

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.

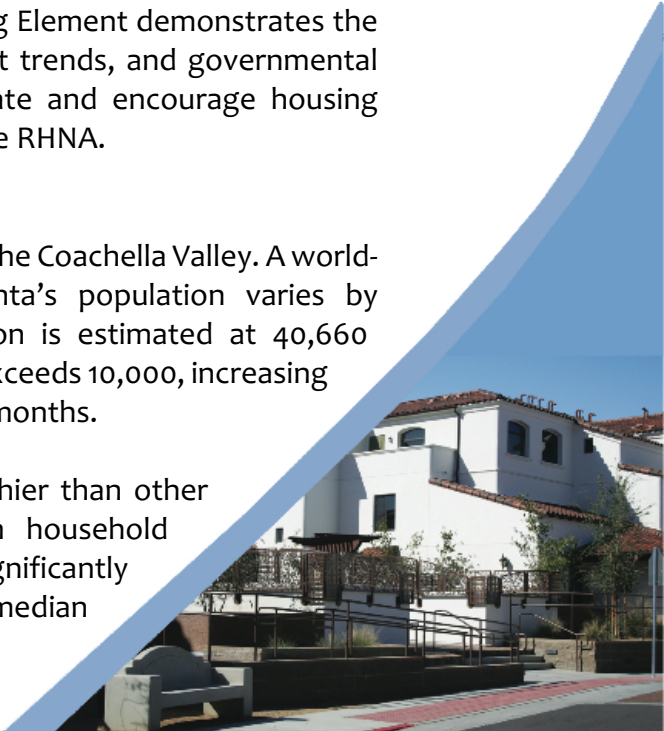
The 2022 Regional Housing Needs Assessment (RHNA) proposes that La Quinta provide the regulatory framework to facilitate the development of new housing units potentially affordable to a range of income levels. The City’s RHNA is 1,530 units for the 2022–2029 planning period. The RHNA includes housing 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	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction						
New Units	210	210	269	297	544	1,530
Rehabilitation/Conservation						
Residential Rehabilitation	10	15	30	35		90
Conservation						

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.

As described in the evaluation of Policies and Programs below, the City continued to assist households with special needs, including seniors, disabled residents and persons experiencing homelessness (see evaluation of Policies 5.3, 5.4 and 5.5; and Programs 4.4.b, 5.5.a, and 5.5.b below). These programs resulted in benefits to these special needs populations, including the furtherance of programs by housing homeless residents at the Coral Mountain apartments; through CVAG's regional housing efforts for Coachella Valley homeless persons; and by the major rehabilitation and new units provided for seniors and disabled seniors at the Washington Street apartments. The policies and programs were very effective in assisting special needs populations.

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-50).

- 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 for disabled seniors and veterans; 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 Burretec 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. The Housing Element draft was also posted on the City's website.

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.

- ❖ January 12, 2021 to present the process of the Update, discuss the City's RHNA allocation and seek input from the Commission. The Commission had no questions or comments.
- ❖ Joint Planning Commission and City Council Study Session on August 3, 2021, to inform the members on the comments received by HCD, and discuss the distribution of sites. The members had several questions and comments on the need for housing, including creative housing solutions like tiny homes; the City's ongoing efforts to provide it, and the challenges associated with funding projects.

The comments and questions led to amendments and additions to policies and programs which are included in this Element. The amendments included changes to programs to develop incentives, including fee reductions and development standard concessions for affordable housing projects, and working closely with the development community to secure funding from all available sources.

The participants' concerns were considered in the preparation of the goals, policies and programs, including additions and changes that further commit the City to partnering with affordable housing developers in the development of projects in the future; the City's recent actions to limit short term vacation rentals; and including inventory sites of varying sizes and locations close to services, transit, schools and job centers.

The Element was posted on the City's website, and a public comment period provided from September 10 to 24, 2021. The public comment period was advertised through Facebook and Instagram posts, and a Nextdoor announcement from the City, and an email blast to all those invited to the community workshops (see Appendix A). City received no comments during the comment period.

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.

The Housing Element was posted on the City’s website for 30 days prior to City Council hearing. The posting was advertised on the City’s website, on its Facebook page, and individual emails sent to all of the housing advocates, developers and residents who participated in the City’s workshops (see Appendix A).

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
Total	255,790	346,518	35.5	90,728	382,296	10.3	35,778

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

**Table II-4
Age Distribution**

Age Group	2010		2018	
	#	%	#	%
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
Total	37,467	100	40,704	100
Hispanic or Latino (of any race)	11,339	30.3	13,872	34.1

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.¹ 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

¹ 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 24.

2017.² 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 2019.³ 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, relative to peak employment, and had recovered only about 5%.⁴ 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.

² Ibid, Figures 25 and 26.

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

⁴ 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 28.

**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
Total civilian employed 16 years and over	17,180	100.0

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

**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
Total civilian employed population 16 years and over	17,180	100.0

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 ¹	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.

¹ 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%
Total	15,505	100.0%
Median Income	\$79,889	

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 ¹	Units	% of Total ¹	#	%
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 ¹	231	1.0	231	1.0	0	0
Total Dwelling Units	23,585	100.0	24,764	100.0	1,179	5.0

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

¹ differences due to rounding

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

Building Permit Type	No. of Permits ¹	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%
Total Permits:	944	100.0%

Source: La Quinta Building Division

¹ 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
2010	14,820	-	-
2018	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
Total Households	15,505	100
Average Household Size	2.62	

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
Occupied Units		
Owner-occupied	11,125	44.2
Renter-Occupied	4,380	17.4
Subtotal	15,505	61.7
Vacant Units		
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
Vacancy Rate:		
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**

Year Built	Total	Percentage
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
Total Stock	25,143	100.0

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

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.

The Code Compliance staff is proactive in its work to track property maintenance. As described above, the primary area where maintenance issues occur is in the Cove. 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.

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 ¹
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
Total	22,082	100	25,143	100.0	---

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

¹ 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
Owner Occupied	11,125	100
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
Renter Occupied	4,380	100
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
Total	15,505	100
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%
La Quinta	\$348,400	\$386,200	10.8%
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%
Total	11,125	100
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 2019.⁵ Although housing starts do not compare to pre-Recession levels, the market has recovered slowly.

⁵ 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
Total Units:		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.⁶ 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,⁷ including HUD apartments, Section 8 apartments, public housing apartments, non-profit senior and family low-income apartments, and Low-income tax credit apartments (LIHTC).⁸ 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

⁶ Rent.com, accessed June 1, 2020.

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

⁸ 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 ¹	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
Subtotal: All lower-income households	2,790		2,090	
Subtotal: All lower-income HH overpaying	2,125	76.2	1,360	65.1
Subtotal: All lower-income HH severely overpaying	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
Total Households	10,625		4,610	
Total Households Overpaying	3,880	36.5	1,720	37.3
Total Households Severely Overpaying	1,815	17.1	820	17.8

¹ 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 ¹	Annual Income Limit	Maximum Affordable Monthly Rent Payment ²	Maximum Affordable Monthly Mortgage Payment ³	Maximum Affordable Home Purchase Price ⁴
Single-Person Household				
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		
Two-Person Household				
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		
Four-Person Household				
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		

¹ AMI = area median income.

² Based on 30 percent of monthly income.

³ 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.

⁴ 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
Total	11,125	100.0	4,380	100.0	15,505	100.0

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	% ¹	Households	%
Non-Senior Households				
Under 65 years	6,251	56.2	3,371	77.0
Senior Households				
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

¹ 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 \$1,503.⁹ Therefore, a single senior paying 30% of their monthly Social Security income on housing costs would pay \$451 toward housing costs. However, La Quinta

⁹ 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**

Age Group	No. of Residents with Income in Past 12 Months Below Poverty Level
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; Seasons at Miraflores, a project completed in 2003 that supplies 118 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**

Organization	Services Provided
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%).

Group homes are listed as residential care facilities in the Zoning Ordinance, and are permitted by right in all residential zones. There are no use-specific standards for group homes, and they would require only a building permit for construction if occurring in a single family home environment, and with approval of a Site Development Permit if proposed as an apartment or similar multi-family project in the higher density zones. This same requirement also applies to apartment or multi-family project for any type of housing.

**Table II-31
City of La Quinta
Number of Disabilities, by Disability Type¹**

Disability by Age and Type	Number of Disabilities	Percent of Total Disabilities¹
Under age 18	242	2.8
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	*	*
Ages 18-64	3,188	37.4
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
Ages 65+	5,088	59.7
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
Total Disabilities	8,518	100.0
Total Civilian Non-Institutionalized Population with a Disability	4,722	

¹ 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	% ¹
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
Total Households with 5+ Persons	805	7.2	738	16.8
Total Households	11,125	100	4,380	100

¹ 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**

	Owners	Renters	Total
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.¹⁰ 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.

¹⁰ 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
Race		
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%
Ethnicity		
Hispanic	2	66%
Non-Hispanic	1	33%
Ethnicity Unknown	0	0%
Gender		
Male	3	100%
Female	0	0%
Transgender	0	0%
Gender Non-Conforming	0	0%
Unknown Gender	0	0%
Age		
Adults (>24 yrs)	3	100%
Youth (18-24)	0	0%
Children (< 18)	0	0%
Unknown Age	0	0%
Living Situation		
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%
TOTAL UNSHELTERED INDIVIDUALS = 3		

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	Number¹	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%

¹ 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.¹¹ Lower occupancy may be partially because some beds are reserved for domestic violence victims and youth rather than the general population.

¹¹ “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.¹² 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).¹³ 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 by right in all nonresidential districts except Village Commercial. The non-residential zones, including Neighborhood Commercial, Community Commercial and Regional Commercial, are all located on major arterial roadways, and close to transit stops. This allows for easy access to services and transport. Emergency shelters proposed in an existing building would require no permitting other than building permits for tenant improvements (if any). If an emergency shelter were to be proposed as a new building, it would be subject to approval of a Site Development Permit, which would be approved by either the Director or the Planning Commission (Director approval is allowed for buildings under 10,000 square feet on pads within existing commercial centers). The Site Development Permit consists of a review of site plan and building design to assure compliance with the City's development standards. A Site Development Permit, therefore, does not affect the use proposed, and emergency shelters are permitted by right. The findings for a Site Development Permit require consistency with the General Plan and Zoning Ordinance; conformance with CEQA; and compatibility of site design, landscaping and architecture to surrounding buildings. The Site Development Permit addresses only zoning standards, and does not address land use. Therefore, the use of the building is not considered, and the permit is based on an analysis of setbacks, building heights and

¹² "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.

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

parking spaces. There are no parking requirements for emergency shelters. Program H-5.4.b. has been added to assure that emergency shelters are added to the parking table, and that parking only be required for employees. There are over 380 acres of vacant commercial land in the City (Land Use Element, Table II-3). 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.

**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 ¹	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.

¹ 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 that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

The City has completed the following:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify fair housing issues, and an assessment of the contributing factors to the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the lens of Affirmatively Furthering Fair Housing.

To comply with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in the Public Participation section of this Housing Element, the City focused its outreach efforts on community and stakeholder workshops, study sessions, information disseminated through the City’s website, electronic mail notifications, and public hearings.

The community and stakeholder workshops consisted of a Planning Commission presentation (December 8, 2020), a City Council update (December 15, 2020), a Housing Commission presentation (January 12, 2021) a Joint Planning Commission and City Council Study Session presentation (August 3, 2021) and a public workshop (January 13, 2021) attended by more than 15 community members. The City received a variety of comments at these workshops, including:

- ❖ Concerns about how to address overpayment by both owners and renters.
- ❖ Concerns regarding whether short term vacation rentals are impacting the availability of housing for permanent residents.
- ❖ Assuring that land inventory sites are provided for all types of housing.

