than the General Plan designation.

As explained previously, ADUs, JADUs, and guest houses are permitted as an accessory use in all residential districts, including the RM, RMH, and RH zones. In the CR, RM, RMH, and RH zones, only one guesthouse may be permitted on a lot unless otherwise approved through a specific plan. Residential care facilities with 6 or fewer persons, and senior citizen residences with 6 or fewer persons, are also permitted in all residential districts. Additionally, senior group housing with 7 or more persons are permitted with a minor use permit in the RM, RHM, and RH districts. Supportive and transitional housing is permitted with a conditional use permit in the RM, RHM, and RH districts. Congregate living facilities with 6 or fewer persons are permitted in all residential districts, except RH.

### *Residential Uses in Nonresidential Districts*

There are development opportunities for residential uses in several of La Quinta's nonresidential zones (**Table II-40**). Multifamily housing is permitted with a Conditional Use Permit in all commercial zones except Major Community Facilities (MC). Residential uses are to be developed at densities consistent with the High Density residential designations.

The Village Build-Out Plan Area encourages residential development in mixed use projects according to the standards and incentives of the Mixed Use Overlay. Maximum permitted densities are 25–30 units per acre, depending on location, which are higher than those permitted in any residential zone or the Affordable Housing Overlay (AHO) (up to 24

du/ac). Maximum building height is 45 feet, which is higher than that permitted in any residential zone (maximum 40 feet). As such, the Village Build-Out Plan Area does not constrain development.

As with most commercial zones, projects can be developed in the Village Commercial District that are 100 percent residential in use, as there is no requirement that a project be a mix of residential and nonresidential uses. Development standards specific to the Village currently include a 45-foot maximum height. Residential floors generally range from 10–12 feet in height. If a project contains solely residential uses, the 45-foot height limit does not constrain development.

Mixed use projects consisting of both multifamily residential and commercial/office components are permitted in all commercial districts except MC. The Mixed Use Overlay also facilitates mixed use projects. Uses may be integrated vertically (residential over commercial) or horizontally (residential next to commercial). Residential densities range between 12 and 24 units per acre, although higher densities may be achieved through density bonuses, including a density bonus of 10% where at least 30% of total project square footage consists of retail uses. Maximum heights vary from 35 to 60 feet, depending on the underlying district, but heights may be up to 25% more than the base district if approved in the site development permit.

The Affordable Housing Overlay (AHO) allows development of affordable housing at higher densities within commercial zones (CC, CP, CN, CR, and VC) and other sites identified on the zoning map. The AHO provides increased and enhanced opportunities for affordable housing development, including maximizing the housing potential of vacant and underutilized sites. Zoning Code Section 9.60.260 describes opportunities for granting density bonuses and other incentives and concessions for the development of units affordable to low and very low income households, senior citizen housing, mobile home parks, and moderate income households. Available concessions may include reductions in setback or parking requirements, modifications of architectural design requirements, or other approved measures that can result in cost reductions to the developer.

Rooming and boarding houses and senior group housing are permitted in the VC zone if a minor use permit is approved. Single Room Occupancy (SRO) hotels are conditionally permitted in the CR zone. Emergency shelters are permitted in all commercial zones except VC. Transitional shelters for homeless persons or victims of domestic abuse are permitted in the CR and MC zones with a conditional use permit.

Transitional and supportive housing that only provide housing are permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

**Table II-40  
2021 Residential Development Standards**

Development Standard	RVL	RL	RC	RM	RMH	RH
Min. Lot Size for Single-Family Dwelling (sq ft)	20,000	7,200	7,200	5,000	3,600	2,000
Min. Project Size for Multifamily Projects (sq ft)	N/A	N/A	N/A	N/A	20,000	20,000
Min. Lot Frontage for Single-Family Dwellings (ft) <sup>1</sup>	100	60	60	50	40	N/A
Min. Frontage for Multifamily Projects (ft)	N/A	N/A	N/A	N/A	100	100
Max. Structure Height (ft) <sup>2</sup>	28	28	17	28	28	40
Max. No. of Stories	2	2	1	2	2	3
Min. Front Yard Setback (ft) <sup>3</sup>	30	20	20	20	20	20
Min. Garage Setback (ft) <sup>4</sup>	30	25	25	25	25	25
Min. Interior/Exterior Side Yard Setback (ft) <sup>5,7</sup>	10/20	5/10	5/10	5/10	5/10	10/15
Min. Rear Yard Setback (ft) <sup>7</sup>	30	20 for new lots/10 for existing recorded lots <sup>8</sup>	10	15	15	20
Max. Lot Coverage (% of net lot area)	40	50	60	60	60	60
Min. Livable Area Excluding Garage (sf)	2,500	1,400	1,200	1,400	1,400 (MF: 750)	MF: 750
Min. Common Open Area <sup>6</sup>	N/A	N/A	N/A	30%	30%	30%
Min./Average Perimeter Landscape Setbacks (ft) <sup>6</sup>	10/20	10/20	N/A	10/20	10/20	10/20
<sup>1-8</sup> for notes, see Zoning Code Table 9-2. Source: Table 9-2, City of La Quinta Zoning Code 2021.						

**Table II-41  
2021 Permitted Residential Uses by Residential Zoning District**

Land Use	Residential Zoning District					
	Very Low	Low	Cove	Medium	Medium High	High
	RVL	RL	RC	RM	RMH	RH
Single-Family Detached	P	P	P	P	P	S
Single-Family Detached patio homes (i.e., “zero lot-line”)	PUD	PUD	PUD	PUD	PUD	PUD
Duplex	PUD	PUD	X	PUD	P	P
Single-Family Attached	PUD	PUD	X	PUD	P	P
Townhome dwellings	PUD	PUD	X	P	P	P
Condominium Multifamily	PUD	PUD	X	P	P	P
Apartment Multifamily	X	X	X	P	P	P
Mobile Home Park	C	C	C	C	C	C
Mobile Home Subdivision and Manufactured Home on individual lots, subject to Section 9.60.180	P	P	P	P	P	X
Resort Residential, subject to Section 9.60.310	P	P	X	P	P	P
Guesthouses, subject to Section 9.60.100	A	A	A	A	A	A
Second residential units subject to Section 9.60.090	A	A	A	A	A	A
<b>Group Living and Care Uses</b>						
Congregate Living Facility (≤6 persons)	P	P	P	P	P	X
Congregate Care Facility	C	C	C	C	C	C
Residential Care Facility (<6 persons)	P	P	P	P	P	P
Senior Citizen Residence (≤6 persons)	P	P	P	P	P	P

**Table II-41  
2021 Permitted Residential Uses by Residential Zoning District**

Land Use	Residential Zoning District					
	Very Low	Low	Cove	Medium	Medium High	High
	RVL	RL	RC	RM	RMH	RH
Senior Group Housing (7+ persons)	X	X	X	M	M	M
Time share facilities, subject to Section 9.60.280	M	M	M	M	M	M
Bed and breakfast inns	M	M	M	M	M	M
Supportive housing	X	X	X	C	C	C
Transitional housing	X	X	X	C	C	C

Source: Table 9-1, City of La Quinta Zoning Code 2021

P = Permitted use; C = Conditional use permit; M = Minor use permit; S= Specific plan; A = Accessory use; X = Prohibited use, PUD = Planned unit development

**Table II-42  
2021 Permitted Residential Uses by Nonresidential Zoning District**

Land Use	Zoning District							
	Regional Commercial	Commercial Park	Community Commercial	Neighborhood Commercial	Tourist Commercial	Office Commercial	Major Community Facilities	Village Commercial
	CR	CP	CC	CN	CT	CO	MC	VC
Existing Single-Family home	X	X	X	X	X	X	X	P
Townhome and Multifamily dwelling as a primary use	C	C	C	C	C	C	X	C
Residential as an accessory use, e.g., caretaker residences per Section 9.100.160	M	M	M	M	M	M	M	M
Resort Residential, subject to Section 9.60.310	S	X	C	X	P	X	X	P

**Table II-42  
2021 Permitted Residential Uses by Nonresidential Zoning District**

Land Use	Zoning District							
	Regional Commercial	Commercial Park	Community Commercial	Neighborhood Commercial	Tourist Commercial	Office Commercial	Major Community Facilities	Village Commercial
	CR	CP	CC	CN	CT	CO	MC	VC
RV Rental Parks and Ownership Membership Parks	X	X	X	X	M	X	X	X
Emergency Shelter	P	P	P	P	P	P	P	X
Rooming/ Boarding Housing	X	X	X	X	X	X	X	M
Senior Group Housing	X	X	X	X	X	X	X	M
Single Room Occupancy (SRO) Hotel, subject to Section 9.100.250	C	X	X	X	X	X	X	X
Transitional Shelters for homeless persons or victims of domestic abuse	C	X	X	X	X	X	C	X
Single-family residential	X	X	X	X	X	X	X	X
Mixed-use projects, subject to Section 9.110.120	P	P	P	P	P	P	X	P
Hotels and motels	P	X	P	X	P	X	X	P
Timeshare facilities, fractional ownership, subject to Section 9.60.280	P	X	P	X	P	X	X	P

Source: Table 9-5, City of La Quinta Zoning Code 2021

P = Permitted use; C = Conditional use permit; M = Minor use permit; A = Accessory use; X = Prohibited use

### *Density Bonus*

California law (Government Code Sec. 65915 et seq.) allows for an increase in the density of a residential development when a developer donates land or constructs affordable housing as a part of a project.

A density bonus of 20 percent above the maximum permitted density may be granted if a project includes 5 percent of the units at rates affordable to very low income households or 10 percent of the units at rates affordable to low income households. If 10 percent of the total units are affordable to moderate income households in a common interest development, then the project is eligible to receive a 5 percent density bonus.

In addition, a sliding scale requires additional density bonuses above the base 20 percent. The maximum density bonus is 35 percent over the maximum allowable density under the applicable zoning and General Plan designation. With a density bonus, allowable residential densities range from 2.7 units per acre in the RVL zone to 32 units per acre in the high density and mixed-use zones and specific plans.

Projects that are restricted to senior residents are also eligible for a density bonus of 20 percent without any income-restricted units. The density bonus is not required to exceed 20 percent and is not subject to the sliding scale mentioned above unless a minimum number of income-restricted units are included.

Effective January 1, 2021, AB 2345 amends the state's Density Bonus Law to increase the maximum density bonus from 35% to 50% for projects that provide at least: 1) 15% of total units for very low income households, 2) 24% of total units for low income households, or 3) 44% of total for-sale units for moderate income households. AB 2345 also decreases the threshold of set-aside low income units required to qualify for concessions or incentives from zoning or development regulations, and decreases the number of parking spaces required for 2 and 3-bedroom units. Density bonus projects within ½ mile of a major transit stop that provide unobstructed access to the transit stop may also qualify for reduced parking requirements. Program 4-2.2.a directs the City to amend the Zoning Ordinance accordingly to assure compliance with AB 2345.

### *Accessory Dwelling Units*

In 2020/2021, to comply with AB 2299, the City modified Zoning Code Section 9.60.090 pertaining to Accessory Dwelling Units (ADUs). The modifications ease barriers to development of ADUs. ADUs are



independent living quarters on existing home lots, the use of which is subordinate and incidental to the main building or use. They can provide affordable rental opportunities for lower and moderate income households, including seniors, disabled persons, single parents, domestic employees, and extended family members. ADUs create additional housing opportunities on already developed or developing parcels and can provide a source of income for homeowners. They are often referred to as “casitas” throughout the Coachella Valley.

ADUs are permitted in all residential-only zones and can be attached or detached to the primary residence. Conditions on the ADU require that no interest in the ADU(s) may be sold separately from the remainder of the property, though the unit may be rented (not less than 30 days); that the lot contain an existing single-family dwelling that conforms to the minimum lot size requirement; that the ADU is no larger than 1,200 square feet or 30 percent of the primary home; and must have a minimum of one off-street parking space on the same lot that the ADU is located. Parking requirements may be waived in certain circumstances, including when the ADU is within one-half mile of public transit or one-half block of a car-share station, within an architecturally and historically significant district, part of an existing primary residence or accessory structure, and/or required to obtain a parking permit from the City.

#### *Guest Houses*

Guest houses are detached or attached units with sleeping and sanitary facilities, which may include full bathroom and/or kitchen or cooking facilities. Standards and criteria for the establishment of guest houses are provided in Zoning Code Section 9.60.100. The purpose of guest houses is to provide free on-site housing for relatives, guests and domestic employees. This type of unit can be particularly important to provide housing opportunities for the City’s extremely low income workforce. Guest houses are permitted as accessory uses in all residential zones on any single-family lot, but are not permitted when duplexes, triplexes, or apartments occur on the lot. A guest house may not exceed 30 percent of the square footage of the primary structure and must conform to lot coverage requirements.

#### *Manufactured Housing Requirements*

Manufactured housing and mobile homes are considered housing alternatives, especially for serving the needs of lower-income households. Manufactured homes and mobile home subdivisions are permitted uses in all residential zones, except for High Density Residential, subject to the provisions of Zoning Code Section 9.60.180,

which requires approval of a minor use permit by the Planning Commission prior to the placement of a manufactured home on a single-family lot to ensure that it is consistent with the development standards of the single-family zone. Mobile home parks are permitted with a conditional use permit in all residential districts.

#### *Short-Term Vacation Rentals*

Municipal Code Section 3.25 defines a short-term vacation rental (STVR) unit as a privately owned residential dwelling such as, but not limited to, a single-family detached or multifamily attached unit, apartment house, condominium, cooperative apartment, duplex, or any portion of such dwellings, rented for occupancy for dwelling, lodging, or sleeping purposes for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. Homeowners are required to obtain a STVR permit and business license, manage the unit in accordance with established regulations, and collect transient occupancy taxes (TOT) at a rate of 10% of the rent charged. In 2021, the City reviewed its STVR standards and made modifications to limit permitting and strengthen the enforcement regulations, following residents' concerns regarding over-saturation and lack of management at some locations. STVRs provide homeowners with opportunities to increase their incomes, which can offset their housing costs. STVRs are typically rented by vacationers rather than permanent residents, and the added TOT revenues are not considered a constraint to housing.

#### *Low Barrier Navigation Centers*

Assembly Bill (AB) 101 requires that Low Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed use and nonresidential zoning districts permitting multifamily uses. LBNCs provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals to income, public benefits, permanent housing, or other shelter. Program H-5.4.a of this Housing Element directs the City to review and revise the Zoning Ordinance, as necessary, to ensure compliance with AB 101, and to modify the definition of “homeless shelter” to include this use.

#### Parking Requirements

Parking requirements in the City of La Quinta, shown in **Table II-43**, are typical for a city of its size with resort-oriented characteristics. Additionally, the parking requirements for special needs uses are relatively minimal and facilitate the construction of such uses.

Reductions in required parking spaces are often a concession granted to affordable housing developers through the City’s density bonus provisions. Overall, the parking requirements do not directly constrain the development of housing.