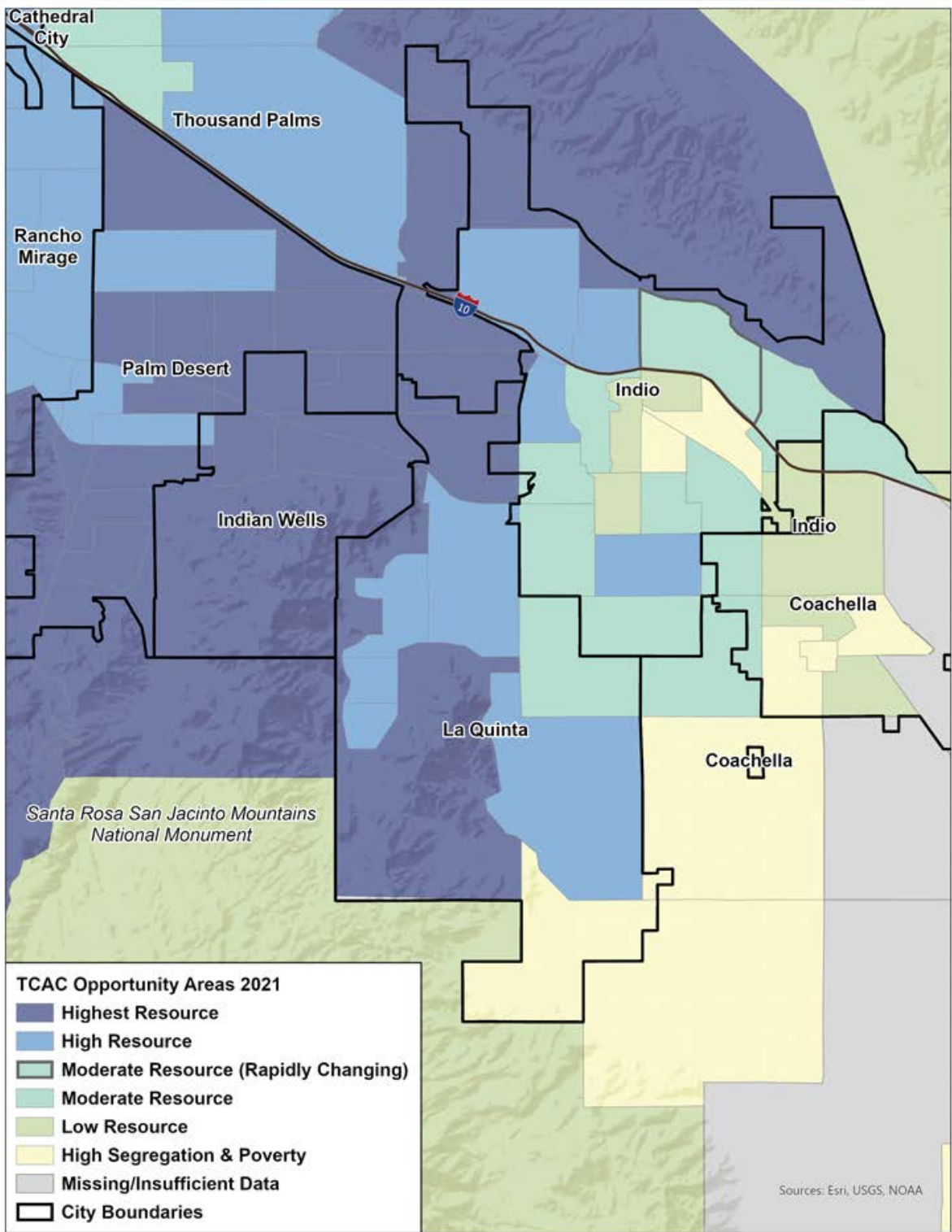
- ❖ The difficulty of financing new projects, which now require two or three times as many funding sources as in the past.
- ❖ Assuring that development standards, fees and processing times reflect the needs of affordable housing projects.

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, social media, and in email blasts to the City’s extensive resident email list. Once 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.

Assessment of Fair Housing

California Government Code Section 65583 (10)(A)(ii) requires the City of La Quinta to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. The 2021 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Areas rate resource levels based on access to effective educational opportunities for both children and adults, concentration of poverty, environmental pollution, and employment levels and proximity to jobs, among others. High and highest resource areas are those with high index scores for a variety of educational, environmental, and economic indicators. Moderate resource areas have access to many of the same resources as high and highest resource areas but may have fewer educational opportunities, lower median home values, longer commutes to places of employment, or other factors that lower their indices for educational, environmental, and economic indicators.

As shown in Exhibit II-14 TCAC Opportunity Areas, the majority of the urban area in the City is considered “High Resource”. Portions along the northern and western boundaries are considered “Highest Resource”, and one area on the eastern boundary adjacent to the City of Indio and unincorporated Riverside County is considered “Moderate Resource”. The southern end of the City is considered “High Segregation & Poverty”. Areas of high segregation and poverty are those that have an overrepresentation of people of color compared to the County, and at least 30% of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021). Within the City and surrounding jurisdictions, TCAC and HCD designated portions of the City of Indio as “Low Resource,” which have the most limited access to all resources.



Source: Housing and Community Development, 2021



City of La Quinta General Plan
 TCAC Opportunity Areas
 La Quinta, California



Exhibit
 II-14

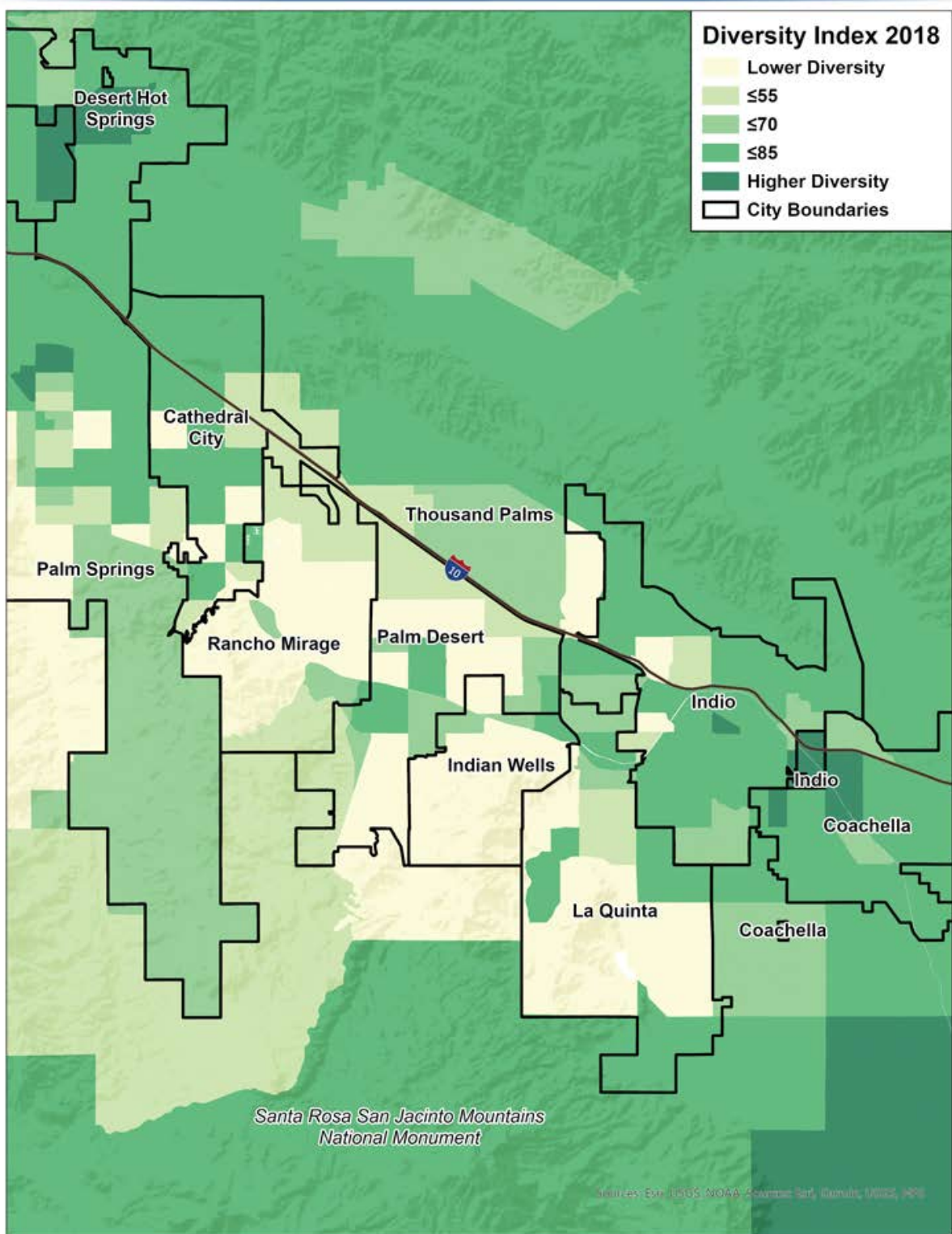
Integration and Segregation Patterns

To assess patterns of segregation and integration, the City analyzed four characteristics: race and ethnicity, income, disability, and familial status.

Race and Ethnicity

The diversity index was used to compare the racial and ethnic diversity within the City and surrounding communities. Diversity Index ratings range from 0 to 100, where higher numbers indicate higher diversity among the measured groups. As shown in Exhibit II-15 Diversity Index, the City exhibits a range of diversity ratings. The Cove and Village area, the southern end of the City, the area just north of Highway 111, and an area on the eastern boundary adjacent to the City of Indio and unincorporated Riverside County have relatively high diversity (70-85). Portions of the northwestern and southeastern City have lower diversity (below 40). The remaining areas are rated mid-range (40-70) on TCAC's diversity index. The surrounding areas have comparable diversity ratings as La Quinta, though areas of higher diversity are found in City of Indio to the east. According to the 2015–2019 American Community Survey, over half (57.3%) of La Quinta residents identify as White, non-Hispanic, whereas over half (64.2%) of the Indio residents to the east identify as Hispanic. The City of La Quinta can be viewed as a demographic transition point from the west to east Coachella Valley, with the proportion of White, non-Hispanic population between those in Indio (34.7%) to the east and Bermuda Dunes (58.5%) to the north, Palm Desert (66%) and Indian Wells (88.1%) to the west.

The southern end of the City falls in part of a larger area designated a TCAC Area of High Segregation and Poverty in 2020 and 2021, and is also in Tract 456.05, which is designated a racially or ethnically concentrated area of poverty (R/ECAP) by HUD (2009-2013) (Exhibit II-17). However, these designations are most likely not true for this part of the City due to data granularity reasons, as analyzed in detail below. This area, as part of Census Tract 456.05, is in a Hispanic Majority Tract with a predominant gap >50% between Hispanic and other race/ethnicity groups (Exhibit II-16). More urban areas in the City fall in White Majority Tracts (predominant gap >50%). Similarly, much of the lower diversity areas in the Cities of Indian Wells and Palm Desert are also in White Majority Tracts.



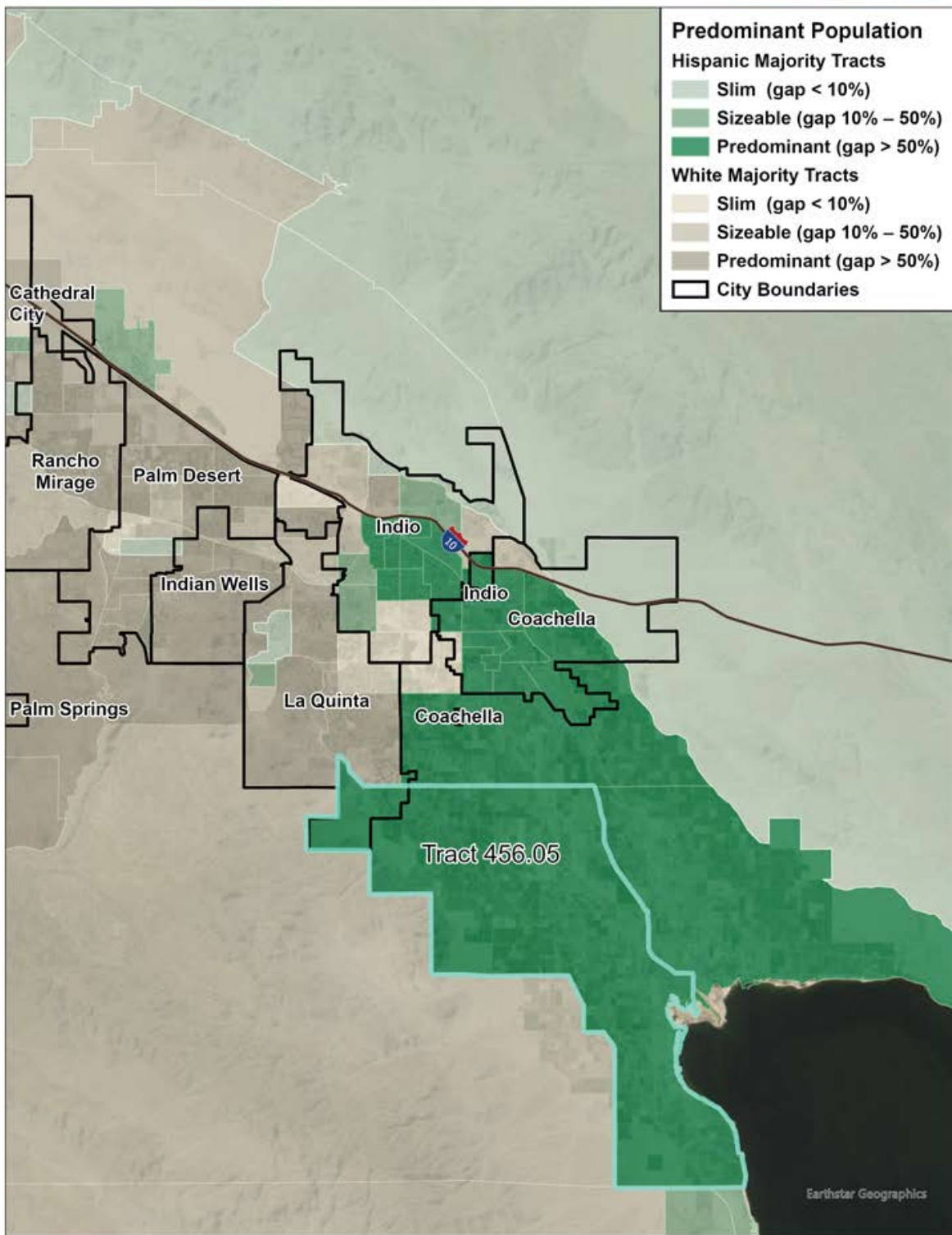
Source: Housing and Community Development, 2021



City of La Quinta General Plan
 Diversity Index
 La Quinta, California



Exhibit
 II-15



Source: Housing and Community Development, 2021



City of La Quinta General Plan
 White/Hispanic Majority Tracts
 La Quinta, California



Exhibit
 II-16

08.17.21

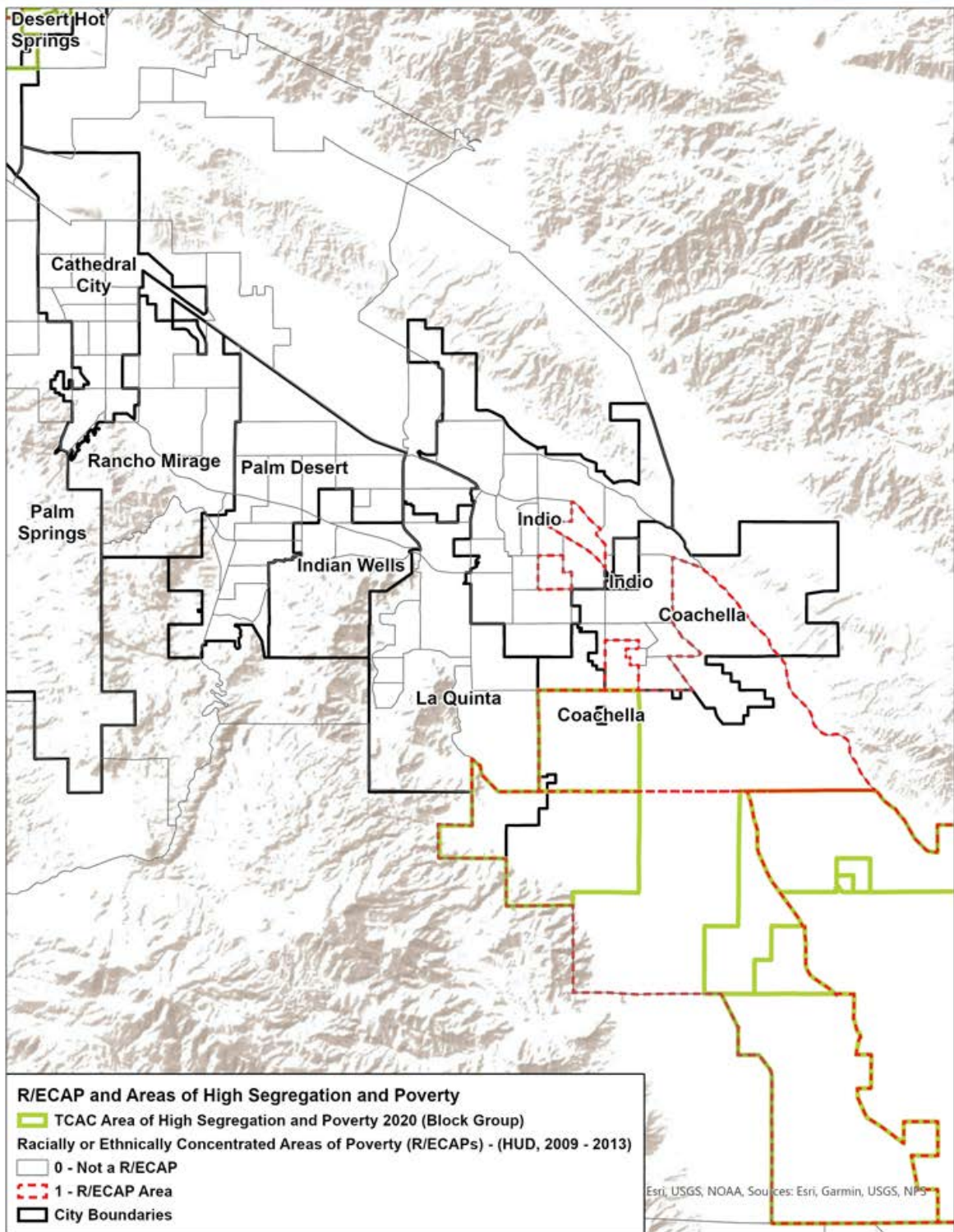
A close examination of the HCD AFFH maps and the R/ECAP area in La Quinta reveals that the designation is least likely due to demographics within the area, but rather its location in Census Tract 456.05, which spans a large area of unincorporated Riverside County in the east Coachella Valley. As shown in Exhibits II-16 and II-17, from a data granularity perspective, the R/ECAP and Hispanic Majority Tract designations cover the entire Tract 456.05 and do not tell any difference within the tract. Similarly, the Area of High Segregation and Poverty (2020 and 2021) designations are specific to Block Group 4 under Tract 456.05 which covers more unincorporated Riverside County area than La Quinta City area (see Exhibit II-20b). The area in La Quinta under R/ECAP designation is roughly bounded by Avenue 60 on the north, and consists of vacant land, Coral Mountain Golf Club and Trilogy La Quinta, a retirement community. Based on local knowledge and property values at Coral Mountain and Trilogy, this area of the City is not an area with concentrated poverty. This area will be further analyzed in Income subsection below for any potential for segregation and concentration of poverty.

HCD has not published the adjusted Racially Concentrated Areas of Affluence (RCAA) methodology for California as of August 2021. While no data has been released on RCAA, the national metric may be referenced for general considerations here: RCAA is defined as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). As shown in Exhibit II-18, Census Tract 456.08 along the eastern City boundary (roughly between Avenue 54 and Avenue 60) has a median income greater than \$125,000. Census data reveals that this tract has 89.6% white population that is not Hispanic. The area may have the potential to be a RCAA. While another area to the north also has a median income greater than \$125,000, it is in a tract with fewer than 80% white, non-Hispanic population and may not qualify as a RCAA. While introducing various housing choices may alleviate the potential RCAA situation in these areas, they are mostly built out with retirement communities and offer very limited opportunities for education, employment, services/amenities, and transit. Therefore, the City has prioritized providing more affordable housing in areas that offer ample opportunities to meet the needs of lower-income households.

Income

The City also assessed the concentrations of households below the poverty line across the City to analyze access to adequate housing and jobs. As shown in Exhibits II-18 and II-19, the bulk of the City has a very low percentage of residents (less than 10%) who fall below the poverty

line (\$26,500 for a family of four in 2021), and the central and northern portions of the City as well as the southern Cove area have a low percentage (10%-20%) of residents below the poverty line. Note that the southern end of City, as part of Tract 456.05 that is designated as R/ECAP, shows a higher percentage (38.2%) of residents below the poverty line, but this percentage represents the entire tract rather than just the portion in La Quinta.



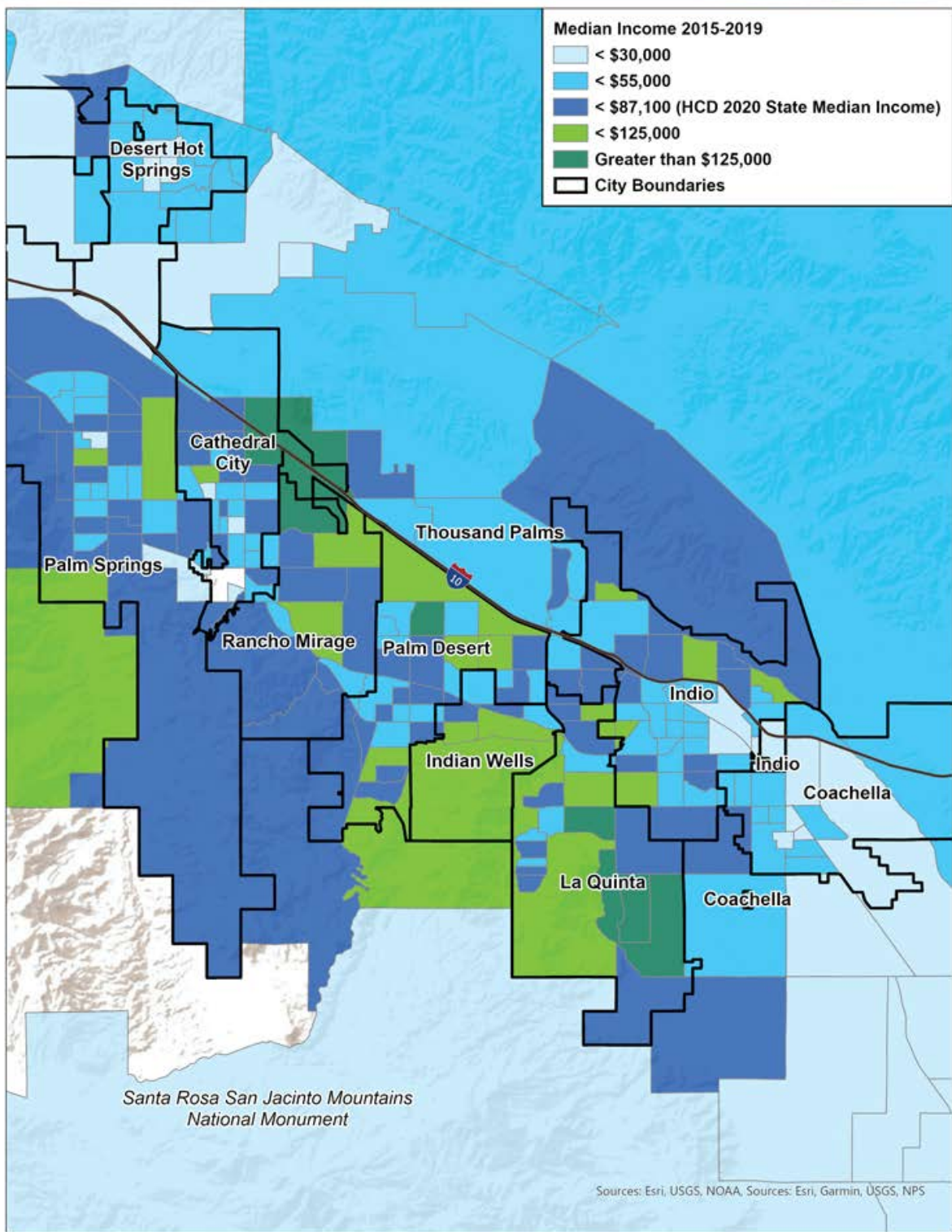
Source: Housing and Community Development, 2021



City of La Quinta General Plan
 R/ECAP and Areas of High Segregation and Poverty
 La Quinta, California