**Table II-43  
Parking Requirements for Residential Uses**

Land Use	Minimum Off-Street Parking Spaces	Guest Spaces
Single-Family Detached, Single-Family Attached and Duplex	2 spaces per unit in a garage Tandem garages allowed in RC zone	0.5 guest space per unit if no on-street parking is available
Mobile Home Park	2 covered spaces per unit (tandem permitted)	0.5 guest space per unit
Apartments, townhomes, and condominiums:		
(1) Studio	1 covered space per unit	0.5 guest space per unit
(2) One- and Two-Bedrooms	2 covered spaces per unit	0.5 guest space per unit
(3) Three or More Bedrooms	3 covered spaces per unit, plus 0.5 covered space per each bedroom over three	0.5 guest space per unit
Employee Quarters	1 covered or uncovered space. This space shall not be tandem.	
Senior Housing (excluding single family units)	1 covered space per unit	0.5 guest spaces per unit
Senior Group Housing, Senior Citizen Hotel, and Congregate Care Facility	0.5 covered spaces per unit	0.5 guest space per unit

Source: Table 9-11, City of La Quinta Zoning Code 2021

**Subdivision Improvement Requirements**

The City maintains subdivision improvement requirements that contribute to the cost of housing. In many cases, a developer may be required to provide any or all of the required improvements within a subdivision or a single residential project. Although the provision of these improvements or actions required to meet subdivision requirements may cumulatively add costs to the provision of housing, they are not considered a deterrent, as they are required throughout California with public safety as the underlying factor. Subdivision regulations are provided in Municipal Code Title 13; pertinent improvements include:

- Full-width street improvements for all internal subdivision streets and alleys shall be installed;

- Where a subdivision borders a public street, the developer shall provide half-width right-of-way improvements, plus one additional travel lane on the opposite side of the centerline if it does not already exist;
- Additional rights-of-way or easements shall be provided, where necessary, to accommodate roadway slopes, drainage structures, bicycle or equestrian paths and trails, and other facilities related to subdivision development;
- Minimum landscape setback widths shall be 50 feet from Highway 111, 20 feet from other arterial streets, 20 feet from primary arterial streets, 10 feet from secondary arterial streets, and 10 feet from collector streets;
- The size and configuration of streets shall comply with Exhibits II-2 and II-3, as amended, of the General Plan circulation element. Cul-de-sacs shall have a minimum curb radius of 45 feet for private streets and 38 feet for public streets;
- Private streets are limited to 36 feet in width when parking is double loaded, 32 feet when single loaded;
- Sidewalks are required to be provided on both sides of the street within public rights-of-way of all General Plan designated arterial and collector streets, for local streets in residential areas and in areas designated rural residential overlay where densities exceed 3 du/ac;
- Transit facilities, such as bus turnouts and covered bus shelters and benches, are required if a bus stop occurs adjacent to the development site, on General Plan designated arterial and collector streets;
- Street width transitions, pavement elevation transitions and other incidental work deemed necessary for public safety may be required to ensure that new construction is safely integrated with existing improvements;
- Improvements shall include traffic signs, channelization markings/devices, street name signs, medians, sidewalks, and mailbox clusters;
- The developer shall provide improvements connecting the subdivision to the domestic water supply and distribution system operated by the Coachella Valley Water District, and is required to connect to an existing sewer collection system;
- Prior to the completion of homes or occupancy of permanent buildings within the subdivision, the subdivider shall install traffic-control devices and street name signs along access roads to the homes or buildings.

**Local Processing and Permit Procedures**

The cost of holding land by a developer during the evaluation and review process is frequently cited by builders as a contributing factor to the high cost of housing. The California Government Code establishes permitted time periods for local agencies to review and act upon private development proposals. Typical local development application processing times identified in **Table II-44** reflect both single- and multifamily uses. State-imposed time restrictions are identified in **Table II-45**.

**Table II-44  
Local Development Processing Times**

Item	Typical Length of Time From Submittal to Public Hearing
Site Development Permit	9–12 weeks
Conditional Use Permit	8–10 weeks
Tentative Tract Map	10–12 weeks
Variance	8–10 weeks
Zoning Amendments or Zone Change	9–12 weeks
General Plan Amendment	12–16 weeks
Specific Plan	12–16 weeks
Environmental Documentation	Runs with application

Source: City of La Quinta 2021

**Table II-45  
State Development Processing Time Limits**

Item	State Maximum
General Plan Amendment	None
Zone Change	None
Subdivision Action on Tentative Map	50 Days
Environmental Documentation/CEQA	
Review of Application for Completeness	30 Days
Determination of NEG DEC or EIR Requirement <sup>1</sup>	30 Days
Completion of NEG DEC Requirement	105 Days
Certification of Final EIR	1 Year

Source: California Permit Streamlining Act, 1977

<sup>1</sup> The City attempts to process the Negative Declaration so that it runs with application

La Quinta’s City Council directed, during the last Housing Element cycle, that staff look at opportunities for development streamlining. The original Zoning Code changes were brought forward after review by a specially formed committee, which proposed a wide range of changes, many focused on moving review and approval authority to staff level decisions, or to the Planning Commission rather than the City Council. This effort included Site Development Permits and other permits, which

now can be approved by staff under specific circumstances, and a change in permitted and conditionally permitted uses that removed conditional use permits from a number of land uses in varying zones. Since the original amendments, the City annually completes a “Code Tune Up,” which includes specific Zoning Code items that have arisen through each year. As a result of these processing changes, the City’s entitlement process is one of the most efficient in the Coachella Valley.

#### *Site Development Permit*

The purpose of the site development permit (SDP) process is to review detailed plans for proposed development projects to ensure that the standards of the Zoning Code, including permitted uses, development standards and supplemental regulations, are satisfied. If the proposed project is part of a previously adopted specific plan, the review and approval of SDP application may be streamlined as called for in the specific plan. The SDP process enables the Planning Commission to review the site plan, architectural, lighting and landscape plans, and related development plans. The Planning Commission does not exercise discretionary review over the proposed land use; the focus on the SDP is on issues of site planning and design.

A SDP may take a minimum of 9 weeks for review, but the process could take as long as 3 months, or longer, if unforeseen complications arise. To reduce the amount of time required for plan review, the City provides the opportunity for a conceptual design review prior to formal application submittal to give the applicant information on City requirements and project feedback prior to committing to the application process. This conceptual review can save the applicant both time and money, making the proposed development more cost effective.

#### *Minor Use Permit*

A Minor Use Permit (MUP) is required for the following residential land uses: senior group housing (7+ persons) in RM, RMH, and RH zones; timeshare facilities in all residential zones; and manufactured homes on single-family lots. Most MUPs are administratively approved by Planning Division staff. On rare occasions, the project may be reviewed by the Planning Commission at a public hearing to ensure that it is consistent with the development standards in single-family zones.

#### *Conditional Use Permit*

A conditional use permit (CUP) is required for congregate care facilities in any residential designation; mobile home parks in any residential designation; supportive and transitional housing in RM, RMH, and RH

zones; multifamily housing in non-residential zones; SRO hotels in the CR zone; and transitional shelters for homeless persons or victims of domestic violence in the CR and MC zones.

The requirement for a CUP requires a public hearing before the Planning Commission. However, a CUP is often processed concurrently with an SDP; therefore, no additional time is required for the processing of the CUP.

Typical findings required to approve a CUP are consistency with the goals, objectives, and policies of the General Plan, consistency with the Zoning Code, compliance with CEQA, and certification that the proposed project is neither detrimental to the health, safety, and welfare of the public nor injurious to adjacent uses. The most common specific conditions of approval relate to mitigating environmental impacts such as erosion, storm water runoff, and traffic. These conditions are necessary to protect environmental integrity and public health and safety and are not considered a constraint to housing development. Discussions with affordable housing developers have consistently indicated that the City's CUP process does not inhibit the process or cost of building affordable housing.

#### *Specific Plan*

Specific plans are unique regulations designed to provide more flexibility than permitted through the Zoning Code. The processing of a specific plan can add 12 weeks to the project schedule. However, the additional entitlement rights, flexibility in design and use, and infrastructure negotiations obtained through the specific plan process generally outweigh the impacts of the additional time expenditure.

Specific plans must be reviewed by the Planning Commission and City Council at a public hearing. In La Quinta, specific plans are adopted by resolution. The required findings for approval are consistency with the goals, objectives, and policies of the General Plan; certification that the project does not create conditions that are detrimental to public health, safety, and welfare; and proof that uses are compatible with nearby uses and the property is suitable for the proposed project.

The City allows the concurrent processing of applications to accelerate the process. For example, for a specific plan that also requires a CUP, both permits would be processed at the same time so no additional review time is necessary.

Overall, the processing periods and procedures are not considered a constraint to the production of housing by the development community. The City processes residential projects within statutory time frames. The processing period is typically expedited for projects within adopted specific plan areas, as environmental review has been conducted and standards have been imposed, e.g., exactions and payment schedules, design, etc., for the entire area and in itself does not significantly impact housing construction costs.

#### *Permitting Mixed Use Development*

Mixed use development can provide a lively, walkable, and convenient living and visiting experience. Mixed Use is allowed in most commercial zones in the City. The City has not determined any conditions of approval specific to mixed use development; conditions are determined on a case-by-case basis, reflecting the context and design of each project. Affordable housing developers in the area have indicated that the process in La Quinta has not posed a constraint to affordable housing projects.

#### *Development and Processing Fees*

Development fees and other assessments cover the costs for infrastructure, environmental protection, public services, and utilities incurred by residential development. These fees impact the cost of housing and may, therefore, reduce the ability for unassisted market-rate housing to provide units affordable to low income households.

The City describes current fees and exactions that are applicable to housing development projects on its website, consistent with Government Code §65940.1(a)(1)(A). The City imposes Developer Impact Fees on new development to fund the expansion and/or construction of public facilities, such as fire stations and parks and recreation facilities, as they are required and demanded. Government Code Section 66001 requires jurisdictions to identify the purpose and use of impact fees and determine whether there is a reasonable relationship between the use of a fee and type of development upon which it is imposed, the need for the facility and type of development on which the fee is imposed, and the fee amount and the public facility cost attributable to the development on which the fee is imposed. Current City developer impact fees (**Table II-46**) are based on the City's "Development Impact Fee Study" dated September 23, 2019 and adopted February 4, 2020, which demonstrates that reasonable relationships between development, public facilities, and fees exist.



The City also charges fees for application and permit processing, plan checks, environmental analyses, and special studies. Some fees are a flat rate, and some require additional payment to cover costs of additional analysis by City staff and/or third party service providers. Planning fees are generally collected at the outset of the application process; others, like building fees, are collected at permit issuance. In addition to City fees and assessments, developers of new dwellings are obligated to pay fees imposed by other government agencies, such as Coachella Valley Multi-Species Habitat Conservation Plan fees, Fish and Game fees, Transportation Uniform Mitigation Fees (TUMF), and other special district assessments, as applicable.

**Table II-47** presents an overview of City fees for an average 1,500-square-foot tract home with a two-car garage in a low density subdivision and an average 950-square-foot multifamily home with a two-car garage. **Table II-48** identifies fees for various planning actions, such as zoning changes, tentative tract maps, and conditional use permits.

In addition to these fees, all residential development in La Quinta and elsewhere in California is required to pay the State-mandated school impact fee, which varies by school district and adjusts from year to year. For residential development, the school impact fee is currently \$3.79 per square foot in the Coachella Valley Unified School District (CVUSD) and \$4.08 per square foot in the Desert Sands Unified School District (DSUSD). The City has no control over this fee, and as it is charged in all cities, it cannot be considered a constraint on development in La Quinta.

While the fees charged by the City add to the cost of housing and, therefore, are a constraint to the provision of affordable housing, infrastructure improvements and processing must be paid. Instead of offering fee reductions or waivers for affordable housing projects, the City offers other incentives to promote infill or affordable housing development through Zoning Code Section 9.60.260, which allows density bonuses for affordable housing and concessions that may include a waiver or reduction in site development standards, or a modification that can result in actual cost savings to the developer. A comparison of the City's fees with other communities in the Coachella Valley indicates that the City generally charges comparable fees to other cities.

**Table II-46**  
**Impact Fees Per Unit of Development**

<b>Land Use Type</b>	<b>Development Units</b>	<b>Total Fee<sup>6</sup></b>
Residential (SFD) <sup>1</sup>	Dwelling Unit	\$9,380
Residential (SFA) <sup>2</sup>	Dwelling Unit	\$7,719
Residential (MFO) <sup>3</sup>	Dwelling Unit	\$6,113
Office/Hospital	1,000 SF	\$7,589
General Commercial	1,000 SF	\$9,191
Tourist Commercial/Lodging	Room <sup>4</sup>	\$2,864
Golf Course	Acre <sup>5</sup>	\$1,306

Source: City of La Quinta, effective July 1, 2020

<sup>1</sup> Residential-single-family detached.    <sup>2</sup> Residential-single-family attached

<sup>3</sup> Residential-multi-family and other    <sup>4</sup> Guest room or suite

<sup>5</sup> Net Acre

<sup>6</sup> Includes fees for park improvements, community/cultural, library, Civic Center, maintenance facilities, fire, and transportation.

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**Table II-47  
Development Fees for Typical Single-Family and Multifamily Homes**

Type of Fee	Cost Per Unit	
	Multifamily <sup>1</sup>	Single-Family <sup>2</sup>
<b>Building Fees (includes permit and plan check)</b>		
New Construction		
Permit	\$1,855.18	\$2,389.24
Plan Check	\$1,311.69	\$1,585.99
Mechanical <sup>4</sup>	\$104.64	\$104.64
Plumbing <sup>5</sup>	\$228.07	\$308.56
Electrical	\$214.13	\$233.45
Strong Motion Instrumentation Program (\$0.50 or valuation x 0.00013) <sup>8</sup>	\$24	\$38.99
Grading	\$148.12	\$148.12
<b>Other Fees</b>		
Development Impact Fee	\$6,113	\$9,380
Multi-Species Habitat Conservation Plan <sup>3</sup>	\$571	\$1,371
TUMF <sup>7</sup>	\$1,330	\$2,310
CVWD Sewer-New Connection Fee	\$4,851	\$4,851
CVWD Water - New Connection Fee <sup>6</sup>	\$3,600	\$3,600
Fish and Game Fee (unfinished lot) Negative Declaration—flat \$3,220 fee	\$3,220	\$3,220
Art in Public Places (Total Value) Based on project valuation charged at one- quarter of 1 percent of anything over \$200,000 or \$20 minimum	\$20	\$250
Quimby fees (if in-lieu of land dedication—fee payment only option for tracts of <50 lots/units)	Based on per-acre FMV of land	Based on per-acre FMV of land
<b>Total</b>	<b>\$23,591</b>	<b>\$29,791</b>

Source: City of La Quinta 2021

<sup>1</sup> Calculated on a 950-square-foot unit valued at \$181,030 (average value of single-family attached unit, per building permits issued 2014-2020)

<sup>2</sup> Calculated on a 1,500-square-foot home valued at \$299,933 (average value of single-family detached unit, per building permits issued 2014-2020)

<sup>3</sup> \$1,371/unit at 0–8 DU/AC; \$571/unit at 8.1–14 DU/AC; and \$254/unit at >14 DU/AC; fees are passed through to the Coachella Valley Conservation Commission

<sup>4</sup> Assumes 1 furnace, 1 refrigeration unit, 1 cooling unit

<sup>5</sup> Assumes plumbing fixtures (MF unit = 5 fixtures, SF unit = 8 fixtures), water heater, installation of water piping, sewer connection

<sup>6</sup> Connection and meter installation (assumes 1-inch pipe, 1-inch backflow device, and ¾-inch meter)

<sup>7</sup> Transportation Uniform Mitigation Fee passed through to CVAG

<sup>8</sup> SMIP fees are passed through to the CA Department of Conservation

**Table II-48  
Planning Department Fee Schedule**

<b>Item/Type Permit</b>	<b>Base Fee*</b>
Conditional Use Permit	\$6,413
Planned Unit Dev.	\$6,413
Amendment	\$3,126
Time Extension	\$1,691
Site Development Permit	
Amendment	\$4,669
Time Extensions	\$1,691
Planning Commission	\$8,909
Administrative	\$7,621
Modification by Applicant	\$400
Development Agreement	\$3,327
Minor Adjustment	\$400
Variance	\$2,415
Minor Use Permit	\$400
Amendment	\$400
Final Landscape Plan	\$1,771
Housing SB 330 Application Review	\$1,288
Conceptual Design Review	\$2,254
Street Name Change	\$1,852
Historical Structures	
Landmark Designation/Cert of Appropriateness	\$1,320
General Plan Amendment	\$10,465
Specific Plan	\$10,680
Amendment	\$4,776
Temporary Use Permit- Minor, Standard	\$400
Minor, Requiring Addl. Effort	\$400
Major, Standard	\$2,093
Major, Requiring Addl. Effort	\$2,093
Zoning	
Certificate of Compliance	\$505
Change of Zone	\$9,392
Zoning Text Amendment	\$9,445
Director's Determination	\$405
Letter, Basic Property Info	\$263
Letter, Addl. Research Required	\$1,369
Sign Permit	\$355
A-Frame Sign Permit	\$0
Sign Program	\$2,844
Sign Program Amendment	\$966
Tentative Parcel Map	\$5,045
Waiver	\$1,369
Amendment	\$3,005
Revision	\$3,005
Time Extension	\$966
Amended Final Parcel Map	\$4,025

**Table II-48  
Planning Department Fee Schedule**

<b>Item/Type Permit</b>	<b>Base Fee*</b>
Tentative Tract Map	\$8,372
Revision	\$3,971
Amendment	\$3,971
Time Extension (CC or PC)	\$1,852
Time Extension (Admin)	\$1,047
Tentative Condominium Map	\$8,372
Amended Final Tract Map	\$6,440
Appeals	\$1,500
Environmental Review	
Environmental Assessment	\$483
Recordation of Exemption	\$161
Initial Study (ND/MND)	\$3,220
Environmental Impact Report	\$8,855
Zoning Clearance – Planning Plan Check	
Alteration/Addition – Resid.	\$81
New Construction – SF Resid.	\$161
New Construction – 2-4 Units	\$242
New Construction – 5+ Units	\$644
New Construction – non-resid.	\$322
Alteration/Addition – non-resid.	\$161

Source: City of La Quinta, adopted July 21, 2020

\* In addition to the fees identified here, the City will pass through to the applicant any fees imposed by other agencies and any discrete costs incurred from the use of outside service providers required to process the specific application.