Exhibit
 II-17



Source: Housing and Community Development, 2021

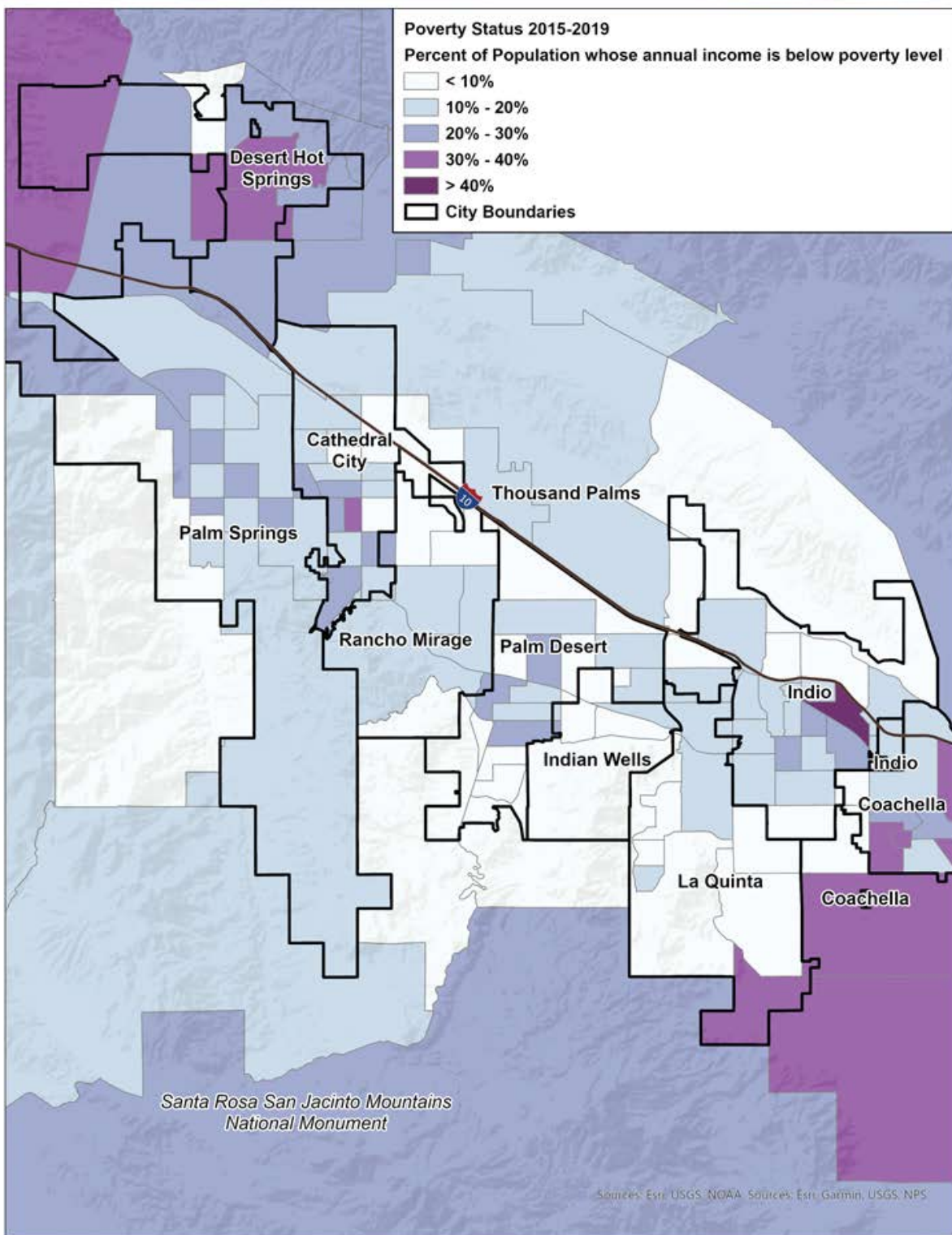


City of La Quinta General Plan
Median Income
La Quinta, California



Exhibit
II-18

08.17.21



Source: Housing and Community Development, 2021



City of La Quinta General Plan
Poverty Status
La Quinta, California



Exhibit
II-19

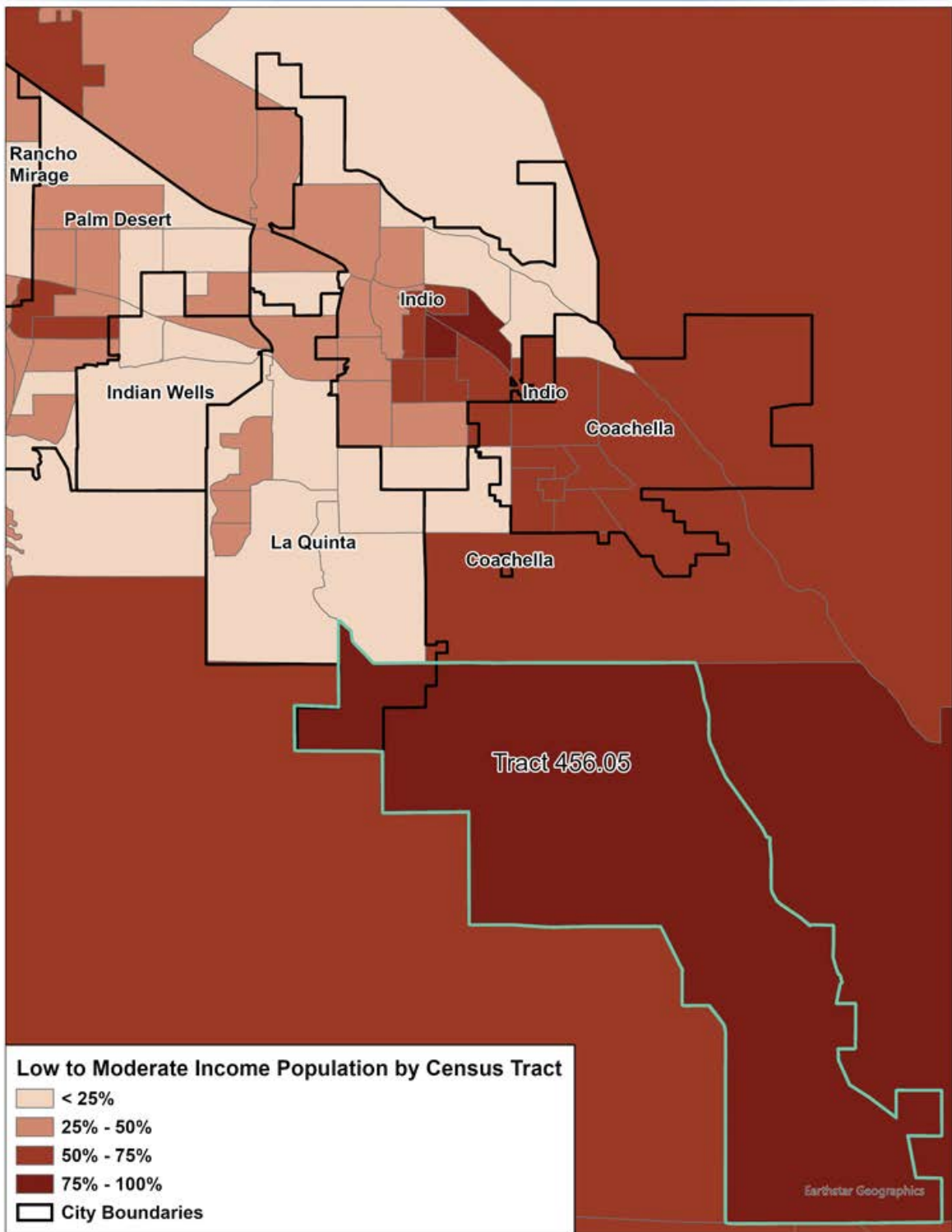
The poverty status trend saw some minor changes from 2014 to 2019. The percentage of residents who fall below the poverty line in the northern Cove and Village area and an area on the eastern City boundary (north of Avenue 54) have lowered over time from 10-20% to below 10%, while the percentage in the northern City increased from below 10% to 10-20%. The southern end of City as part of Tract 456.05, showed 42% of residents below the poverty line in 2014, though this percentage captures the entire tract and does not specifically indicate any change within the La Quinta area.

The HUD Low to Moderate Income Population maps at Tract and Block Group levels (Exhibit II-20a and b) illuminate how data granularity affects interpretation. The map in Exhibit II-20a at tract level is less detailed/refined, showing the percentage of low to moderate income population for entire census tracts; in contrast, the map in Exhibit II-20b has a finer resolution at block group level, showing the percentages for each block group, which is a smaller geographical unit than the census tract. Census Tract 456.05 consists of a portion of City of La Quinta which includes vacant land, a private golf club and a private retirement community, and rural agricultural communities in unincorporated Riverside County. The southern end of La Quinta is part of Block Group 4 of Census Tract 456.05. Block Group 4 shows 42% of low-moderate income (LMI) population, whereas Tract 456.05 shows 79% of LMI population. This gap in percentage of LMI population can be attributed to the demographical difference between the La Quinta portion and the remaining unincorporated County area. The larger unincorporated County area skews the percentage of LMI population to the higher side. This phenomenon also occurs in the Predominant Population map (Exhibit II-16), which shows the entire Census Tract 456.05, including the southern La Quinta area, as a Hispanic Majority Tract with a predominant gap >50% between Hispanic and other race/ethnicity groups. This contradicts local demographic knowledge of this area, as there is no evidence showing a significantly higher ratio of Hispanic population than surrounding areas in the City.

In summary, while currently available data are not specific to the southern end of the City of La Quinta and are inconclusive on the area's potential for segregation and concentration of poverty, based on local knowledge and judgment, the area in southern La Quinta is least likely to experience segregation based on race/ethnicity or low income, or qualify as an Area of High Segregation and Poverty or R/ECAP.

As shown in Table II-16 of this Housing Element, the City of La Quinta has a vacancy rate of 7.4% for rental units and 5.0% for ownership units.

Correcting for seasonal or recreational units, which are considered vacant by the Census but are not available or used for permanent occupancy, the overall vacancy rate is 6.5%. These vacancy rates are quite low and may indicate limited room for mobility and high demand for affordable units.



Source: Housing and Community Development, 2021

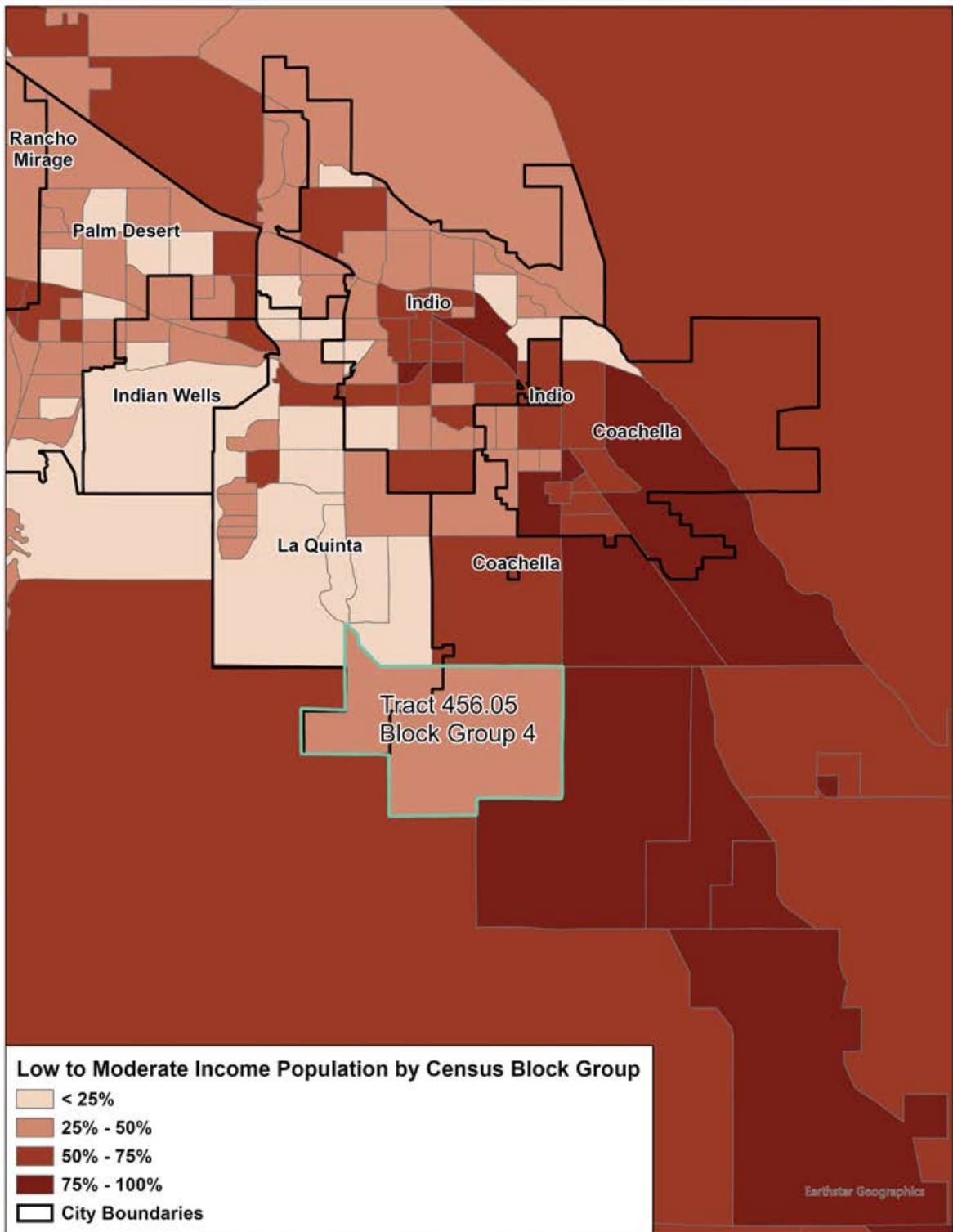
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City of La Quinta General Plan
 Low to Moderate Income Population by Census Tract
 La Quinta, California