### Building Codes and Enforcement

The City of La Quinta has adopted the following State Codes: 2019 California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Energy Code, and the 2019 California Electrical Code. In addition, the City enforces the 2019 California Fire Code, Residential Code, and Green Building Standards Code.

Overall, the Building Codes adopted by the City of La Quinta do not pose any special constraints on the production or cost of housing. The City has not made substantive amendments to the code that would adversely affect housing.

The City of La Quinta enforces the Health and Safety Code, as it pertains to housing, which provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that is fit for human habitation. The enforcement of the Health and Safety Code is normally handled on a complaint-response basis.

The most common housing-related problem is illegal additions/garage conversions. Warnings are issued with a referral to the City and other agencies for remediation assistance. The Housing Code mandates that health and safety deficiencies be corrected in accordance with construction standards that were in effect at the time the structure was built. In cases where property owners refuse to correct deficiencies, enforcement of the Housing Code relies on civil sanctions.

#### Constraints to the Provision of Housing for Persons with Disabilities

State law, per Senate Bill 520, requires that in addition to an analysis of special housing needs for persons with disabilities, the Housing Element must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities. Programs must be included to remove constraints to providing adequate housing for persons with disabilities.

The City maintains general processes for individuals with disabilities to make requests for reasonable accommodation through Section 9.60.320 of the Zoning Code, the permit processing process, and building codes.

Congregate living facilities with six or fewer persons are permitted by right in all residential zones except High Density; congregate care facilities with seven or more are permitted with a conditional use permit in all residential zones. Furthermore, residential care facilities and senior citizen residences of six or fewer persons are permitted in all residential zones. Senior homes of more than six are permitted subject to a Minor Use Permit in the RM, RMH, RH, and VC zones.

The Zoning Code also includes provisions for the reduction of parking requirements for affordable, senior and special needs housing, including senior and/or group homes, if a project proponent can demonstrate a reduced need for parking. The City also enforces ADA standards for the number of parking spaces required for persons with disabilities.

There are no conditions or requirements imposed for group homes that would affect the development or conversion of residences to meet the needs of persons with disabilities. There are no minimum distance standards between two or more special needs housing developments.

The City of La Quinta has adopted the 2019 California Building Code, as well as the 2019 California Mechanical, Electrical, Energy, Fire, Residential, Green Building, and Plumbing Codes. No amendments have been made to the codes that would diminish the ability to accommodate persons with disabilities. There are no restrictions on requests for

retrofitting of homes for accessibility, such as ramps and handrails. Requests for such retrofits are handled as any other minor improvement to a home necessitating a building permit, with the exception that the design must meet all applicable standards and ADA requirements, and is reviewed at the inspection phase for conformance to construction requirements. Although requests for retrofit of existing homes have been extremely limited in the past few years, a number of homes advertised for resale in the Cove area have been retrofitted or built specifically for persons with physical disabilities and are described as such.

The public review process for the approval of group or senior homes is no different from any other permitted use in the applicable zone. Where a group or senior home is permitted by right, no public hearing is required. The project is brought to the Planning Commission if a MUP is required, and is subject to consideration and approval as any other use permitted by MUP. Where a senior group home may be requested with a MUP as part of a specific plan, the use would be considered and approved within the established public hearing process as part of the total specific plan and subject to the applicable Zoning Code provisions.

#### Environmental and Infrastructure Constraints

Development of new housing in La Quinta will continue to take place throughout the City. Public services and infrastructure are being upgraded and expanded within the City. Major flood control programs have been funded by the City and constructed by the Coachella Valley Water District (CVWD) for the protection of the Cove Area. In response to growth, Desert Sands and Coachella Valley Unified School Districts operate several elementary schools, middle schools, and high schools that serve La Quinta residents. Three Riverside County Fire Department stations serve the City.

The potable water system in the City is operated and administered by CVWD. The sanitary sewage collection and treatment system in the City is operated and administered by CVWD, which extends service based upon approved designs and improvements constructed by the private developer. Senate Bill (SB) 1087 requires water and sewer providers to create procedures to provide priority water and sewer service to lower income residential projects. The law also prohibits the denial or conditioning the approval of service without adequate findings and requires future water management plans to identify projected water use for lower income residential development. The City routes the Housing Element update to CVWD to facilitate consistency with these requirements.

The City of La Quinta is served by Southern California Gas Company. The Southern California Gas Company has indicated that the future supply of natural gas will meet demand generated by additional development in the City.

Major infrastructure improvements, including full-width streets, water and sewer mains, and stormwater systems, are the responsibility of the developer to install with any development. Developers are required to provide parks or in-lieu fees as part of a residential development. When infrastructure improvements are made that benefit other properties, the subdivider is reimbursed from the area fund when other properties in the area are developed.

### **Opportunities for Energy Conservation**

The City has adopted a comprehensive Green and Sustainable La Quinta Program to enhance the City's conservation of resources and to reduce environmental impacts of existing and future conditions. This program will allow the City to consider a wide range of programs that will address energy, water, air quality, solid waste, land use, and transportation.

### **Current Regulations and Programs**

#### *Title 24 Regulations*

On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Code of Regulations). These standards incorporated into the City's Building Code provide a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential and commercial construction as well as remodeling and rehabilitation construction where square footage is added. Compliance with Title 24 on the use of energy-efficient appliances and insulation has reduced energy demand stemming from new residential development.

#### *Green Building Programs*

Two prominent green building programs are California Green Builder, recognized by the California Energy Commission, and Leadership in Energy and Environmental Design (LEED), which is sponsored by the US Green Building Council. Both programs involve a third-party certification process, have different environmental goals, and apply to different types of development.



Green Builder is a voluntary environmental building and certification program for residential construction. Certified homes incorporate water-efficient landscaping and fixtures, utilize high efficiency insulation and ventilation systems, contain environmentally sound building materials, initiate waste reduction methods during construction, and must be 15 percent over existing Title 24 energy efficiency standards.

LEED is a national rating system for green buildings. Primarily focused on commercial and multifamily residential projects, LEED requires the developer to register their project with the US Green Building Council, which in turn reviews the project for conformance and assigns points based upon various efficiency, materials quality, and design factors. Once the Council has reviewed the project, it issues a certification based upon the number of points achieved in each category.

#### *City Projects*

The City has undertaken an aggressive series of green building programs that demonstrate the opportunities available to reduce the overall environmental impact of new developments. The Title 24 energy efficiency requirements significantly increase the overall energy efficiency of all new construction, and now require photovoltaic systems for residential projects, and will require them for commercial projects in 2030.

#### *Vista Dunes Courtyard Homes*

Located at 78-990 Miles Avenue (just west of Adams Street), the Vista Dunes project consists of 80 affordable courtyard-oriented single-family and duplex homes.

This LEED Platinum certified development includes photovoltaic cells to generate electrical power. This feature will annually save \$720 per unit in electric utility costs. Water saving improvements will reduce water usage by 1,900,000 gallons per year for the entire project. It is estimated that this project exceeds Title 24 by 28 percent. Some of the units will exceed Title 24 requirements by 30 percent or more.

At the time of its development, Vista Dunes Courtyard Homes was the first LEED Platinum certified multifamily affordable housing development of its size in the country.

The City maintains a photographic history of the project and produced a video for educational purposes. Further, tenants will be educated on energy efficiencies through written materials, a DVD and the project operator, CORE Housing Management.

### *Wolff Waters Place Housing Project*

This affordable housing development exceeds Title 24 requirements by 24 percent and will save approximately 2,000,000 gallons of water from interior water use alone. Compliance with the CVWD Ordinance will further reduce exterior water use.

The project is LEED certified and includes solar hot water for laundry buildings, a transit friendly location with a bus stop and shopping within walking distance, low-water-use landscape and irrigation, dual flush toilets, low-flow water fixtures, energy-efficient lights, ENERGY STAR appliances, recycled building materials, paint with low volatile organic compounds, reduced construction waste, advanced indoor air handling systems, underground parking, high efficiency air conditioning units, and a tenant training program. It also includes an onsite childcare center; for residents using the childcare center, the proximity of the daycare center to housing units reduces vehicle miles traveled and associated greenhouse gas emissions.

### Greenhouse Gas Reduction Plan

In conjunction with the adoption of its 2013 General Plan, the City adopted a Greenhouse Gas Reduction Plan. The Plan provides residents, business owners and land owners with a broad range of measures designed to reduce energy use and the use of fossil fuels. The Plan will be effective in reducing costs for existing homes and for new residential development. It will also allow changes in driving patterns, transit use and other measures that will reduce the City's dependence on traditional energy sources.

### Future City Programs/Actions

The City seeks to encourage and enforce regulations or incentives that do not serve as constraints to the development or rehabilitation of housing. The City should focus on measures and techniques that assist the occupant in reducing energy costs, thereby increasing the amount of income that can be spent on housing, childcare, health care, or other necessary costs.

The continued implementation of the City's Green and Sustainable La Quinta Program will require ongoing participation of many city departments and agencies. The program includes the City's adherence to and promotion of green building practices, efficient energy usage, and implementation of conservation measures. The City provides information to developers based on research of best building practices and operational practices, such as commercial recycling programs provided in AB 1826. Program costs could include energy audit upgrades

for existing facilities and buildings, irrigation and landscape modifications to City-maintained properties, City fleet vehicles, and City maintenance equipment.

The City's 2013 General Plan includes a Livable Community Element that provides direction on building siting, mixed use site planning, and energy reduction techniques. The element also includes a suite of policies and programs designed to lower energy costs, promote healthy living, and encourage high quality design.

Under the direction of the City Manager's Office, Community Development and Community Services Department staff plays an instrumental role in educating the community on water conservation programs and resources.

#### Energy Conservation Partners

In developing a better La Quinta, the City cannot be successful without a sound relationship with Coachella Valley Water District, Imperial Irrigation District, Southern California Gas, Burrtec Waste and Recycling Services, Sunline Transit District, Coachella Valley Association of Governments, SCAG, and other entities. Additionally, many of the areas of concern, such as air quality and regional transportation, cannot be addressed without strong regional, state and federal programs.

#### *Utility Programs*

The City of La Quinta has a strong working relationship with local utility providers, including the Imperial Irrigation District (IID). IID is proactive in creating energy savings via conservation programs, home energy audits, product rebates, and general consumer tips. IID indicates that an average home owner can reduce energy use by 10 percent more by taking advantage of IID programs. IID offers rebate programs on the purchase of higher efficiency air conditioning units, the high efficiency refrigerators, and programmable thermostats. Additionally, product rebates are offered on ENERGY STAR equipment such as home and office electronics. IID also offers free in-home energy audits to its residential customers.

Other utility programs assist residential customers with energy and water conservation and cost reduction. SoCalGas offers rebates on energy-efficient appliances, incentives for solar thermal water heating, and grants and assistance programs to reduce energy costs. The City works cooperatively with CVWD to promote and enforce, as required, water conservation programs, including those affecting homeowners and home builders. Burrtec offers programs that reduce solid waste and increase recycling opportunities.

## HOUSING RESOURCES

### **Regional Housing Needs Assessment**

State Housing Law requires that SCAG identify future housing needs in each jurisdiction. To meet this mandate, SCAG develops the Regional Housing Needs Assessment (RHNA), which establishes both the projected need for housing and the fair share distribution of the projected need to its member jurisdictions.

The RHNA calculates the projected new construction necessary to accommodate the anticipated population through October 2029. State housing law requires that cities and counties demonstrate adequate residential sites that could accommodate development of housing to satisfy future housing needs.

The 2021 RHNA proposes that La Quinta construct 1,530 new housing units to accommodate housing needs for all income groups during the planning period January 2022 through October 2029. These units are distributed by income category as illustrated in Table II-49.

According to SCAG, 420 new units are needed to accommodate very low income households. Consistent with HCD methodologies, 50% (210) of these units are assumed to be for extremely low income (ELI) households, and the remaining 50% (210) are assumed to be for very low income households. A total of 269 new units are needed to accommodate low income households, 297 new units are needed for moderate income households, and 544 new units (provided through market-rate housing) are needed for above moderate income households.

The City's 1,530-unit future housing need is a 6.2 percent increase in the number of existing dwelling units (24,764 in 2019).

**Table II-49  
2022–2029 Regional Housing Needs Assessment**

Household Income Levels	Income as a Percent of County Median	RHNA Allocation	Percent
Extremely Low <sup>1</sup>	---	210	13.7
Very Low	Less than 50%	210	13.7
Low	51%–80%	269	17.6
Moderate	81%–120%	297	19.4
Above-Moderate	Over 120%	544	35.6
<b>Total</b>		<b>1,530</b>	<b>100%</b>

Source: Regional Housing Needs Assessment for Southern California, 2021, prepared by SCAG.

<sup>1</sup> Extremely Low Income (ELI) category is a subset of the Very Low Income category. ELI households are defined by HCD as those with incomes less than 30% of AMI. The number of ELI units is assumed to be 50% of all Very Low Income units.

California housing element law allows local governments to obtain credit toward its RHNA housing goals in three ways: constructed and approved units, vacant and underutilized land, and the preservation of existing affordable housing. The City will rely on the construction of new units on vacant lands to meet its housing needs between 2022 and 2029.

### **Meeting the Need for Affordable Housing**

With the loss of redevelopment set-aside funds, the State has limited the City’s ability to provide funding for new affordable housing projects. The City, however, continues to be committed to addressing its housing need.

The City continues to market its land in the Village (sites #2 through #6 in the land inventory, which could produce up to 42 additional units of very low and low income housing. Additional efforts will be made toward expanding housing opportunities in the Highway 111 corridor, on lands owned by private parties. Highway 111 provides access to jobs, transit, and has successfully integrated the Coral Mountain project, which the City built in the last planning period. To that end, site #13, owned by the City, has been added to the inventory, and is projected to provide 116 units for very low and low income households. The balance of the units, as shown in Table II-51, will be accommodated on multiple sites throughout the City, and will be developed through a combination of private development projects, and public/private partnerships where the City can participate if resources allow.

The City has only recently seen an increase in inquiries regarding ADUs, and it is expected that with the latest additions to the Zoning Code (2021) to address changes in State law, that interest will increase. A program has been added to encourage, monitor and reevaluate the

demand for ADUs throughout the planning period as a tool to expand affordable housing options for City residents.

As discussed earlier in this Element, current conditions in the real estate market make it possible for moderate income households to afford market rate housing. Further, the rental market offers a broad range of units at rental rates, with a median gross rent of \$1,473 per month. **Table II-50** demonstrates the affordability of market rate rentals and home purchases in La Quinta for a moderate income four-person household.

**Table II-50  
Affordability of Housing 2021**

	<b>Ownership</b>	<b>Rental</b>
<b>Median Existing Single Family Purchase Price</b>	\$386,200	N/A
<b>Monthly Mortgage Costs (PITI)</b>	\$2,047	N/A
<b>Median Gross Monthly Rent</b>	N/A	\$1,473
<b>30% of Monthly Moderate Household Income<sup>1</sup></b>	\$2,259	\$2,259
<b>Affordability Gap/Overage</b>	\$212	\$786
<sup>1</sup> Per HCD, the annual income limit for a moderate income 4-person household in Riverside County is \$90,350. Therefore, the monthly income is \$7,529, and 30% is \$2,259.		

As shown in the table, the rental and resale market can accommodate some of the City’s expected moderate income households during the 2022-2029 planning period.

**Available Land for Housing**

The Housing Element must identify available sites within the City that can accommodate the RHNA. The land inventory includes an analysis of the realistic capacity of the sites. An evaluation of zoning, densities, market demand, record of affordable housing development, and financial feasibility will establish the ability of available sites to provide housing for all income levels.

*Available Vacant Land*

The vacant land inventory only includes parcels that the City has identified as having the potential to develop during the 2022-2029 planning period. Additional vacant sites are located in the City but are not assumed to have the potential to satisfy the current RHNA. The

development potential for Village Commercial (VC) sites is assumed to be improved through logical consolidation with adjacent vacant lots. The City has seen interest in the development of more dense residential projects in the Village, indicating that the development community has an interest and is participating in lot consolidation which could result in additional units in this part of the City. The City will encourage and facilitate lot consolidation in this district through incentives provided in Program H-3.3.b. The City will also continue to consider City-owned lands, not on the inventory, for affordable housing projects in the Village. The City's flexible development and use standards further facilitate the development of a range of housing types.

Table II-51 provides a summary of the vacant land with residential development potential within the City. A map showing the parcel locations is provided in Exhibit II-1. As shown on the map, inventory lands are geographically distributed throughout the City and are not concentrated in any areas. As such, they further fair housing principles.

Table II-51  
Vacant Land Inventory

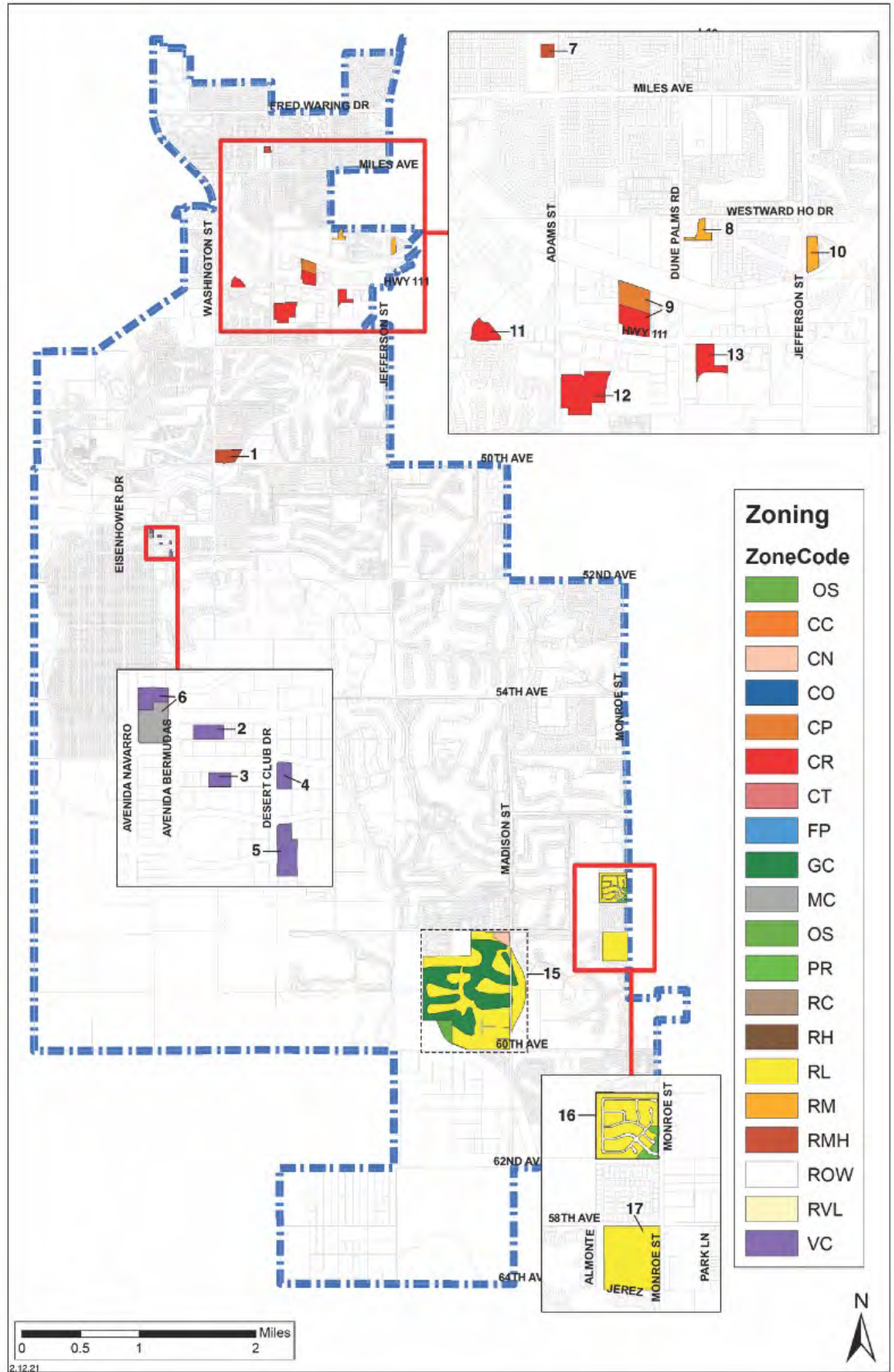
Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
<b>Very Low, Low and Moderate Income Sites</b>						
1	646-070-016	13.84	MHDR	RMH (AHO)	20	280
2	770-122-015, 770-122-014, 770-122-013, 770-122-012, 770-122-011, 770-122-010, 770-122-009	0.48	VC	VC	14	8
3	770-152-005, 770-152-006, 770-152-007	0.34	VC	VC	14	6
4	770-155-001	0.4	VC	VC	14	6
5	770-156-007, 770-156-010, 770-181-009	0.98	VC	VC	14	14
6	773-078-005, 773-078-006, 773-078-007, 773-078-016, 773-078-017, 773-078-034	1.68	MC/VC	MC/VC	14	8
7	604-032-042	1.88	MHDR	RMH	12	22
8	600-030-010, 600-030-012, 600-030-024	2.72	MHDR	RMH	19	52
9	600-390-024	15.14	CG	CP/CR	18	273



**Table II-51  
Vacant Land Inventory**

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
10	600-080-001, 600-080-002, 600-080-003, 600-080-004, 600-080-005, 600-080-006, 600-080-007, 600-080-008, 600-080-009, 600-080-041	4.13	MHDR	RM	10	42
11	643-020-025	4.81	CG	CR	26	126
12*	600-340-050, 600-340-051	17.47	MHDR	RM	8	140
13	600-020-057	6.42	CG	CR	18	116
<b>Total Very Low, Low and Moderate Income Sites</b>						1,092
*Moderate income site						
Above Moderate Income Sites		Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
15	Various	386	MHDR/LDR/CG/OS-R	RMH/RL/GC/CN	3	600
16	Various	38.72	LDR/OS-R	RL/PR	3	94
17	Various	33.17	LDR	RL/PR	3	100
<b>Total Above Moderate Sites</b>						794
<b>Total All Sites</b>						<b>1,885</b>

Exhibit II-1



### *Site Adequacy Analysis*

The sites shown in Table II-50, above, all accommodate residential development at various densities. Site 1 is residentially designated, and benefits from the Affordable Housing Overlay, which increases its density potential (please see below).

Residential development in La Quinta, particularly that for affordable housing projects, has been built at or near the maximum allowable densities. For example, development in the RM zone generally occurred at the maximum density of 8 units per acre or above through density bonus provisions. Miraflores Apartments were constructed at a density of 11.2 units per acre in the RM zone in 2003. In 2004, Hadley Villas Apartments were developed at a density of 7.8 units per acre in the RM zone. In 2001, the Aventine Apartments were constructed at a density of 14.3 units per acre in the RH zone. The City's most recent restricted affordable projects have also been completed within existing residential densities: Wolff Waters Place was built at 14.7 units per acre, the Washington Street Apartments' expansion was completed at a density of 8 units per acre, Vista Dunes was built at a density of 10 units per acre, and the Coral Mountain Apartments were built at a density of 16 units per acre.

Based on these existing development trends, vacant sites are assumed to build out at densities near or at the maximum density permitted in each zone during the planning period. Unit yield projections for vacant sites do not include a density bonus or second units.

### *Environment and Infrastructure Analysis*

None of the parcels identified in the vacant land inventory are located in areas of topographic constraint or have known environmental hazards.

The sites identified in the vacant land inventory are adjacent to existing urbanized development and are within service hook-up distance of existing water and sewer systems. According to the latest Coachella Valley Water District (CVWD) Urban Water Management Plan (2015), the implementation of water conservation, groundwater recharge, and water source substitution management strategies will ensure that adequate water resources are available to existing and future residents of La Quinta.

### *Capacity Analysis*

It is expected that development of affordable housing units will be accomplished through public-private partnerships, with a focus on two areas of the City: the Village for smaller projects that bring residents into

the expanding commercial downtown, and along Highway 111, building upon the success of the Coral Mountain apartments. It is important to note that the sites identified provide a variety of land sizes to allow flexibility in types of projects, and exceed the City's need for very low and low income units, allowing for greater opportunities for a mix of market and affordable units within projects.

As described above, the median sales price for a home is approximately \$386,200 and the median gross rent for an apartment unit is approximately \$1,473 per month. In comparison, the maximum affordable sales price for a moderate income family of four is \$313,650 and the maximum affordable rent for a moderate income couple is \$1,808 per month. Moderate income households, therefore, can afford to rent in the City and are able to afford homes that are lower than the median price currently. Some moderate income households, especially one and two person households or larger families, will need assistance to purchase a home.

The City will continue to work with affordable housing developers to participate in projects and provide streamlining, financial assistance and fee reductions wherever possible. However, it is important to note, as identified by participating affordable housing developers in the City's workshop and outreach, that funding affordable housing projects has been made much more difficult with the loss of local redevelopment funds, and that these developers must identify and secure twice or three times the funding sources that were previously necessary to fund projects. This constraint is one that the City cannot control and cannot alleviate.

General proforma analyses were conducted using land costs (average of \$448,493 per acre of vacant residential land in La Quinta) and construction costs (\$317,074 per unit of affordable housing according to affordable housing developers contacted in the preparation of this Update) to estimate the capacity of land in La Quinta to support affordable housing. The results indicate that homeownership products will remain available to moderate income households without a very large subsidy. The developers of ownership projects require financial returns through the one-time sale of the housing units.

A generally accepted minimum project size for affordable housing development is 50 units. Like their higher density counterparts, lower density sites able to accommodate 50 units are eligible for funding mechanisms such as Low Income Housing Tax Credits (LIHTCs), a type of restricted development that must meet strict size and amenity

guidelines to compete for funding. High density is also not a determining factor in obtaining other resources, such as HOME funds and Community Development Block Grant program funding. The RM and RMH sites identified in Table II-50, would both allow a minimum project size consistent with these requirements.

#### *Financial and Regulatory Subsidies*

A subsidy can be financial or regulatory in nature. Financial subsidies are found in federal, state, local, and private programs and organizations focused on the production of affordable housing. Developers in La Quinta use and leverage many sources of financial assistance. Projects may seek funding from LIHTCs, tax-exempt bonds, Community Development Block Grants, HOME funds, other HUD grant programs, and commercial banking resources.

Regulatory subsidies can take many forms, including fee waivers or deferrals, flexible development standards, and increased densities. Higher densities generally increase the financial feasibility of a residential project as a developer is able to sell more housing units on the same amount and cost of land (even with slightly lower sales prices associated with smaller, attached units).

The City's vision recognizes the importance of providing affordable housing for its residents and employees. Accordingly, the City supports affordable housing development through financial and regulatory subsidies and permits densities up to 24 units per acre with the Affordable Housing Overlay (higher densities are permitted through density bonus provisions). The City is thereby able to achieve both the goal of maintaining lower density community character while also producing its fair share of affordable housing.

#### *Vacant Land Opportunities*

The City has established a strong record of providing assistance to affordable multifamily housing projects (townhomes and apartments), ranging in density from 7.8 to over 20 units per acre. Single-family detached assisted housing was also developed, with City assistance, at densities as low as 4.4 units per acre and up to 7.8 units per acre.

La Quinta is able to achieve market-driven moderate income housing through the relative affordability of land, the local market demand for lower maintenance housing types, and reasonable development impact and entitlement fees. La Quinta has a solid record of working with local nonprofits and affordable housing developers to accommodate the housing needs of its lower income residents. The vacant land inventory

provides the City and affordable housing developers with a map of opportunity areas.

The moderate income housing need can be met without any mixed-use development. However, the City recognizes that mixed-use developments will play a role in moderate and above moderate housing opportunities in the future. Both the General Plan and the Zoning Ordinance have been modified to encourage Mixed Use development. The City's efforts to promote mixed use development have had limited success. According to the development community, mixed use projects cannot be financed in La Quinta, due to a lack of such projects in the region. Mixed use properties are therefore not included in this inventory.

*Fair Housing*

According to the Fair Housing analysis (see "Fair Housing" section), the City has a low segregation level, no racially or ethnically concentrated areas of poverty, equal access to opportunity, and no disproportionate housing needs. The sites identified above will not exacerbate any such conditions.

## PRESERVATION OF AT RISK UNITS

State Government Code requires that localities identify and develop a program for their Housing Elements for the preservation of affordable multifamily units assisted under various federal, state and local programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market rate within five years of the end of the planning period (2034). Income-restricted housing units sometimes change to market rate due to expiration of subsidies, mortgage prepayments, or expiration of affordability restrictions.

An inventory of all assisted multifamily projects is provided in Table II-52. The earliest possible date of conversion for any of the City's restricted multifamily housing stock is 2024 for the extremely low and low income units at Seasons Senior Apartments. It contains a total of 87 senior units. Miraflores Senior Apartments is scheduled to convert to market rate in 2029. It contains 116 senior units. Both complexes receive assistance from the Low Income Housing Tax Credit (LIHTC) program which gives incentives to builders and developers to provide affordable housing to low income persons.