Exhibit
 II-20a



Source: Housing and Community Development, 2021



City of La Quinta General Plan
 Low to Moderate Income Population by Census Tract
 La Quinta, California



Exhibit
 II-20b



Disability

According to the 2015-2019 ACS, the City of La Quinta has a low percentage of population with a disability, with the majority of areas in the City being 10%-20% and some areas being below 10%. Compared to the 2010-2014 ACS, the northern Cove and Village area now have a lower percentage (<10%) than in 2014 (10%-20%). Small portions on the northern City boundary show a higher percentage of population with a disability (10%-20%) compared to 2014 (<10%), though such data represent the entire Tract 452.14 which also covers part of Bermuda Dunes. Given the overall low percentages of population with a disability and limited space/time variation in the City of La Quinta, the population with a disability appears to be integrated in all communities such that they have equal access to all housing and economic opportunities. The City has a no-fee application process for reasonable accommodation, and assisted more than double the disabled residents between 2014 and 2020 (from 91 to 188 residents) in Housing Authority owned properties. The City's Municipal Code Section 9.60.320 establishes a procedure for reasonable accommodation application, review and appeal processes, during which the City shall provide assistance to ensure an accessible process. The City will continue to refer lower income households to Riverside County for home repair grants, which can provide up to \$6,000 for repairs including a handicapped ramp (Program H-4.4.c).

Familial Status

The 2015-2019 ACS reveals that the City of La Quinta has relatively few single-person households (<20% in most areas) and a higher percentage of couple households (>40% except in the mid-Cove area and a small area in the southeast corner). The percentage of children in married-couple households is at least 40% throughout the City except for a small area in the northeast corner. The mid-Cove area, the area south of Highway 111, and the southern end of City see slightly higher percentage of children in female-headed single-parent households (20%-40%). Note that data for the southern end of City may not be representative as it is based on the entire tract which may have different demographics than the City area. The household makeup of the City suggests there is likely demand for units with at least two bedrooms for family and non-family households.

Assessment and Actions

Given the factors discussed above, there is no evidence of segregation based on disability in the City, but there is potential for segregation based on income and opportunity to improve racial integration within La Quinta. As shown in Exhibits II-18 and II-19, the concentrations of lower income households are not limited to La Quinta. The City of Indio

to the east has an areas with over 40% population living below the poverty line, which is more concentrated than all surrounding areas. Areas with 30%-40% population living below the poverty line are seen in the cities of Cathedral City, Palm Springs and Desert Hot Springs to the west, and the City of Coachella to the east, as well as unincorporated Riverside County areas. With a median income higher than the state level in 2019 (\$77,839 in La Quinta; \$75,235 in California, 2015-2019 ACS), the City is not considered disadvantaged economically (median income is 80% or less than the statewide average), although certain areas in/around the Cove and Village area and south of the Highway 111 are below the threshold. Concentrations of households with similar incomes may indicate a uniform development pattern and need for more varied housing stock. If availability and distribution of affordable housing are improved, it will encourage a more economically diverse community.

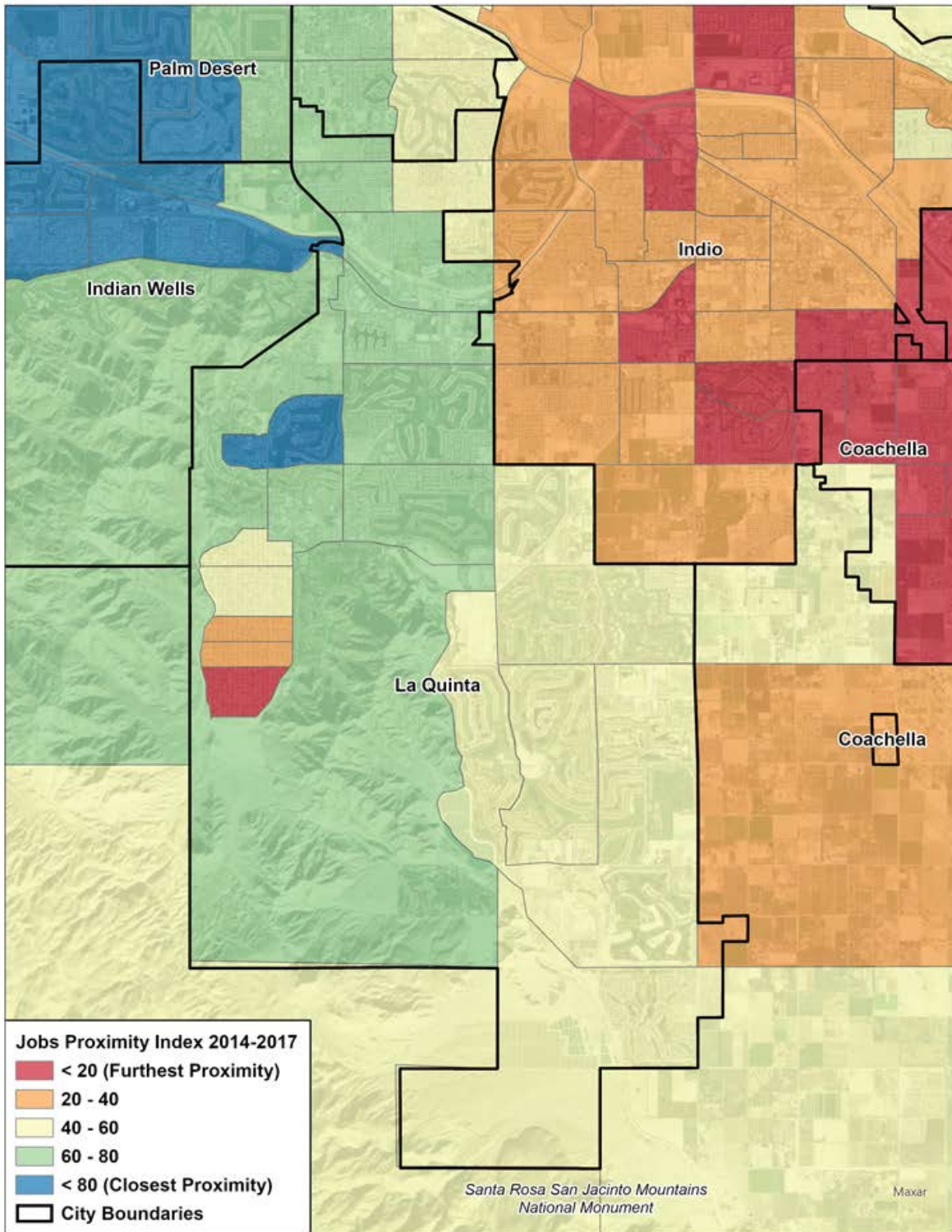
As shown in Exhibit II-21, Job Proximity Index, the majority of the City is rated with medium proximity to employment opportunities (Jobs Proximity Index between 40 and 80). One area along the eastern City boundary north of the Highway 111 and the bottom of the Cove area have lower Jobs Proximity Index scores of 19-35. Two areas in the western City have high Jobs Proximity Index scores (>80). In contrast to the TCAC Opportunity Areas (Exhibit II-14), this suggests that access to jobs is not the single driver behind the concentration of lower income households, but rather the type of jobs and housing available and other socioeconomic factors.

The City completed the La Quinta Village Build-Out Plan and EIR in 2017. The Village area is generally located north and south of Calle Tampico, east of Eisenhower Drive and west of Washington Street, and north of Avenue 52. Projects in the Village area are encouraged to implement the standards and incentives of Municipal Code Section 9.140.090, the mixed use overlay, which encourages development on lot assemblages or lots greater than one acre. The mixed use overlay was introduced in 2016 to facilitate the development of mixed use projects that include both multifamily residential and commercial components. Per Section 9.140.090.F, mixed use development can benefit from density bonuses, modified parking requirements, expedited permit processing, and fee reductions. The City also amended and completed Affordable Housing Overlay (AHO) regulations in ordinances passed in 2016 and 2019. The City intends to apply the Affordable Housing Overlay to all sites identified in the Vacant Land Inventory (Program 1.1.b.), including sites in the Village area and along the Highway 111 corridor. These measures are expected to expand housing options and foster a more economically diverse community.

The City was awarded an Active Transportation Program (ATP) Cycle 3 Grant for “La Quinta Village Complete Streets – A Road Diet Project” in the amount of \$7,313,000. This project included the construction of five new roundabouts in the La Quinta Village where pedestrian, bicycle, golf cart, and automobile traffic exist. The new roundabouts will help accommodate non-vehicular traffic, making roadways safer and more accessible to pedestrians and bicycles in the La Quinta Village. The project also reduced four traffic lanes to two lanes along Calle Tampico and Calle Sinaloa from Eisenhower to Desert Club Drive, and along Eisenhower from Calle Tampico to Calle Sinaloa. This area will be used as space for designated bike and golf cart lanes. The reduced lanes and crosswalks added midblock will provide pedestrians with safer access to Civic Center Park, Old Town La Quinta, and the Benjamin Franklin Elementary School.

The City recognized the impacts on small businesses due to the COVID-19 pandemic, and established a \$1.5 million COVID-19 Small Business Emergency Economic Relief Program. The Program helps provide small businesses with emergency cash flow in the form of zero percent interest loans of \$5,000 to \$20,000, and up to \$500,000 exclusively for restaurants that were open for pickup and delivery orders in the City.

La Quinta residents had access to rental assistance through United Lift, a rental assistance program coordinated between Riverside County, United Way of the Inland Valleys, and Lift To Rise. The program goal was to keep 10,000 families and residents housed. The program provided \$33 million in rental assistance between June and November 2020. Eligible recipients were renters in Riverside County with a current lease agreement who are either individuals or families earning 80 percent or below of the area’s median income, or who can document a loss of income due to COVID-19 economic impacts, leaving them unable to make their rent.



Source: Housing and Community Development, 2021



City of La Quinta General Plan
Jobs Proximity Index
La Quinta, California



Exhibit
II-21

08-17-21

Access to Opportunity

The City reviewed TCAC Opportunity Areas identified in Exhibit II-14, and identified one inaccurate designation: the southern end of the City is categorized as “High Segregation & Poverty” by TCAC/HCD, which includes vacant land, Coral Mountain Golf Club and Trilogy La Quinta, a retirement community. As discussed above, this portion of the City falls in census tracts (456.05 and 456.09) that consist of primarily agricultural/rural communities in the unincorporated Riverside County, and the census-tract-based designations and data do not accurately reflect the portion in La Quinta. This area has large vacant parcels with potential for housing development, and is zoned for commercial and residential developments at various densities.

In addition to the Composite Score of TCAC Opportunity Areas shown in Exhibit II-14, the City also analyzed individual scores for economic, education and environmental domains. Most of the City scores in the highest range (>0.75) which indicates more positive economic outcome. The southern end of City, lower Cove area, and a portion just north of Highway 111 score slightly lower (0.50-0.75) in the economic domain. The upper Cove, Village and area just north, as well as small areas along the eastern City boundary score lower (0.25-0.50), which indicates relatively less positive economic outcome. Areas identified with less positive economic outcome are found in the adjacent cities of Indio, Indian Wells, Palm Desert and census designated place of Bermuda Dunes. Areas identified with less positive economic outcome (<0.25) are seen in the cities of Indio, Coachella and unincorporated communities in the eastern valley. The area north of Highway 111 scores in the highest range (>0.75) which indicates more positive education outcomes, and the west side of the City scores slightly lower (0.50-0.75). The eastern City is identified with less positive education outcomes (<0.25), which is also seen in portions of the cities of Indio and Coachella, as well as the unincorporated eastern Coachella Valley. There is no data on environmental domain for the Cove area and an area in the eastern City roughly between Avenue 54 and Avenue 60. Most of the City falls in the highest score range (0.75-1) which indicates more positive environmental outcomes. The southern end of City (in Census Tracts 456.05 and 456.09) is identified with less positive environmental outcomes (<0.25). Similar to other HCD data, the environmental domain score is also based on census tracts and may not represent the City portion accurately. The eastern Coachella Valley in general, except portions of the cities of Indio and Coachella, is identified with less positive environmental outcomes (<0.25).