**Table II-52  
Assisted Multifamily Project Inventory**

Project	Earliest Date of Conversion	Extremely Low (30%)	Very Low (50%)	Low (80%)	Moderate (120%)	Above Moderate (120%+)	Total
Aventine Apartments (47750 Adams St)	2056	---	---	10	10	---	20
Hadley Villas Senior Apartments (78875 Avenue 47)	2059	65	12	1	---	1	79
Miraflores Senior Apartments (47747 Gertrude Way)	2029	45	71	---	---	---	116
Seasons La Quinta Senior Apartments (50915 Rainbow Ct.)	2024	19	---	37	31	---	87
Vista Dunes Courtyard Homes (44950 Vista Dunes Lane)	2063	8	64	8	---	---	80
Washington Street (senior) Apartments <sup>1</sup> (42800 Washington)	2066	24	72	42	2	---	140
Wolff Waters Place (47795 Dune Palms Road)	2065	43	56	37	80	---	216
Coral Mountain Apartments (79625 Vista Coralina Lane)	2070	---	36	138	2	---	176
<b>Total</b>	<b>N/A</b>	<b>204</b>	<b>311</b>	<b>273</b>	<b>125</b>	<b>1</b>	<b>914</b>

Source: City of La Quinta

<sup>1</sup> Rental assistance for anyone  $\leq$  50% AMI or lower

Maintenance of the at-risk housing units as affordable will depend largely on market conditions, the status of HUD renewals of Section 8 contracts, and the attractiveness of financial incentives, if warranted. LINC Housing is currently working to preserve affordability at Seasons and Miraflores; their TCAC application was rejected, but applications will be resubmitted. The City will continue to work with LINC to successfully refinance these projects. Program H-4.4.e addresses the preservation of these units.



## GOALS, POLICIES, AND PROGRAMS

The following goals, policies, and programs set forth a comprehensive housing plan for the City of La Quinta during the 2022-2029 planning period.

### Adequate Sites for Housing

#### GOAL H-1

Provide housing opportunities that meet the diverse needs of the City's existing and projected population.

##### ❖ [Policy H-1.1](#)

Identify adequate sites to accommodate a range of product types, densities, and prices to address the housing needs of all household types, lifestyles, and income levels.

- [Program 1.1.a](#): To address the City's RHNA allocation for extremely low income households, 15% of units on the City's land on Highway 111 (site #13) will be assigned to extremely low income households. The City shall negotiate very low income units for all other projects on sites identified in the Vacant Land Inventory (**Table II-51**) individually to reach the target of 210 units during the planning period.
  - Timing: 2025 for Highway 111 project, as projects are constructed for additional units
  - Funding Source: Private Funding, Tax Credit Financing, Other sources as identified
  - Responsible Agency: City Manager's Office/Housing

##### ❖ [Policy H-1.2](#)

Focus housing growth within existing City boundaries until it is necessary to pursue annexation or development in planning areas for affordable housing.

##### ❖ [Policy H-1.3](#)

Direct new housing development to viable areas where essential public facilities are provided and employment opportunities, educational facilities, and commercial support are available.

❖ [Policy H-1.4](#)

The City shall promote and affirmatively further fair housing opportunities through the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, source of income, veteran or military status, or other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other applicable state and federal fair housing and planning law.

**Assist in the Development of Affordable Housing**

**GOAL H-2**

Assist in the creation and provision of resources to support housing for lower and moderate income households.

❖ [Policy H-2.1](#)

Increase housing choices for lower and moderate income households.

- [Program H-2.1.a: Accessory Dwelling Units \(ADU\)](#)  
The City shall establish a monitoring program to determine the affordability of ADUs and Junior ADUs. The program will include tracking annual permits, an annual survey of rents in ADUs, and whether any ADUs are accepting housing subsidy or restricting their units to very low or low income households.
  - Timing: Annually, beginning with fiscal year 2022/2023.
  - Funding Source: General Fund
  - Responsible Agency: Design and Development Department
- [Program H-2.1.b: City-owned Village Lots](#)  
Aggressively pursue development of the City's Village lots to generate up to 42 units of very low and low income units on these parcels. To implement this program, the City will establish a schedule for Requests for Proposals and include incentives. These incentives may include elimination of Development Impact Fees, financial assistance in the form of land contributions, and density bonuses as provided in the Zoning Ordinance. In addition, the City will consider affordable housing for other City-owned lots in the Village when marketing the land for development, including mixed use projects that combine retail and residential uses. Wherever possible, include 15% affordable units in these projects.

- Timing: Annually, beginning with fiscal year 2022/2023.
- Funding Source: General Fund
- Responsible Agency: City Manager’s Office/Housing
  
- [Program H-2.1.c: Creative Housing Solutions](#)  
In order to expand the variety of housing options in the City, study, research and pursue the amendments to the Zoning Code and subdivision ordinance that would be required to allow creative housing solutions, including “tiny homes,” prefabricated or “kit” homes, shipping container conversions, and other options available in the market as they arise. Present the findings of the research to the Planning Commission and Council for their consideration.
  - Timing: Research 2023/2024. Planning Commission and City Council Study Session no later than 2024-2025.
  - Funding Source: General Fund
  - Responsible Agency: Design and Development Department

#### ❖ [Policy H-2.2](#)

Support public, private, and nonprofit efforts in the development of affordable housing.

- [Program H-2.2.a: Density Bonus Amendments](#)  
Revise the Zoning Ordinance to ensure compliance with Assembly Bill (AB) 2345 as it pertains to Density Bonus requirements.
  - Timing: 2021-2022 regular Zoning Ordinance update
  - Funding Source: General Fund
  - Responsible Agency: Design and Development Department

#### ❖ [Policy H-2.3](#)

Pursue a variety of forms of private, local, state, and federal assistance to support development of affordable housing.

- [Program H-2.3.a: Collaborative Partnerships](#)  
The City shall continue to meet with affordable housing development entities to discuss types of incentives available and requirements for obtaining assistance, discuss appropriate sites for affordable housing, and foster professional collaboration between the City and affordable housing stakeholders.

- Timing: Project-by-project basis, by request, or on an annual basis.
- Funding Source: General Fund
- Responsible Agency: Design and Development Department
  
- [Program H-2.3.b](#): Mixed Use in the Highway 111 Corridor  
In order to take advantage of the high density residential permitted in the Mixed Use overlay, develop a menu of incentives, including reduction in development fees, density bonuses and other provisions for the inclusion of affordable housing units in Mixed Use projects within the Highway 111 Plan area.
  - Timing: As projects are proposed
  - Funding Source: General Fund
  - Responsible Agency: City Manager’s Office/Housing
  
- [Program H-2.3.c](#): Affordable Housing Renter-to-Owner Transition  
There are many resources that the City, nonprofits, or for-profit developers may utilize to subsidize the construction and maintenance of affordable housing. Some of the most prominent resources are described below.
  - Timing: Update website with funding information and partnership opportunities every six months or earlier if appropriate.
  - Funding Source: General Fund
  - Responsible Agency: City Manager’s Office/Housing

### **Low Income Tax Credits**

Low Income Housing Tax Credit (LIHTC) provides federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low income households. A minimum of 20 percent of the units must be affordable to low income households and 40 percent of the units must be affordable to moderate income households.

### **Community Reinvestment Act**

The Community Reinvestment Act provides favorable financing to affordable housing developers. The Redevelopment Agency, development community, and local, regional, and national banks are encouraged to work together to meet their obligations pursuant to the Community Reinvestment Act.

### **California Housing Finance Agency Program**

The California Housing Finance Agency (CHFA) has three single-family programs for primarily moderate and middle income homebuyers: the Home Ownership Assistance Program and the Affordable Housing Partnership Program. Each provides permanent mortgage financing for first-time homebuyers at below-market interest rates.

### **HOME Funds**

HOME is the largest Federal block grant distributed to state and local governments for the creation of lower income housing. Cities apply when Notices of Funding Availability are issued.

### **Neighborhood Stabilization Program**

HUD's Neighborhood Stabilization Program makes emergency assistance grants available to local governments for the acquisition, redevelopment, and renting or resale of foreclosed properties at-risk of abandonment.

### **Riverside County First-Time Homebuyers Program**

Continue participation in the Riverside County First-Time Homebuyers Program for low and moderate income households.

### **Mortgage Credit Certificate**

The Riverside County Mortgage Credit Certificate Program is designed to assist low and moderate income first time homebuyers. Under the Mortgage Credit Certificate Program, first-time homebuyers receive a tax credit based on a percentage of the interest paid on their mortgage. This tax credit allows the buyer to qualify more easily for home loans, as it increases the effective income of the buyer. Under federal legislation, 20 percent of the funds must be set aside for buyers with incomes between 75 and 80 percent of the county median income.

### **Finance Agency Lease-Purchase Program**

Riverside/San Bernardino County Housing Finance Agency Lease Purchase Program provides down payment assistance and closing costs for eligible households up to 140 percent of the area median income.

### **Housing Choice Voucher (formerly Section 8) Referrals**

Housing Choice Vouchers allow lower income households to use rental subsidies anywhere in the County, including La Quinta.

- [Program H-2.3.d: Sweat Equity and Shared Equity](#)  
Continue to work with organizations that offer sweat and shared equity housing programs to lower and moderate income households in La Quinta. Sweat equity and shared equity programs provide lower and moderate income households with ownership assistance. Sweat equity refers to the exchange of time and effort, usually in the form of construction activities, for an affordable ownership opportunity.
  - Timing: Meet with CVHC and Habitat for Humanity annually or more frequently (if requested) to identify opportunities for coordinated efforts or potential housing projects.
  - Funding Source: General Fund
  - Responsible Agency: City Manager’s Office/Housing

## Removal of Governmental Constraints to Housing

### GOAL H-3

Create a regulatory system that does not unduly constrain the maintenance, improvement, and development of housing affordable to all La Quinta residents.

#### ❖ [Policy H-3.1](#)

Remove unnecessary regulatory constraints to enable the construction or rehabilitation of housing that meets the needs of La Quinta residents, including lower income and special needs residents.

#### ❖ [Policy H-3.2](#)

Coordinate the development of affordable housing with the provision of key utilities to ensure prompt and adequate service.

#### ❖ [Policy H-3.3](#)

Incentivize the development of affordable housing to facilitate the development of housing for the City’s lower and moderate income households.

- [Program H-3.3.a: Priority Water and Sewer Service](#)  
Route the adopted Housing Element to the CVWD and notify them of changes and future updates to the Housing Element. In compliance with state law, the Coachella Valley Water District (CVWD) must create procedures to provide priority water and sewer service to lower income residential project. The law also prohibits the denial or conditioning the approval of service

without adequate findings, and requires future water management plans to identify projected water use for lower income residential development.

- Timing: Upon Housing Element adoption
  - Funding Source: General Fund
  - Responsible Agency: Design and Development Department, Coachella Valley Water District
- 
- [Program H-3.3.b: Encourage Lot Consolidation](#)  
Several small lots in the Village Commercial would have improved development potential through lot consolidation. The Village Build Out Plan and Zoning Code amendments have been completed to encourage consolidation. The City continues to market its land in the Village, and will also work with private land owners and developers to assemble larger holding to allow multi-family projects which increase the number of residents in the Village. The City will consider potential incentives including fee deferral or reductions, parking requirement reduction, and relief from various other development standards that could potentially increase the cost of the project.
    - Timing: As City staff reviews projects in the Village
    - Funding Source: General Fund
    - Responsible Agency: Design and Development Department

## **GOAL H-4**

Conserve and improve the quality of existing La Quinta neighborhoods and individual properties.

### ❖ [Policy H-4.1](#)

Protect the quality of La Quinta's neighborhoods through the rehabilitation of both affordable and market-rate homes.

### ❖ [Policy H-4.2](#)

Promote financial and technical assistance to lower and moderate income households for housing maintenance and improvements.

### ❖ [Policy H-4.3](#)

Encourage the retention and rehabilitation of existing single-family neighborhoods and mobile home parks that are economically and physically sound.

#### ❖ [Policy H-4.4](#)

Enhance neighborhoods that presently provide affordable housing with drainage, lighting and landscape amenities, and parks and recreation areas.

- [Program H-4.4.a: Housing Condition Monitoring](#)  
Maintain an inventory of housing conditions (updated approximately every five years) to enable the City to properly target Code Compliance and rehabilitation resources. To better understand the City’s housing needs the quality and condition of the housing stock must be inventoried on a regular basis. The inventory should focus on older neighborhoods, such as those south of Calle Tampico, west of Washington Street, and north of Highway 111.
  - Timing: Complete by June 30, 2023
  - Funding Source: General Fund
  - Responsible Agency: Design and Development Department
- [Program H-4.4.b: Habitat for Humanity Residential Rehabilitation Program](#)  
Complete the Memorandum of Understanding with Habitat for Humanity to implement the “Brush with Kindness” program. The program will be implemented by Habitat volunteers who will donate time for repair and maintenance programs, including yard work, weed abatement, window replacements, roof repairs, and air conditioning repair. Residents will be prioritized to focus on seniors, veterans, the disabled, low and very low income residents, and those in affordably-designated homes. The first-year City contribution will be \$40,000, and the annual amounts will be reviewed every year based on the success of the program.
  - Timing: MOU in 2022, implement through the planning period
  - Funding Source: General Fund
  - Responsible Agency: Habitat for Humanity, City Manager’s Office/Housing
- [Program H-4.4.c: County of Riverside Home Repair Grant](#)  
Refer code violators and interested parties to the County of Riverside for home repair grants. The County of Riverside Economic Development Agency Home Repair Program provides lower income households with up to \$6,000 for home repairs such as a new roof, new air-conditioner, or a handicap ramp. As



a jurisdiction in Riverside County, lower income La Quinta households are eligible for this grant.

- Timing: Throughout planning period, on a case-by-case basis
  - Funding Source: General Fund
  - Responsible Agency: Design and Development Department, City Manager's Office/Housing
- 
- [Program H-4.4.d: Rehabilitation Resources List](#)  
Provide a rehabilitation resources list on the affordable housing and code compliance pages of the City's website. Use the list, in online or printed form, as a reference for code violators. Lower and moderate income homeowners may need assistance in affording important home repairs and improvements. The City can assist these households by compiling and sharing a listing of local, state, and federal programs offering rehabilitation assistance.
    - Timing: Create list by June 30, 2022
    - Funding Source: General Fund
    - Responsible Agency: Design and Development Department, Community Resources Department, City Manager's Office/Housing
- 
- [Program H-4.4.e: At Risk Units](#)  
Work with LINC Housing to support the renewal of housing restrictions at Miraflores, and Seasons apartments to preserve these units for the long term.
    - Timing: Immediately upon adoption, and prior to the expiration of each project's affordability restrictions
    - Funding Source: General Fund
    - Responsible Agency: City Manager's Office/Housing

## Equal Housing Opportunity

### GOAL H-5

Provide equal housing opportunities for all persons.

#### ❖ [Policy 5.1](#)

Provide the regulatory framework to create an environment in which housing opportunities are equal.

❖ [Policy 5.2](#)

Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

❖ [Policy 5.3](#)

Encourage support services for the Coachella Valley's senior and homeless populations through referrals and collaborative efforts with non-profits and other jurisdictions.

❖ [Policy 5.4](#)

Assist in the creation of a continuum of care for the homeless population and those transitioning into permanent housing.

- [Program H-5.4.a: Low Barrier Navigation Centers](#)  
Review and revise, as necessary, the Zoning Ordinance to ensure compliance with Assembly Bill (AB) 101 as it pertains to Low Barrier Navigation Centers. Modify the definition of "homeless shelter" to include this use.
- Timing: 2021-2022 at regular Zoning Ordinance update
- Funding Source: General Fund
- Responsible Agency: Design and Development Department

❖ [Policy 5.5](#)

Improve quality of life for disabled persons by facilitating relief from regulatory requirements that may create barriers to accessible housing and promoting universal design.

- [Program H-5.5.a: Regional Facilities for the Homeless](#)  
Continue to support and collaborate with the Coachella Valley Association of Governments Homelessness Committee efforts to maintain a regional homeless facility that provides housing as well as supportive services. The Strategic Plan created by the Homelessness Committee establishes a continuum of care for the Coachella Valley.
- Timing: City staff will continue to collaborate with CVAG throughout the planning period and work with the appropriate facilities directly.
- Funding Source: Low and Moderate Income Housing Fund
- Responsible Agency: City Manager's Office/Housing

- [Program H-5.5.b: Fair Housing Referrals](#)  
Continue to refer tenants and landlords to the Fair Housing Council of Riverside County. Provide information on fair housing resources on the City’s website and at City Hall. Identify and coordinate with local nonprofits, service organizations and community groups that can assist in distributing fair housing information. Fair housing organizations provide dispute resolution and legal assistance to tenants and landlords in conflict. Such services are particularly important for lower and moderate income households unable to afford counsel.
  - Timing: Referral service as needed. Information to be maintained on website
  - Funding Source: General Fund
  - Responsible Agency: City Manager’s Office/Housing
  
- [Program H-5.5.d: Directory of Services](#)  
Maintain the online directory of services and information to provide La Quinta residents with contact information for community organizations and service providers that address special needs. While numerous services are available to special needs and lower income households, it can be difficult to readily have access to these resources. A directory provides the contact information necessary to seek housing assistance.
  - Timing: Update website annually
  - Funding Source: General Fund
  - Responsible Agency: City Manager’s Office/Housing

## **Energy and Water Conservation**

### **GOAL H-6.1**

Provide a regulatory framework that facilitates and encourages energy and water conservation through sustainable site planning, project design, and green technologies and building materials.

#### ❖ [Policy H-6.1](#)

Promote higher density and compact developments that increase energy efficiency and reduce land consumption.

#### ❖ [Policy H-6.2](#)

Facilitate housing development and rehabilitation that conserves natural resources and minimizes greenhouse gas emissions.

❖ [Policy H-6.3](#)

Encourage and enforce green building regulations or incentives that do not serve as constraints to the development or rehabilitation of housing.

❖ [Policy H-6.4](#)

Focus sustainability efforts on measures and techniques that also assist the occupant in reducing energy costs; therefore reducing housing costs.

❖ [Policy H-6.5](#)

Use and encourage emerging technologies to reduce high demands for electricity and natural gas including use of passive solar devices and where feasible other renewable energy technologies (e.g., biomass, wind, and geothermal).

- [Program H-6.5.a: Going Green La Quinta Program](#)  
Implement green goals, policies, and programs that accurately represent the City's direction in resource conservation and minimizing greenhouse gas emissions. Implement design standards for residential and commercial structures that encourage solar protection to directly result in energy conservation.
  - Timing: As projects are proposed
  - Funding Source: General Fund
  - Responsible Agency: Design and Development Department
- [Program H-6.5.b: Energy Conservation Partners](#)  
Continue to meet with and seek insight from utilities, service providers, and other entities involved in energy conservation efforts appropriate for La Quinta. In working toward a sustainable La Quinta, the City and its residents will need to collaborate with utilities and service providers. Partnerships with the Coachella Valley Water District, Imperial Irrigation District, Southern California Gas, Burrtec Waste and Recycling Services, Sunline Transit District, Coachella Valley Association of Governments, Southern California Association of Governments and other entities will be an important component of making La Quinta a more livable city.
  - Timing: As part of regular coordination meetings with utilities
  - Funding Source: General Fund

- Responsible Agency: City Manager's Office, Design and Development Department
  
- [Program H-6.5.c: Energy Efficiency Programs](#)  
Investigate all potential energy efficiency programs and provide a list of programs on the City's Going Green website. In addition to programs that may become available through IID, investigate other opportunities, including state and federal incentives, and promote them on the Going Green website.
  - Timing: Ongoing as programs are identified
  - Funding Source: General Fund, IID program funds, and other programs as identified
  - Responsible Agency: City Manager's Office, Design and Development Department
  
- [Program H-6.5.d: Weatherization Assistance](#)  
Encourage low income homeowners or renters to apply for IID and SCG programs, including free energy audits, home weatherization, and utility rebate programs by advertising available programs on the City's website and at City Hall.
  - Timing: Advertise annually as program funds are available
  - Funding: General Fund
  - Responsible Agency: Design and Development Department, City Manager's Office

[Click here to return to Agenda](#)

## **Appendix A**

### **Public Outreach Materials Housing Element Workshop January 13, 2021**

**AB 1486 - List of Developers that have notified the Department of Housing and Community Development of Interest in Surplus Land, Table Range A2:J486 Revised: 12/1/2020**

County	Organization	CalHFA Cd	Address	City	State	Zip	Contact	Phone	Email Address
RIVERSIDE COUNTY	Green Development Company	X	251 S Lake Ave #320	Pasadena	CA	91105	Andrew Slocum	(310) 467-9329	Andrew@greendev.co
RIVERSIDE COUNTY	A Community of Friends		3701 Wilshire Blvd, Ste 700	Los Angeles	CA	90010	Mee Heh Risdon	(213) 480-0809	mrisdon@acof.org
RIVERSIDE COUNTY	Affordable Homestead LLC		915 W Foothill Blvd Ste 488C	Claremont	CA	91711	William Leong	(213) 375-8248	affordablehomestead@gmail.com
RIVERSIDE COUNTY	Bibi Foundation		1514 N. Raymond Ave	Fullerton	CA	92831	Riaz Chaudhary	(714) 213-8650	Riaz@marrscorp.com
RIVERSIDE COUNTY	City Ventures, LLC		3121 Michelson Drive, Suite 150	Irvine	CA	92612	Anastasia Preedge		apreedge@cityventures.com
RIVERSIDE COUNTY	Coachella Valley Housing Coalition		45-701 Monroe Street, Suite G	Indio	CA	92201	Julie Bornstein	(760) 347-3157	julie.bornstein@cvhc.org
RIVERSIDE COUNTY	Cypress Equity Investments		12131 Wilshire Blvd., Suite 801	Los Angeles	CA	90025	Mike Diacos	(310) 405-0314	mdiacos@cypressequity.com
RIVERSIDE COUNTY	Decro Corporation		3431 Wesley Street, Suite F	Culver City	CA	90232	Laura Vandeweghe	(310) 595-4421	lvandeweghe@decro.org
RIVERSIDE COUNTY	Families Forward		8 Thomas	Irvine	CA	92618	Steven Moreno	(949) 552-2729	smoreno@families-forward.org
RIVERSIDE COUNTY	Housing Innovation Partners		5151 Murphy Canyon Rd. #120	San Diego	CA	92123	Jon Walters	(619) 417-5361	jon@hipsandiego.org
RIVERSIDE COUNTY	Integrity Housing		4 Venture, Suite 295	Irvine	CA	92618	Paul Carroll	(949) 727-3656	paul@integrityhousing.org
RIVERSIDE COUNTY	Olivecs Foundation		328 E. Commonwealth Ave	Fullerton	CA	92832	Rubina Chaudhary	(562) 972-2786	rubina@olivecs.org
RIVERSIDE COUNTY	The Kennedy Commission		17701 Cowan Ave. #200	Irvine	CA	92614	Cesar Covarrubias	(949) 250-0909	cesarc@kennedycommission.org
RIVERSIDE COUNTY	Universal Standard Housing		350 S Grand Avenue, Suite 3050	Los Angeles	CA	90071	Eduardo Santana	(213) 320-3554	esantana@ush.us
RIVERSIDE COUNTY	USA Properties Fund, Inc		3200 Douglas Blvd Ste 200	Roseville	CA	95661	Gabriel Gardner	(916) 239- 8458	ggardner@usapropfund.com
RIVERSIDE COUNTY	Workforce Homebuilders LLC		547 Via Zapata	Riverside	CA	92507	Tony Mize	(951) 530-8172	tmize@workforcehomebuilders.com

**AFFORDABLE HOUSING DEVELOPERS**

	National Community Renaissance		9421 Haven Aven., Rancho Cucamonga, CA 91730		CA		Tony Mize, VP-Acquisitions	909-727-2783	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>
	Urban Housing Communitiies		2000 E. Fourth St., #205, Santa Ana, CA 92705		CA		Mark Irving	714-835-3955 ext 114	<a href="mailto:mirving@uhcllc.net">mirving@uhcllc.net</a>
CITY LIST	American Housing Partners, Inc.		4075 Prospect Ave., Suite 101	Yorba Linda	CA	92886	Robert Zamora, CPM	714-577-9644	<a href="mailto:robertahp@sbcglobal.net">robertahp@sbcglobal.net</a>
CITY LIST	HGH Real Estate Partners, LLC		74-710 Highway 111, Suite 102	Palm Desert	CA	92260	Howrd Gordon, President	760-565-2099	<a href="http://howard@hghrealestatepartners.com">howard@hghrealestatepartners.com</a>
							Vince Nicholas		<a href="mailto:vnicholas@chochousing.org">vnicholas@chochousing.org</a>
							Joy Silver		<a href="mailto:JSilver@chochousing.org">JSilver@chochousing.org</a>
							Charles Liuzzo		<a href="mailto:CLiuzzo@chochousing.org">CLiuzzo@chochousing.org</a>
							Yegor Lyashenko		<a href="mailto:YLyashenko@chochousing.org">YLyashenko@chochousing.org</a>
	Community Housing Opportunities Corporation		5030 Business Center Drive #260, Fairfield, CA 94534		CA		Minami Hachiya	707-759-6043	<a href="mailto:MHachiya@chochousing.org">MHachiya@chochousing.org</a> www.chochousing.org
	Pacific West		430 E. State Street, Ste 100, Eagle, ID 83616		CA		Darren Berberian	949-599-6069	<a href="mailto:DarrenB@tpchousing.com">DarrenB@tpchousing.com</a> <a href="http://www.tpchousing.com">www.tpchousing.com</a>
	Habitat for Humanity		72680 Dinah Shore Dr., #6, Palm Desert, CA 92211		CA			760-969-6917	<a href="http://www.hfhcv.org">www.hfhcv.org</a>
RIVERSIDE COUNTY	Neighborhood Partnership Housing Services		9551 Pittsburgh Avenue	Rancho Cucamonga	CA	91730	Jenny Ortiz	(909) 988-5979	<a href="mailto:jortiz@nphsinc.org">jortiz@nphsinc.org</a>
RIVERSIDE COUNTY	Habitat for Humanity for the Coachella Valley		72680 Dinah Shore Dr. #6	Palm Desert	CA	92211		(760) 969-6917	<a href="mailto:executivedirector@hfhcv.org">executivedirector@hfhcv.org</a> ; <a href="mailto:info@hfhcv.org">info@hfhcv.org</a>
RIVERSIDE COUNTY	Coachella Valley Association of Governments		73-710 Fred Waring Drive, Ste 200	Palm Desert	CA	92260	Cheryll Dahlin	(760) 346-1127	<a href="mailto:cdahlin@cvag.org">cdahlin@cvag.org</a>
RIVERSIDE COUNTY	Lift to Rise		73-710 Fred Waring Drive, Suite 100	Palm Desert	CA	92260	Araceli Palafox		<a href="mailto:info@lifttorise.org">info@lifttorise.org</a>  <a href="mailto:ncriste@terranoaplanning.com">ncriste@terranoaplanning.com</a> <a href="mailto:cflores@laquintaca.gov">cflores@laquintaca.gov</a>
DUPLICATE	Lift To Rise		73-710 Fred Waring Dr. Suite 100, Palm Desert, CA 92260		CA			760-636-0420	<a href="http://www.lifttorise.org">www.lifttorise.org</a>
DUPLICATE	Coachella Valley Housing Coalition		45701 Monroe St, Indio CA 92201		CA		Maryann Ybarra	760-347-3157	<a href="mailto:Maryann.Ybarra@cvhc.org">Maryann.Ybarra@cvhc.org</a> <a href="http://www.cvhc.org">www.cvhc.org</a>

City RSVP List

COMMUNITY [Click here to return to Agenda](#)

## WORKSHOP NOTICE

# CITY OF LA QUINTA HOUSING ELEMENT COMMUNITY WORKSHOP

Wednesday, January 13, 2021 | 5 PM

A community workshop for the City's Housing Element Update (2021-2029 planning period) will be held Wednesday, January 13, 2021, at 5:00 p.m. via Zoom. At this workshop, the City will discuss background information regarding its upcoming Housing Element Update including new State Housing Element law, the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the City and take public comments on the Update from those attending. All members of the public are encouraged to attend.

The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of housing, which would apply throughout the City. It meets the requirements of the California Department of Housing and Community Development, and State law.

To participate in the workshop via Zoom, please RSVP by email to [clflores@laquintaca.gov](mailto:clflores@laquintaca.gov), by 10:00 a.m. on the day of the meeting (requests received after 10:00 a.m. on meeting day may not be processed). Specific questions regarding the workshop or Housing Element may be directed to Cheri Flores, Planning Manager, at (760) 777-7067 or to [clflores@laquintaca.gov](mailto:clflores@laquintaca.gov).

The City of La Quinta promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation or other arbitrary factor.





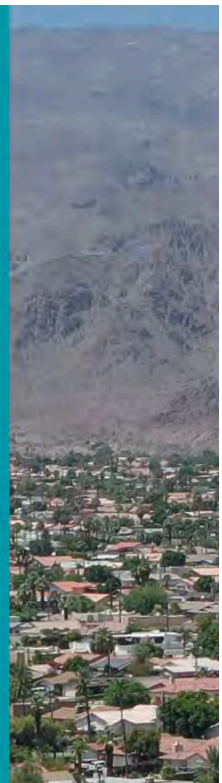
**Subject:** La Quinta Housing Element Update - Virtual Community Workshop Notice - Join us!  
**Date:** Wednesday, January 6, 2021 at 10:19:28 AM Pacific Standard Time  
**From:** Kimberly Cuza <kcuza@terranovalplanning.com>  
**BCC:** Andrew@greendev.co <Andrew@greendev.co>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, julie.bornstein@cvhc.org <julie.bornstein@cvhc.org>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, lvandeweghe@decro.org <lvandeweghe@decro.org>, smoreno@families-forward.org <smoreno@families-forward.org>, jon@hipsandiego.org <jon@hipsandiego.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, tmize@nationalcore.org <tmize@nationalcore.org>, mirving@uhcllc.net <mirving@uhcllc.net>, robertahp@sbcglobal.net <robertahp@sbcglobal.net>, howard@hghrealestatepartners.com <howard@hghrealestatepartners.com>, JSilver@chochousing.org <JSilver@chochousing.org>, CLiuzzo@chochousing.org <CLiuzzo@chochousing.org>, YLyashenko@chochousing.org <YLyashenko@chochousing.org>, MHachiya@chochousing.org <MHachiya@chochousing.org>, DarrenB@tpchousing.com <DarrenB@tpchousing.com>, jortiz@nphsinc.org <jortiz@nphsinc.org>, executivedirector@hfhcv.org <executivedirector@hfhcv.org>, info@hfhcv.org <info@hfhcv.org>, cdahlin@cvag.org <cdahlin@cvag.org>, info@lifttorise.org <info@lifttorise.org>, Nicole Criste <ncriste@terranovalplanning.com>, clflores@laquintaca.gov <clflores@laquintaca.gov>, VNicholas@chochousing.org <VNicholas@chochousing.org>

**Attachments:** image001.png

# COMMUNITY WORKSHOP NOTICE CITY OF LA QUINTA HOUSING ELEMENT COMMUNITY WORKSHOP

Wednesday, January 13, 2021 | 5 PM

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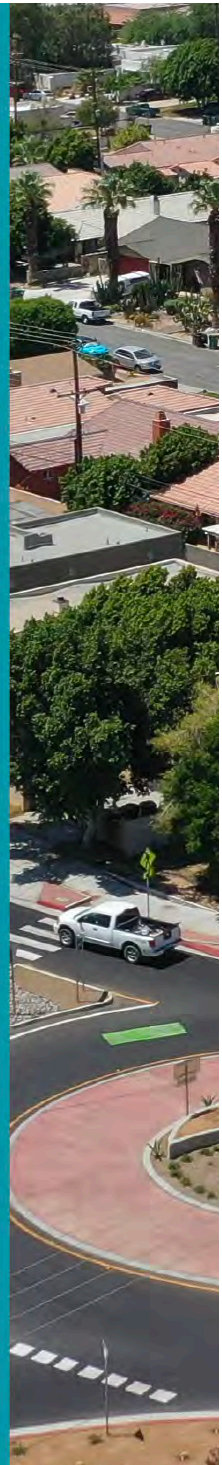
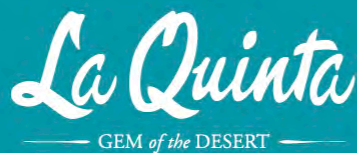


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# CITY OF LA QUINTA HOUSING ELEMENT COMMUNITY WORKSHOP

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Wednesday, January 13, 2021  
5 PM

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RSVP to participate via Zoom to [clflores@laquintaca.gov](mailto:clflores@laquintaca.gov) by 10 AM on day of meeting.