The Cove area is surrounded by the Santa Rosa Mountains on three sides, and the only access to the local and regional roadway network is on the north. This topographical constraint results in further proximity to jobs the further down the Cove the area is, (Job Proximity Index score decreases from 40-60 to <20). The east side of the City generally has medium proximity to jobs (Job Proximity Index score between 40-60). As noted, the City encourages mixed-use development in the Village area, which is directly north of the Cove, in the La Quinta Village Build-Out Plan adopted in 2017. Future development and redevelopment in the Village will improve job proximity in the Cove area. Comparing Exhibit II-21, Jobs Proximity Index to Exhibits II-18 through II-20 reveals that concentration of lower income households is not directly related to job proximity. These findings confirm the following trends:

1. Jobs that are near housing may not meet the needs of the residents located there, creating a jobs/housing imbalance and lower job proximity.
2. Someone may be able to both work and live in an area with a high concentration of jobs; however, they may still only be able to access positions with low wages and find it hard to afford housing costs.

Existing affordable housing projects in the City of La Quinta range from apartments to single-family homes. According to the City's AB 987 database, as of July 8, 2020, there are 400 affordable single-family ownership units with two to five bedrooms. These units are dispersed in various neighborhoods in the western, central and northern City. The eastern and southern City consists primarily of private resorts and golf clubs. There are 28 affordable single-family rental units as of July 8, 2020, all of which have three bedrooms. These units are located in and around the Cove area.

Additionally, there are nine affordable multi-family housing complexes offering a total of 912 affordable multi-family rental units,¹⁴ including HUD apartments, Section 8 apartments, public housing apartments, non-profit senior and family low-income apartments, and Low-income tax credit apartments (LIHTC).¹⁵

Villa Cortina Apartments provides 116 moderate income restricted rentals. Seasons At La Quinta is a Low-Income Housing Tax Credit (LIHTC) apartment and provides 87 extremely low, low, and moderate

¹⁴ Affordable Housing Program, Single-Family Rental Units and Multi-Family Rental Units, City of La Quinta, updated July 8, 2020.

¹⁵ LowIncomeHousing.us, accessed June 1, 2020.

income apartments for seniors only. These two projects are located adjacent to the Village area near Calle Tampico & Washington Street. Residents have walking access to the various retail, dining and services in the Village area, as well as La Quinta Library, Civic Center Park and La Quinta Museum. The DSUSD Adams State Pre-School and John Adams Elementary School are located to the west within walking distance, and Benjamin Franklin Elementary School is located approximately 1/3-mile away to the west. Bus stops at Calle Tampico & Washington Street are served by SunLine Transit Agency's Route 7.

There are five affordable housing projects south of Highway 111 between Washington Street and Jefferson Street. Hadley Villas (79 extremely low to low income one-bedroom villas) and Seasons At Miraflores La Quinta (116 extremely low and very low income one- to two-bedroom apartments) are dedicated to seniors. Aventine Apartments (20 low and moderate income units), Wolff Waters Place (216 green-built one- to four- bedroom apartments for extremely low to moderate income households), and Coral Mountain Apartments (174 low and moderate income units) are open to all ages. These projects have close proximity to various retail, grocery, dining and services in the Highway 111 corridor, which also offers ample employment opportunities with a variety of commercial developments. La Quinta Park and La Quinta High School are located north of Highway 111 on the other side of Coachella Valley Stormwater Channel. Amelia Earhart Elementary School and John Glenn Middle School are located approximately 1.2 miles to the north. The area is well served by Bus Routes 1, 1X and 7 and bus stops are within walking distance of these communities.

In the northern City, Vista Dunes Courtyard Homes provides 80 one- to three-bedroom apartment units affordable to extremely low to low income households. A LEED Platinum certified community, the project provides a swimming pool, playground, basketball court, and large community multipurpose room. Pioneer Park (with a dog park) and Desert Pride Park are located across Miles Avenue to the south. There are two day care centers across Adams Street to the east. Amelia Earhart Elementary School and John Glenn Middle School are located approximately 2/3-mile to the east, and La Quinta High School at similar distance to the southeast. The project is less than a mile north of the Highway 111 corridor. The project is served by SunLine Bus Route 7 with stops at Miles Avenue & Adams Street.

Washington Street Apartments is located in the northwestern corner of the City and provides 140 units for extremely low, very low, low, and moderate income seniors. The City of Palm Desert Joe Mann Park is

within walking distance to the northwest, as well as neighborhood serving plazas at Washington Street & Hovley Lane. The project is served by SunLine Bus Route 7 with stops just north on Washington Street. Within a half-mile radius of the project, James Monroe Elementary School is located to the northeast, Colonel Mitchell Paige Middle School and Horizon School to the south, Montessori School of the Valley campuses to the west.

None of the currently affordable single-family rental units are at risk of losing affordability restrictions during or within 10 years of the planning period. Some of the single-family ownership units are at risk of losing affordability restrictions during the next planning period, and monitors sales to encourage preservation of these units. As shown in Table II-52, there are no rental units at risk of conversion during the planning period.

In addition to planned and pending affordable housing projects described in the Land Inventory (Tables III-47 & III-48) of this Housing Element, the City will establish a program to encourage accessory dwelling units (ADUs) and Junior ADUs as described in Program H-2.1.a and assess their effectiveness in expanding housing choices in the highest resource areas.

Disproportionate Housing Need and Displacement Risk

The AFFH Guidance for All Public Entities and for Housing Elements (April 2021 Update) defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area.’ Disproportionate housing needs may include things like overcrowding, overpayment, housing conditions disproportionately affecting protected classes, including displacement risk.

Overcrowding

As discussed under Housing Needs (Table II-27), overcrowding is not a significant issue in the City of La Quinta. As of the 2014-2018 ACS, 3.7% of all occupied units in the City are considered overcrowded, which include primarily renter units (82.7%, 477 units) rather than owner units (17.3%, 100 units). 10.9% of all renter households experience overcrowding. The overall overcrowding rate (3.7%) in La Quinta has increased from 2.3% in 2014; specifically, overcrowding has improved slightly for owners but worsened for renters. Compared to an overcrowding rate of 6.9% in the Riverside County (2018), overcrowding in La Quinta is less significant.

The renter overcrowding rate (10.9%) is only slightly lower than that of the County (11.8%). Households with lower incomes may permit overcrowding to derive additional income, or there may be insufficient supply of housing units in the City to accommodate the demand, especially rental units. Unit size and affordability can be key contributors to overcrowding, and the City may need more affordable rental units of various sizes to meet the need of the community.

Homelessness

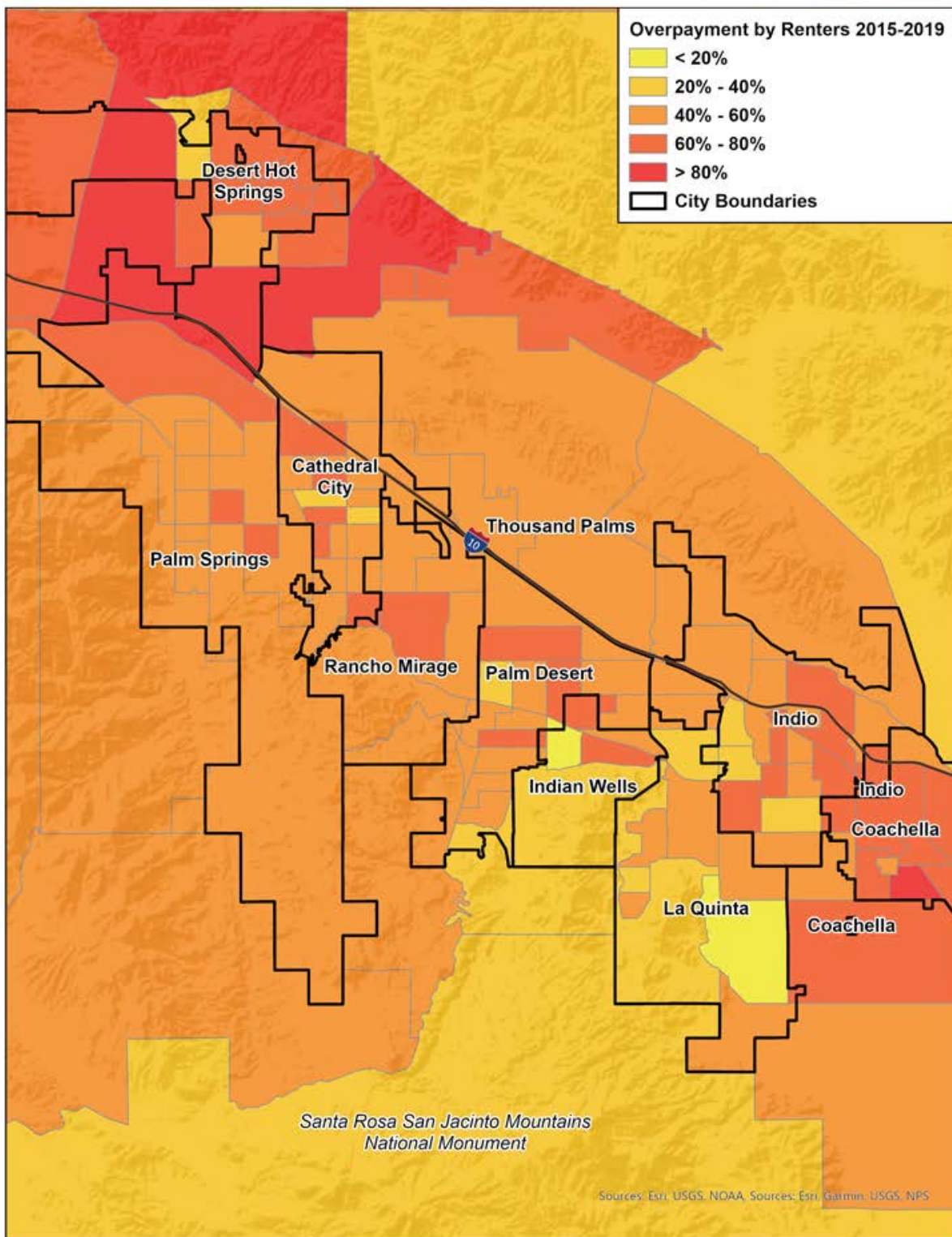
In 2020, there were 3 unsheltered homeless persons in La Quinta according to the PIT Count for Riverside County. The City allows homeless shelters in the Regional Commercial and Major Community Facilities zones with a conditional use permit. Single-room occupancy units are also conditionally allowed in the Regional Commercial zone in the City. Program H-5.4.a and H-5.4.b commit the City to bring its Zoning Ordinance in compliance with AB 101 for Low Barrier Navigation Center requirements on homeless shelters, and with state law for emergency shelters, transitional and supportive housing.

Overpayment

The median rent in La Quinta can be out of reach for lower income households with two or more persons; however, as shown in Exhibit II-22, La Quinta has less prevalent overpayment by renters (<60% of renter households City-wide) in 2019 compared to surrounding jurisdictions, which have areas with over 60% of renter households overpaying. Overpayment is considered a chronic issue that needs to be addressed both locally and regionally. As is shown in Table II-25 (Overpayment by Income Category and Tenure), as of the 2012-2016 CHAS, between both renters and owners, 71.4% of lower income households in La Quinta pay at least 30% of their income toward housing costs. Regionally, overpayment among renters is especially prevalent (>80%) in the north side of the City of Palm Springs, south side of Desert Hot Springs, and adjacent unincorporated areas of Riverside County as well as the south side of the City of Coachella.

The overpaying rate more than doubles for lower-income owners (76.2 percent) than that of all owner households (36.5%). Overpayment increases the risk of displacement for residents who are no longer able to afford their housing costs. Geographically speaking, overpayment among homeowners is more prevalent than among renters in the City of La Quinta, although the reverse is true for the region. As shown in Exhibit II-23, most of La Quinta has a homeowner overpayment rate between 40%-60%, and the area north of Highway 111 has a lower overpayment rate below 40%. Regionally, overpayment among

homeowners is below 80% except a small area in the City of Coachella, and areas with between 60%-80% homeowner overpayment are found in the cities of Rancho Mirage, Cathedral City, Palm Springs, Desert Hot Springs and the adjacent unincorporate Riverside County area as well as the City of Coachella. The City has included Programs H-1.1.a, H-2.1.b, H-2.3.b to incentivize development of affordable housing and has included an action in Program H-5.2.a to connect minority populations to lending programs for homeownership.