For specific questions regarding workshop or Housing Element, email [clflores@laquintaca.gov](mailto:clflores@laquintaca.gov) or call 760.777.7067



1/11/21

Housing Workshop  
Attendance Request List (RSVPs)

Public-

<p><u>Zoom mtg info sent 1/8/21</u></p> <p>Shaun Pittman <a href="mailto:pitt4014@charter.net">pitt4014@charter.net</a>          Laura Distarce <a href="mailto:lauradel3028@att.net">lauradel3028@att.net</a>          Marisol Rodarte <a href="mailto:mrodarte1985@gmail.com">mrodarte1985@gmail.com</a>          Linda Williams <a href="mailto:lwilliams10@dc.rr.com">lwilliams10@dc.rr.com</a>          Caryl Cummings, <a href="mailto:carylc1005@gmail.com">carylc1005@gmail.com</a>          Jelena Tamm,  <a href="mailto:jelena.tamm@californiavacationvillas.com">jelena.tamm@californiavacationvillas.com</a>          Howard Gordon,  <a href="mailto:howard@hghrealestatepartners.com">howard@hghrealestatepartners.com</a>          Gretchen Gutierrez, DVBA  <a href="mailto:gg@thedvba.org">gg@thedvba.org</a>          William L <a href="mailto:affordablehomestead@gmail.com">affordablehomestead@gmail.com</a>          Dick Storbo <a href="mailto:dstorbo@yahoo.com">dstorbo@yahoo.com</a>          Sherry Barkas, Desert Sun <a href="mailto:sbarkas@gannett.com">sbarkas@gannett.com</a></p>	<p><u>Zoom info sent 1/11/2020</u></p> <p>Dave Thornton, Executive Director HFHCV  <a href="mailto:executivedirector@hfhcv.org">executivedirector@hfhcv.org</a>          Maryann Ybarra CVHC (added by KC at TN)  <a href="mailto:Maryann.Ybarra@cvhc.org">Maryann.Ybarra@cvhc.org</a>  <a href="mailto:Sheila.McGrath@cvhc.org">Sheila.McGrath@cvhc.org</a>  <a href="mailto:Emilia.Mojica@cvhc.org">Emilia.Mojica@cvhc.org</a>  <a href="mailto:Anna.Tellez@cvhc.org">Anna.Tellez@cvhc.org</a>          Tony Mize, VP National Community Renaissance  <a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>          Mayor Evans – tentative          John Pena – confirmed rsvp          Rubyd Olvera, Lift to Rise  <a href="mailto:Rubyd@lifttorise.org">Rubyd@lifttorise.org</a></p>
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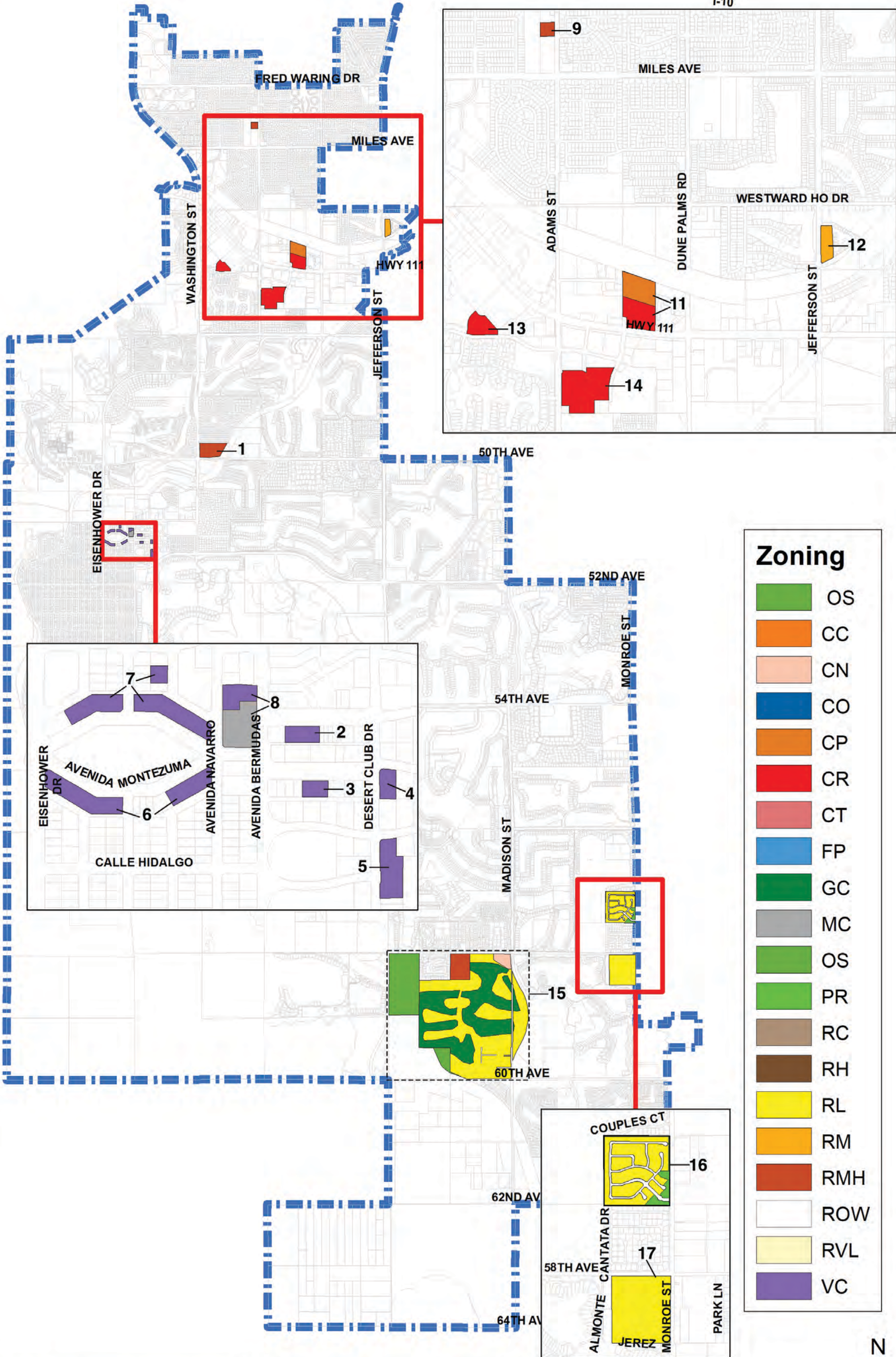
Council/Commissions

<p>Council:          Zoom info sent 1/8/21          Kathleen Fitzpatrick <a href="mailto:kfitzpatrick@laquintaca.gov">kfitzpatrick@laquintaca.gov</a>          (asked Teresa to send to interested Councilmembers)          Steve Sanchez (tentative acceptance)</p> <p>Housing Commissioners (ask Doug to send):  <u>Sent Zoom info 1/11/21</u>          1) Chair Veronica Gaeta-Mejia          2) Vice Chair Michelle McDonough          3) Olga Pacheco          4) Gia Casto          5) Gwendolyn Davis</p>	<p><u>Sent Zoom info 1/8/21</u>          Planning Commissioners:          Michael Proctor          Stephen Nieto-confirmed          Mary Caldwell          Philip Bettencourt          Loretta Currie-confirmed          Kevin McCune          Taylor Libolt Varner</p>
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1/11/21

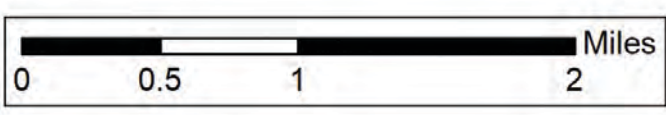
Staff-Sent Zoom invite 1/8/21-they may not all attend

Ihrke, Bill <a href="mailto:bihrke@rutan.com">bihrke@rutan.com</a>	AJ Ortega, Building
Teresa Thompson, CM	Monika Radeva, City Clerk
Karla Romero, Finance	Angela Ferreira, CM
Danny Castro, D&D	Jon McMillen, CM
Gil Villalpando, CM/Housing	Tommi Sanchez, Hub
Doug Kinley, CM/Housing	Armando Magallon, Hub
Carlos Flores, Planning	Jack Lima, Hub
Siji Fernando, Planning	
Tania Flores, D&D Assistant	



### Zoning

OS	OS
CC	CC
CN	CN
CO	CO
CP	CP
CR	CR
CT	CT
FP	FP
GC	GC
MC	MC
OS	OS
PR	PR
RC	RC
RH	RH
RL	RL
RM	RM
RMH	RMH
ROW	ROW
RVL	RVL
VC	VC



# Community Workshop January 13, 2021

## Housing Element Update



# Introductions

- Cheri Flores, Planning Manager, City of La Quinta
- Nicole Criste, Terra Nova Planning and Research, Housing Element consultant



# Background

- Housing Element is one of the required elements of the General Plan
- It is the only Element that must be updated on a State-mandated schedule
- It is intended to provide the City direction on achieving its anticipated housing demand for an 8-year period.

# Background

- Accomplishments:
  - Washington Street Apartments
    - Major Rehabilitation of 72 units
    - Construction of 68 new units, 24 of which are affordable to very low-income households, 44 for low-income households.
  - Coral Mountain Apartments
    - 176 units, 36 for very low-income households, 138 for low-income households, and 2 for moderate income households.

# Background

- About the City:
  - Population: 40,704
  - Median Age: 47.1
  - Median Income: \$79,889
  - Total Households: 15,505
    - 10,977 family households
    - 11,125 own their home
    - 4,380 rent

# Background

- About the City:
  - Median home value: \$386,200
  - Median rent: \$1,473
  - 3,880 households pay more than 30% of income for housing
    - 2,125 very low and low income owners
    - 1,360 very low and low income renters
    - 415 moderate income owners and 125 moderate income renters

# Background

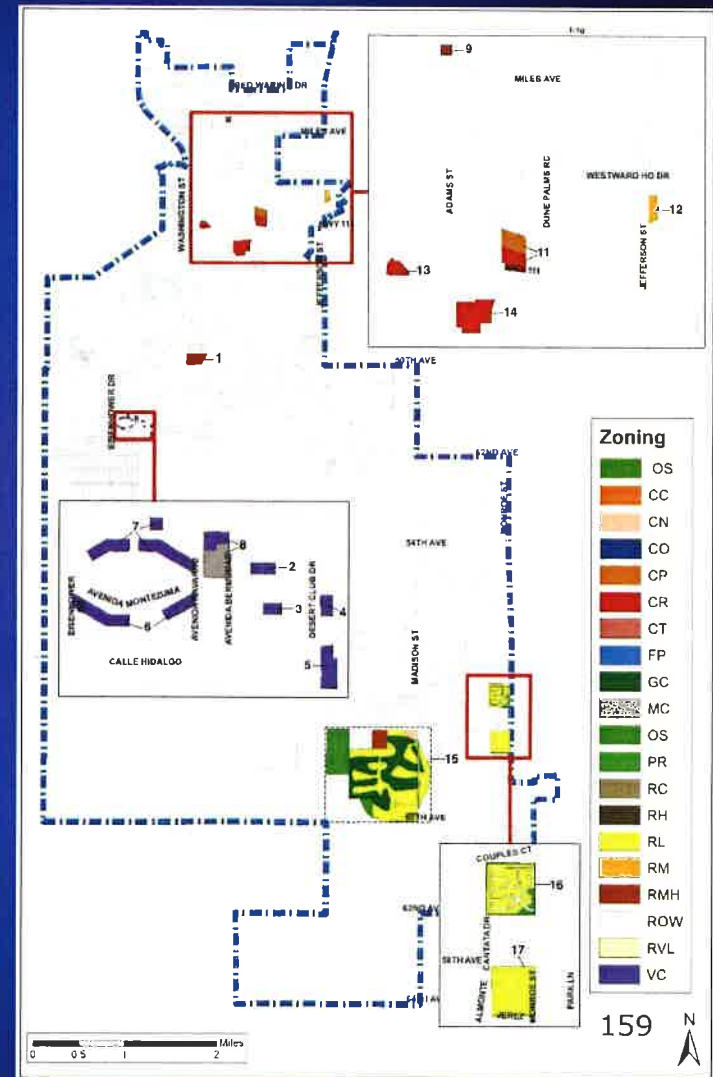
- About the City:
  - 4,722 residents are disabled
  - 1,543 households have 5 or more people
  - 625 families live below the poverty level

# Background

2022-2029 RHNA Allocation		
Household Income Levels	Income as a Percent of County Median	RHNA Allocation
Very Low	Less than 50%	419
Low	51%–80%	268
Moderate	81%–120%	296
Above-Moderate	Over 120%	543
Total		1,526

# Housing Sites

- Capacity for 1,109 very low, low and moderate income units, and over 1,900 above moderate income units
- Distributed throughout the City
- Includes City-owned and private property



# Next Steps

- Complete document for review by the Department of Housing & Community Development
- Planning Commission and City Council hearings late summer 2021