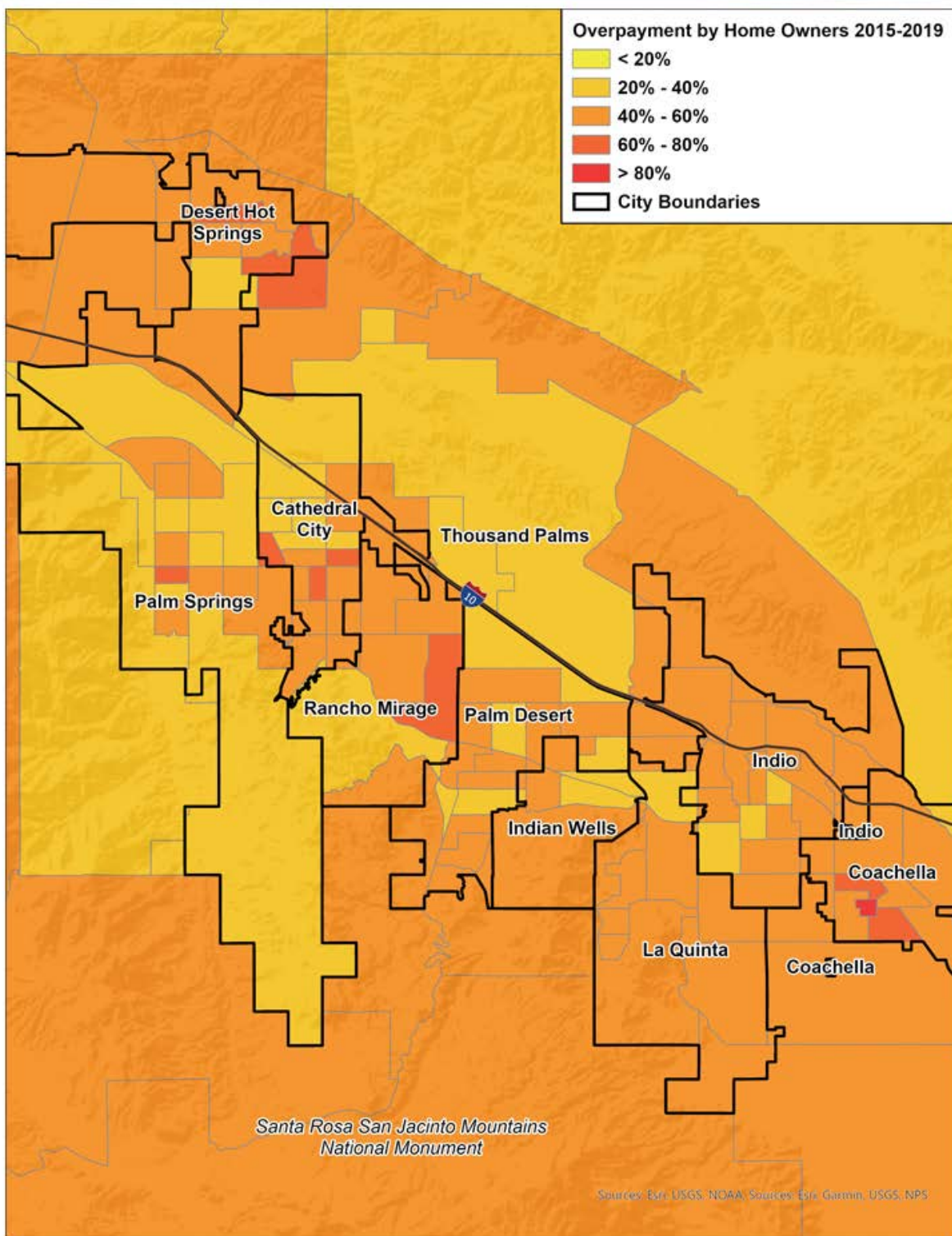
Source: Housing and Community Development, 2021



City of La Quinta General Plan
Overpayment by Renters
La Quinta, California



Exhibit
II-22



Source: Housing and Community Development, 2021



City of La Quinta General Plan
 Overpayment by Owners
 La Quinta, California



Exhibit
 II-23

08.17.21

Substandard Housing Conditions

In La Quinta, less than a third (28.6%) of the housing stock is older than 30 years, and less than 5% is over 50 years old. Older homes are typically found in the Cove area. After 30 years homes generally require major rehabilitation, such as a new roof or updated plumbing. As discussed earlier, a 2007 City-wide housing conditions survey found that the majority of 59 units in need of minor or moderate rehabilitation were in the Cove area. The Code Compliance staff track property maintenance and planned for a housing conditions survey in fiscal year 2021/2022. The repair costs can be prohibitive such that the owner or renter live in unhealthy, substandard housing conditions or the renter is displaced if the house is designated as uninhabitable and the owner does not complete repairs. To prevent these situations, 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 offer a wide array of home energy products at low-fixed interest rates with flexible payment terms of up to 20 years (see Programs H-4.4.a through H-4.4.d).

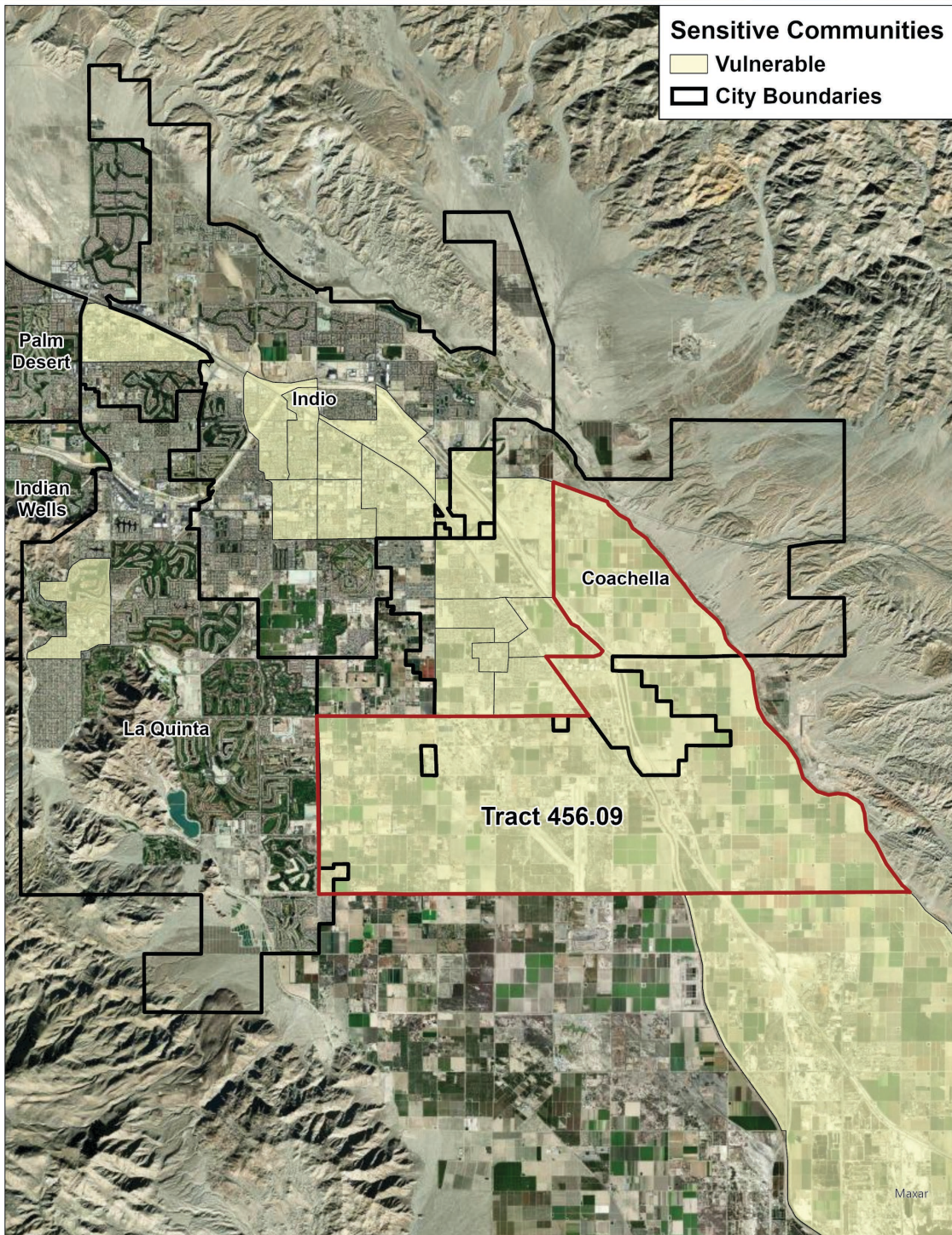
Mortgage Loan Indicators

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The data is organized by census tracts rather than local jurisdictions, and thus the following analysis is based on census tracts located entirely within the City of La Quinta (451.09, 451.10, 451.20, 451.21¹⁶, and 456.08). Among first mortgage loan applications originated in La Quinta in 2020, 74.3% were made to white applicants. For 19.9% of loans issued, race data was not available. Among first mortgage loan applications originated in La Quinta in 2020, Asian (39, 1.8%), Black or African American (30, 1.4%), American Indian or Alaska Native (6, 0.3%) and Native Hawaiian or Other Pacific Islander (5, 0.2%) homebuyers received a small percentage of total mortgage loans. The percentages of originated loans for white, Asian and Black or African American groups are lower than the corresponding race distribution of La Quinta. Considering the 19.9% of loans with unavailable data on race and geographical area covered in the analysis, the pattern is largely consistent with the City-wide race distribution. HMDA data combines data on Hispanic or Latino identity within other race categories; approximately 10.3% (224) of 2,181 originated loan

¹⁶ The northeast corner of Tract 451.21 is located in City of Indio, which consists of a gas station and convenience store. These commercial properties do not affect home mortgage data.

applications went to borrowers identifying as Hispanic or Latino. The majority (239, 68.5%) of the 349 first mortgage loan applications that were denied were denied to white applicants (including 30 borrowers that also identified as Hispanic or Latino). Nine (2.6%) applications were denied to Asian borrowers, five (1.4%) were denied to borrowers identified as Black or African American, three (0.9%) were denied to borrowers identified as American Indian or Alaska Native and one (0.3%) were denied to Native Hawaiian or Other Pacific Islander borrowers. For 82, or 23.5% of denied loan applications, race data was not available. The racial distribution in denied applications are roughly proportional to that in originated loan applications, except for the variations in American Indian or Alaska Native and Native Hawaiian or Other Pacific Islander groups due to small numbers of applications. Therefore, the denied loan distribution is considered largely consistent with the City-wide race distribution.

In 2019, the origination rate to white applicants was higher than in 2020, with 77.1% of the 1,222 first mortgage loans originated for home purchases going to white residents. Black (1.6%, or 20 loans) residents had a marginally higher share of loans originated in 2019 as compared to 2020, while Asian (1.1%, or 14 loans) had a somewhat lower share of loans originated in 2019 as compared to 2020. The origination rates for American Indian or Alaska Native (0.2%, or 2 loans) and Native Hawaiian or Other Pacific Islander (0.1%, or 1 loan) groups in 2019 were marginally lower than in 2020. Race data was not available for 17.9% of first mortgage loans originated. Of the 262 first mortgage loans that were denied in 2019, 74.0% were denied to white applicants (194 loans, including 26 borrowers that also identified as Hispanic or Latino). Seven (2.7%) applications were denied to Asian borrowers, three (1.1%) were denied to borrowers identified as Black or African American. Approximately 10.6% of loans originated and 11.8% of loans denied were for applicants who identify as Hispanic or Latino, though these loans are also counted within other race categories. As described in Policies H-1.4 and H-5.5, the City will strive to ensure equal access to lending programs for people in all segments of the population and prevent any discriminatory practices based on race, color, national origin, religion, sex, age, or disability.



Source: Housing and Community Development, 2021

12.16.21



City of La Quinta General Plan
 Sensitive Communities - Urban Displacement Project
 La Quinta, California



Exhibit
 II-24

Displacement Risk

The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities, and contributed the Sensitive Communities map to HCD's AFFH Data Viewer. Communities are designated sensitive if "they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost." The following characteristics define vulnerability:

- Share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%,
 - Share of people of color is above 50%,
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

The Sensitive Communities – Urban Displacement Project map (Exhibit II-24) shows that two areas in the City are designated as vulnerable: the northern Cove area (Tract 451.20) and a small area in southeastern City (part of Tract 456.09). Tract 451.20 has 25%-50% low to moderate income (LMI) population (Exhibit II-20a), but the Village area (Block Group 3 in Tract 451.20) has 50%-75% LMI population, higher than the average tract (Exhibit II-20b). Sites 2 & 3 in the Vacant Land Inventory (Table II-50) are located within Block Group 3 of Tract 451.20 which will increase affordable housing supply in this area and help alleviate displacement risks for lower income households.