- Comments and suggestions welcome





CONTACT US

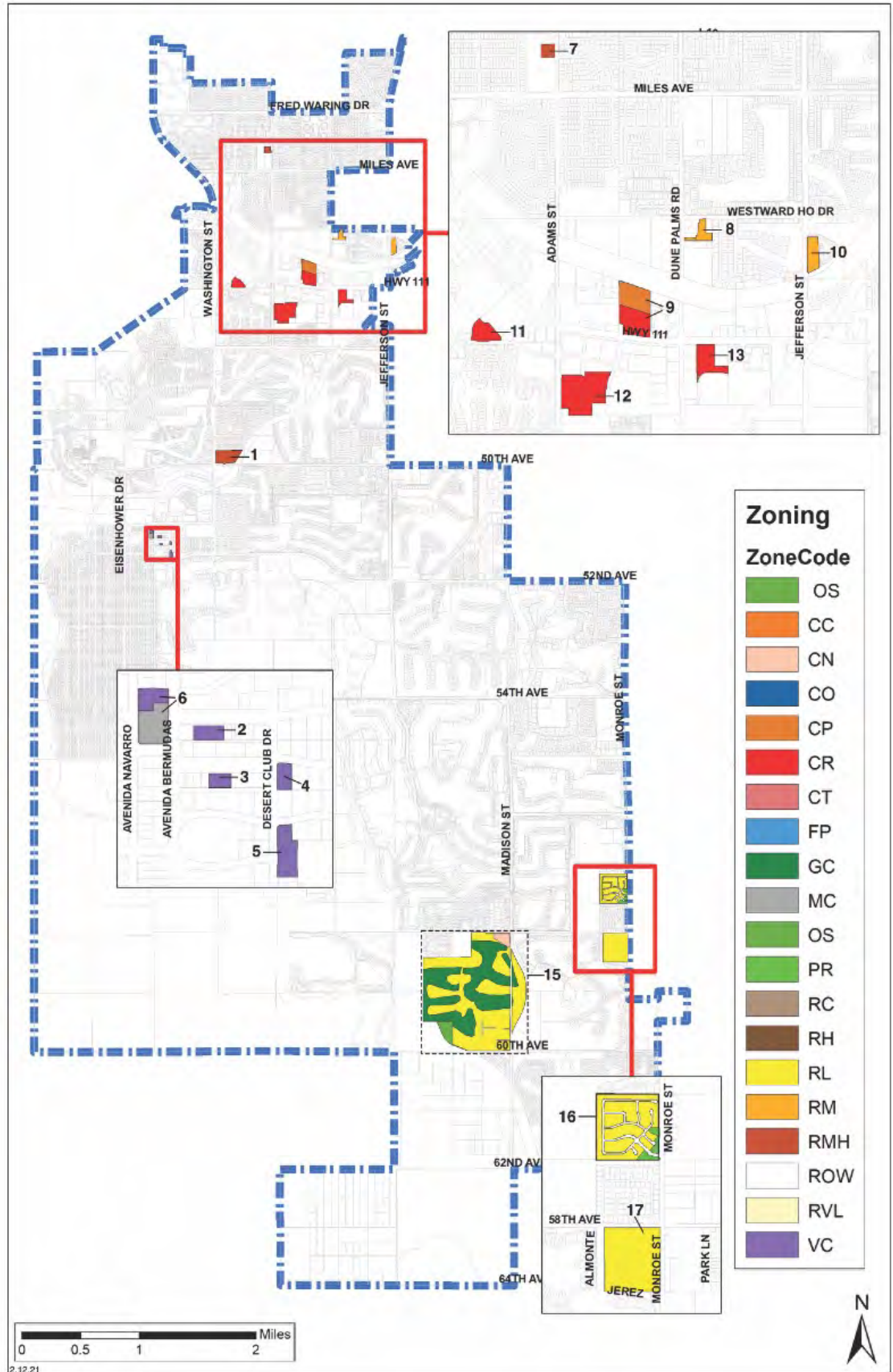
- Email comments to:  
Cheri Flores, Planning Manager  
[cflores@laquintaca.gov](mailto:cflores@laquintaca.gov)



# La Quinta

CALIFORNIA

Exhibit II-1



**Table II-51  
Vacant Land Inventory**

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
<b>Very Low, Low and Moderate Income Sites</b>						
1	646-070-016	13.84	MHDR	RMH (AHO)	20	280
2	770-122-015, 770-122-014, 770-122-013, 770-122-012, 770-122-011, 770-122-010, 770-122-009	0.48	VC	VC	14	8
3	770-152-005, 770-152-006, 770-152-007	0.34	VC	VC	14	6
4	770-155-001	0.4	VC	VC	14	6
5	770-156-007, 770-156-010, 770-181-009	0.98	VC	VC	14	14
6	773-078-005, 773-078-006, 773-078-007, 773-078-016, 773-078-017, 773-078-034	1.68	MC/VC	MC/VC	14	8
7	604-032-042	1.88	MHDR	RMH	12	22
8	600-030-010, 600-030-012, 600-030-024	2.72	MHDR	RMH	19	52
9	600-390-024	15.14	CG	CP/CR	18	273

**Table II-51  
Vacant Land Inventory**

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
10	600-080-001, 600-080-002, 600-080-003, 600-080-004, 600-080-005, 600-080-006, 600-080-007, 600-080-008, 600-080-009, 600-080-041	4.13	MHDR	RM	10	42
11	643-020-025	4.81	CG	CR	26	126
12*	600-340-050, 600-340-051	17.47	MHDR	RM	8	140
13	600-020-057	6.42	CG	CR	18	116
<b>Total Very Low, Low and Moderate Income Sites</b>						1,092
*Moderate income site						
Above Moderate Income Sites		Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
15	Various	386	MHDR/LDR/CG/OS-R	RMH/RL/GC/CN	3	600
16	Various	38.72	LDR/OS-R	RL/PR	3	94
17	Various	33.17	LDR	RL/PR	3	100
<b>Total Above Moderate Sites</b>						794
<b>Total All Sites</b>						<b>1,885</b>

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

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July 9, 2021

Danny Castro  
Design and Development Director  
City of La Quinta  
78495 Calle Tampico  
La Quinta, CA 92253

Dear Danny Castro:

**RE: Review of the City of La Quinta's 6<sup>th</sup> Cycle (2021 - 2029) Draft Housing Element**

Thank you for submitting the City of La Quinta (City) draft housing element received for review on May 10, 2021, along with revisions received on June 24, 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 June 18, 2021 with you, Cheri Flores, Planning Manager, and Nicole Criste, Contract Planner.

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.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: [http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375\\_final100413.pdf](http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf)

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

Danny Castro  
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(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 meets housing element requirements for these and other funding sources.

HCD appreciates the attention to detail and diligent efforts of Nicole Criste and the La Quinta planning team during our review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Tristan Lanza, of our staff, at [tristan.lanza@hcd.ca.gov](mailto:tristan.lanza@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West  
Land Use & Planning Unit Chief

Enclosure



## APPENDIX CITY OF LA QUINTA

The following changes are necessary to bring the City of La Quinta'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).)*

As part of the evaluation of programs in the past cycle (pages III- 65-76), the element must provide an explanation of the effectiveness of 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 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).)*

The element has some basic information on poverty levels at a local and regional level, limited analysis on race, makes mention of no concentrated poverty impacts and where fair housing complaints can be filed. However, the element generally does not address this requirement. The element, among other things, must include outreach, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. For more information, please contact HCD and visit <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

2. *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).)*

The City has a Regional Housing Need Allocation (RHNA) of 1530 housing units, of which 420 are for lower-income households. To address this need, the element relies on vacant sites, including sites in The Village commercial district. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: The element indicates (page 109) that 420 units affordable to very low-income households and 269 units affordable to low-income household have been built or are under construction or approved, but the element provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since January 30, 2021. However, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.

In addition, the element identifies several proposed projects on page 48 (Table II-23) in the pipeline which the City expects to be built within the planning period. If the City plans to credit these projects against its RHNA, the element should specify whether applications have been submitted for these sites, and what approvals remain necessary, expecting timelines for completion of the entitlement process, and describe the City's methodology for assigning these units to the various income groups based on actual or proposed sales price or rent level of the units.

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 (for all income-levels). For example, sites to be consolidated should be listed by individual parcel numbers. Additionally, the inventory (Table 11-51) should identify any City-owned land. Pursuant to Government Code section 65583.2, subdivision (b)(3), if a site included in the inventory is owned by the city or county, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

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. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. 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](mailto:sitesinventory@hcd.ca.gov)

Sites Identified in Prior Planning Periods: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, rezones sites to permit housing development by-right pursuant to statutory requirements. The element must

clarify if sites used to accommodate the housing need for lower-income households were previously identified in prior planning periods and include programs as appropriate. For additional information, see HCD's Housing Element Sites Inventory Guidebook at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

**Realistic Capacity:** The element must describe its methodology for estimating the number of units that can be accommodated on each site in the inventory. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in La Quinta, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

In addition, the element appears to assume residential development on sites zoned for nonresidential uses, but to support this assumption, the element must analyze the likelihood of residential in zoning where 100 percent nonresidential uses are allowed. The analysis should be based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning>.

**Zoning for Lower-Income Households:** The element appears to rely on densities allowing up to 24 units per acre to accommodate the housing need of lower-income households. Pursuant to Government Code section 65583.2, subdivision (c)(3)(A) and (B), the element must identify sites with zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 30 units per acre for La Quinta), this analysis is not required. Otherwise, the element must include an analysis based on, including, but not limited to, factors such as market demand, financial feasibility and development experience within identified zones demonstrating how the adopted densities can accommodate housing for lower-income households. For additional information and sample analysis, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning>.

**Large Sites:** Table II-51 includes three sites larger than 10 acres (Map Key 1, and 9). In order to demonstrate that these sites can accommodate the lower-income need, the element must demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing (Gov. Code, § 65583.2, subd. (c)(2)(A)). For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#analysis>.

Small Sites: The element identifies at least three sites (Map Key 2, 3 and 4) in Table 11-51 at less than a half-acre. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing (Gov. Code, § 65583.2, subd. (c)(2)(A).). As the element appears to rely on consolidated small sites to accommodate the RHNA for lower-income households, it should also provide analysis demonstrating the potential for consolidation. For example, the analysis could describe the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for lot consolidation, or information from the owners of each aggregated site.

Sites with Zoning for a Variety of Housing Types: The element must demonstrate zoning for a variety of housing types, as follows:

*Emergency Shelters*: The element states that emergency shelters are permitted by-right in all nonresidential districts except Village Commercial but would require an approval of a site development permit which would require approval by the director or planning commission. The element must analyze this process for consistency with the Government Code section 65583, subdivision (a)(4), where zoning must allow emergency shelters as a permitted use without a conditional use or other discretionary permit.

*Accessory Dwelling Units (ADU)*: The element indicates the City modified its zoning code to ease barriers to the development of ADU's. However, after a cursory review of the City's ordinance, the department discovered several areas which were not consistent with State ADU law. This includes, but is not limited to, excessive development standards, requiring existing dwellings to correct nonconforming zoning conditions prior to approval of an ADU, maximum and minimum size restrictions, allowing additional conditions to be imposed by the city manager, among others. HCD will provide a complete listing of ADU non-compliance issues under a separate cover. As a result, the element should add a program to update the City's ADU ordinance in order to comply with State Law. For more information, please consult HCD's ADU Guidebook, published in December 2020, which provides detailed information on new state requirements surrounding ADU development.

- 3. 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. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality*

*from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Land-Use Controls: The element must identify and analyze all impacts of relevant land use controls for potential constraints. The analysis must evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and ability to develop multifamily housing in the nonresidential zones. In particular, the element should specifically address parking requirements for multifamily units, minimum lot size requirements, and setback requirements and add or modify programs as appropriate.

Fees and Exaction: The element must describe all required fees for single family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on housing supply and affordability. For example, the analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. For additional information and a sample analysis and tables, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/fees-and-exactions.shtml>.

Permit Processing: The element provides a general overview of the City's processing and permit procedures and states that that all multifamily requires a conditional use permit for multifamily projects in all nonresidential districts. The element must describe and analyze this permitting requirement including approval procedures and decision-making criteria for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. It could also provide examples of recent timeframes for recent projects that have been approved by the City. As the element identifies most of the sites to accommodate the Regional Housing Need for lower-income in the Village Commercial and Regional Commercial zones, the analysis is particularly important to demonstrate that residential development is feasible on these sites, that this process is not a constraint, and the element should include a program to address this permitting requirement, as determined by the analysis.

The element also describes an Affordable Housing Overlay which allows affordable housing at higher densities within commercial zones. The element should clarify how the affordable housing overlay impacts allowable densities, any requirements for accessing the overlay, and if the overlay is applied to any of the sites identified to accommodate the City's low-income housing need.

**Design Review:** The element must describe and analyze the architectural review requirements and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

4. *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. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

**Nongovernmental Constraints:** The element contains information on nongovernmental constraints such as land and construction costs; the availability of financing; economic constraints; and requests to develop at densities below the density identified in the sites inventory (pg. 107). However, the element must also include analysis regarding local efforts to address nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

5. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

The housing element identifies both the Seasons at Miraflores Senior Apartments and the Seasons La Quinta Senior Apartments as at-risk units (Table II-52) within the next 10 years. However, these units may not be at risk within the planning period. The City should contact these housing developments to verify the status of their contract expiration. Should units be identified at-risk within a 10 year period, the analysis of "at-risk" units must also include an estimated total cost for producing, replacing and preserving the units at-risk, an identification of public and private nonprofit corporations known to the City to have the legal and managerial capacity to acquire and manage at-risk units, and an identification and consideration of use of federal, state and local financing and subsidy programs.

For additional information and sample analysis, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/assisted-housing-developments.shtml> and for more information on identifying

units at-risk, see the California Housing Partnership at <http://www.chpc.net>.

### C. Housing Programs

1. *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 through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, all programs should be evaluated and revised as appropriate to include: (1) a description of the City's specific role in implementation including meaningful actions the City will take to achieve the identified goals, policies, and program objectives; (2) definitive implementation timelines (e.g., December 31, 2021); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. In addition, the following programs required additional revisions.

Policy H-3.1: The element should be revised to provide specific actions to remove the unnecessary regulatory constraints to enable the construction or rehabilitation of housing that meets the needs of La Quinta residents, including lower income and special needs residents.

Policy 5.2: The element should be revised to provide specific actions to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy 5.3: The element should be revised to provide specific actions to further and encourage and support the Coachella Valley's senior and homeless populations.

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 a program(s) with specific actions and timelines to assist in the development of housing for extremely low-income households and households and individuals with special needs (e.g., farmworkers, persons experiencing homelessness, persons with disabilities, including developmental). The program(s) could commit to adopting priority processing, granting fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to lower and moderate-income households; assisting, supporting or

pursuing funding applications; and working with housing developers coordinate and implement a strategy for developing housing affordable to lower and moderate-income households.

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 B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental 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. *The housing element shall include programs to conserve and improve the condition of the existing affordable housing stock. (Gov. Code, § 65583, subd. (c)(4).)*

All rehabilitation programs under Policy 4.4 need to quantify the number of households expected to be served through the implementation of these programs. In addition, the element states that the City will be conducting a new windshield survey in the fiscal year 2021/2022 (page 45). The element should contain a program to complete this windshield survey and update program objectives depending on the results of that survey.

5. *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).)*

As noted in Finding B1, the element must include a complete analysis of affirmatively furthering fair housing. Based on the outcome of that analysis, the element must add or modify programs. Additionally, programs and actions need to be significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing.

6. *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 identifies 205 units affordable to lower-income and senior households that may be at-risk of converting to market rate during the planning period. Depending on the results of the analysis, Program H 4.4.e may need to be updated to include specific and proactive actions to preserve the at-risk units. For example, the program could commit to supporting applications by nonprofits for funding to purchase at-risk units, strengthen relationships with the listed nonprofits and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period, and consider pursuing funding on at least an annual basis. The program could also commit the City to contacting non-profits to develop a preservation strategy within one year of adoption of the housing element and be ready to quickly act when notice of conversion is received.

7. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. (Gov. Code, § 65583, subd. (c)(7).)*

The element is required to include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. While the element includes Program H 2.1 to monitor the affordability of ADU, it does not identify strategies to target moderate- and lower-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department.

#### **D. Public Participation**

*Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort. (Gov. Code, § 65583, subd. (c)(9).)*

While the element describes a public workshop, some Planning Commission and City Council updates, and direct notices to housing providers, the element should include additional efforts to include a broad spectrum of individuals and representative organizations and consider language access barrier. In addition, HCD understands the City only recently made the element available to the public. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments,

including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

**E. Quantified Objectives**

*Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)*

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes objectives for units constructed and conserved, it must also include objectives for rehabilitation activities over the planning period. For example, the element could provide estimates on the number of households expected to be served through the implementation of programs under Policy H 4.4.

**F. General Plan**

For your information, some general plan element updates are triggered by housing element adoption. For example, a jurisdiction must address environmental justice in its General Plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).) In addition, the safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management and be revised upon each housing element revision. (Gov. Code, § 65302, subd. (g).) Also, the land-use element must identify and analyze disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long-established legacy communities) on, or before, the housing element's adoption due date. (Gov. Code, § 65302.10, subd. (b).) HCD reminds the City of La Quinta 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](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and  
[http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).