The entire Tract 456.09 is designated as vulnerable, which spans large areas in the City of Coachella and unincorporated County and only a tiny portion in the City of La Quinta. As shown in Exhibit II-24, the portion within La Quinta consists of vacant land only, and is thus not considered a sensitive community nor subject to displacement.

Enforcement and Outreach Capacity

The City enforces fair housing through periodical reviews of its policies and code for compliance with State law and investigation of fair housing complaints. The City of La Quinta regularly updates their policies and codes to reflect changes in State law. The City is set to meet housing element deadlines through efforts from both staff and consultants. The City will prioritize programs with action items on zoning code updates to facilitate housing. The City has included an action in Program H-2.2.a to update its Zoning Ordinance on density bonus provisions according to AB 2345. Program H-2.3.b requires the City to develop incentives for inclusion of affordable housing units in mixed use projects in the Highway 111 corridor. Other programs include assessing affordability of accessory dwelling units (H-2.1.a) and updating homeless shelter provisions to comply with AB 101 (Low-Barrier Navigation Centers) (H-5.4.a). These changes will be completed at regular Zoning Ordinance update in 2021-2022.

Apart from zoning and development standards, fair housing issues can occur in rental, lending and purchase of housing including discriminatory behaviors by landlords, lenders, and real estate agents. Typical cases range from refusal to grant reasonable accommodation requests or allow service animals to selective showing of property listings based on familial status, sex, religion, or other protected class, and more. The City complies with fair housing law on investigating such complaints by referring discrimination cases 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.

On August 9, 2021, FHCRC provided housing discrimination records in La Quinta during the 2014-2021 planning period. Of the 52 complaint records, physical disability (21, 40%) and sex (15, 29%) were the two main bases, followed by mental disability (5, 10%). Three each were based on national origin and age, two based on familial status, and one each based on race, source of income and arbitrary. The race/ethnicity distribution data shows 40% of the records were filed by persons identified as “White Non Hispanic” and 38% by persons identified as “White & Hispanic”. Six records (12%) were filed by persons identified as “Black Non Hispanic”, and 5 records (10%) were filed by persons that

“Chose not to respond to race (not Hispanic)”. Additional details including case status/outcome were not provided on these records, and thus they are inconclusive to identify any patterns.

HUD’s Region IX Office of Fair Housing and Equal Opportunity (FHEO) provided case records for La Quinta in July 2021. Five fair housing cases were filed with their office during the previous planning period, two based on disability and retaliation, one each based on disability/race, and the other based on race and retaliation. Three of these cases were closed with conciliation or successful settlement, and two others were closed due to no cause determination. All five cases were handled through the Fair Housing Assistance Program (FHAP), in which HUD funds state and local agencies that administer fair housing laws that HUD has determined to be substantially equivalent to the Fair Housing Act. California Department of Fair Employment and Housing (DFEH) is the only certified agency for FHAP in California. Because state law has additional protected classes than federal law, DFEH may have additional case records. A request was made in July to DFEH, but they were not able to provide data as of August 13, 2021.

FHCRC and FHEO were not able to provide specific locational information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. However, given the number of FHEO case records and their outcome, the City of La Quinta would have a low potential for any patterns or concentrations of fair housing issues in the City. However, the City continues to work with agencies and local organizations to affirmatively further fair housing through outreach and support and referral for housing discrimination cases (Programs H-1.4-a, H-5.2.b and H-5.2.c).

Sites Inventory

The City extends into the Santa Rosa Mountains in the west and south, and much of the area in the southwestern City is designated as Open Space – Natural on the General Plan and not available for development. The City is largely built out, and future housing development will occur as mainly infill projects and on the south side of the City where there are larger vacant parcels. The City identified sufficient sites to meet the RHNA in La Quinta’s sixth cycle inventory (see Exhibit II-25 and Table II-50). The vacant land inventory only includes parcels that the City has identified as having the potential to develop during the 2022-2029 planning period. Sites 1-3, 7-9, 11 and 13 are identified for lower income units, Sites 10 and 12 are identified for moderate income units, and Sites 15 through 20 are identified for above moderate income units.

As shown in the inventory map (Exhibit II-25), the sites identified for future housing development are located in different parts of the City in various zoning districts and dispersed to the greatest extent possible with available lands, which will encourage a mix of household types across the City. Most of the sites identified for this Housing Element, primarily those located along the Highway 111 corridor, which could generate 655 lower income units, and near the Cove area, could result in 36 units in the Village of small-lot development and housing affordable to lower-income households. Above moderate income units will be built in the southern City on larger lots and could generate 456 units. The vacant sites that are zoned suitably for multiple income categories and could generate 182 units are distributed in the central and north sides of the City, which combat potential segregation and concentration of poverty by providing a variety of housing types to meet the needs of residents in these areas.

Integration and Segregation: Race and Income

Sites in the inventory are dispersed in areas ranging from lowest to highest diversity ratings (Exhibit II-15), although some of the sites south of the Highway 111 and near the Cove area are in areas with lower median incomes (<\$55,000, see Exhibit II-18). However, these areas are also High Resource areas due to location within the Highway 111 corridor and proximity to the Village area, and could generate 691 lower income units. The vacant land inventory will increase housing supply for lower and moderate income households in the High Resource areas by 1.147 units, and is not expected to exacerbate any existing patterns of segregation based on race and income.

The City examined the opportunity area map prepared by HCD and TCAC (Exhibit II-14) and identified inaccurate designations for the southern end of the City. The area is generally bounded by Avenue 60 on the north and Monroe Street and City boundary on the other sides. This area consists of vacant land, Coral Mountain Golf Club and Trilogy La Quinta (a retirement community). As discussed above, it shows as “High Segregation & Poverty” most likely due to its location in a larger census tract that includes primarily unincorporated rural/agricultural communities. Based on local knowledge and data, the area in southern La Quinta is least likely to experience segregation based on race/income or qualify as Area of High Segregation and Poverty. Sites 17-20 are located in or adjacent to this area and designated for above moderate income units. The vacant land inventory will increase housing supply in the southern end of the City, and is not expected to improve or exacerbate existing conditions regarding integration and segregation based on race and income.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

As noted, the R/ECAP is designated at census tract level for Tract 456.05, which spans a large area of unincorporated Riverside County and a small portion in the City of La Quinta (Exhibits II-16 & II-17). Due to data granularity reasons and local knowledge discussed above, this designation is most likely inaccurate for the small area in La Quinta. Consisting of vacant land, Coral Mountain Golf Club and Trilogy La Quinta, a retirement community, this area should be designated as “Moderate Resource” or better, with potential drawbacks being its distance from job opportunities and schools. Sites 17 and 18 in this area are designated for above moderate income units. As the R/ECAP designation most likely does not apply to this area of the City, the vacant land inventory will not improve or exacerbate existing conditions regarding R/ECAP.

There is one potential RCAA in the City, Census Tract 456.08 along the eastern City boundary (Exhibit II-18) with a median income greater than \$125,000 and 89.6% non-Hispanic white population. Sites 15, 16, 19, and 20 would provide 305 above moderate income units in this area. Based on the opportunity area map (Exhibit II-14) and local knowledge and data, Census Tract 456.08 is not in the Highest Resource area of the City, is mostly built out with retirement communities, and offers very limited opportunities for education, employment, services/amenities, and transit. Therefore, the City has prioritized providing more affordable housing in areas that offer ample opportunities such as the northern City. The vacant land inventory may exacerbate the potential for RCAA in Census Tract 456.08; however, this housing sites distribution serves to maximize access to opportunities for households that need affordable housing.

Access to Opportunity

The opportunity area map designates the majority of the City as “Highest Resource” or “High Resource”, which indicate areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. As discussed above, local knowledge and data indicate that the appropriate designation for the southern end of the City should be “Moderate Resource” or better.

Using the statewide opportunity area map, local knowledge, and indicators of segregation, displacement risk, and access to opportunity as overlays to the City’s vacant land inventory, the City was able to identify sufficient sites for 1,072 affordable units in La Quinta’s sixth cycle inventory (see Exhibit II-25 and Table II-50) in areas identified by

TCAC/HUD as either “Highest Resource” or “High Resource” with the highest Jobs Proximity Index scores. Sites 17 and 18 designated for 151 above moderate income units fall in the “High Segregation & Poverty” area, which is an inaccurate designation as discussed above and in fact the area qualifies for “Moderate Resource” or better.

Several sites identified for affordable housing providing 655 units are located along the Highway 111 corridor, which offers a variety of resources and amenities. Two bus routes serve the area, which provide local and regional connectivity in the City, Coachella Valley and San Bernardino County (a commuter route). The Highway 111 corridor area features walkable streets and neighborhoods, and provides walking access to retail, restaurants, grocery and personal services. There are elementary and high schools and public parks nearby. Similarly, the sites in the inventory near the Village area, which would generate 36 lower income units also have easy access to the various retail, dining and services there, as well as La Quinta Library, Civic Center Park and La Quinta Museum. There are two elementary schools and one preschool in the Village area and vicinity. SunLine Bus Route 7 serves the Village area. These future housing sites affirmatively further fair housing through their proximity to jobs, education and transit, neighborhood retail and services, all of which can reduce the overall cost of living for lower-income households. The stores, restaurants and offices in both the Highway 111 and Village commercial districts provide various job opportunities.

The City analyzed environmental constraints, including wildfire zones, 100-year special flood hazard areas and geological hazard zones, and confirmed that none of the sites identified are within or near any identified hazard zones that cannot be mitigated with standard construction techniques. With the implementation of standard requirements such as site-specific geotechnical studies, the sites identified in the vacant land inventory will not subject future residents to any environmental hazards. Evidence provided by the HUD tables and maps reveal there are no disparities in access to environmentally healthy neighborhoods, except that the southern City area has an inaccurate designation for less positive environmental outcomes due to its location in a larger tract. When compared with the east Coachella Valley and areas north of the Interstate-10, the City scores higher in the environmental domain. Overall, the vacant land inventory is expected to improve access to opportunities for households in need by increasing affordable housing stock in high and highest resource areas.

Disproportionate Housing Needs

The fair housing assessment identified that there is likely demand for units with at least two bedrooms for family and non-family households based on the household makeup of the City. Among the areas that over 40% of renters and owners experience overpayment, Tract 451.20 is further designated as vulnerable/sensitive community regarding displacement risk. Tract 451.20 has a relatively high (25%-50%) low to moderate income (LMI) population (Exhibit II-20a), with the Village area (Block Group 3 in Tract 451.20) having 50%-75% LMI population.

The City completed the La Quinta Village Build-Out Plan and EIR in 2017. Projects in the Village area are encouraged to implement the standards and incentives of Municipal Code Section 9.140.090, the mixed use overlay, which encourages development on lot assemblages or lots greater than one acre and facilitates the development of mixed use projects that include both multifamily residential and commercial components. Per Section 9.140.090.F, mixed use development can benefit from density bonuses, modified parking requirements, expedited permit processing, and fee reductions. Sites 2 & 3 in the vacant land inventory will be able to take advantage of the mixed use overlay incentives and increase affordable housing supply in the Village area.

The City also intends to apply the Affordable Housing Overlay to all sites identified in the vacant land inventory (Program 1.1.b.), including sites in the Village area and along the Highway 111 corridor. These measures are expected to expand housing options for various income levels and foster a more economically diverse community.

The City is also implementing traffic improvements including new roundabouts in the Village area, where pedestrian, bicycle, golf cart, and automobile traffic exist. The new roundabouts will help accommodate non-vehicular traffic, making roadways safer and more accessible to pedestrians and bicycles in the area and meeting the transportation needs of all segments of the community.

Contributing Factors

Discussions with community members and organizations, government agencies, affordable housing developers, and the assessment of fair housing issues identified several factors that contribute to fair housing issues in La Quinta, including:

- Low vacancy rates and limited availability of affordable, accessible units in a range of sizes, especially for lower-income renters, families with children and disabled people.
- Lack of access to opportunity due to high housing costs including rising rents and stagnant income.
- Lack of information made easily available to all segments of the community on landlord, tenant and buyer rights and opportunities. This may indirectly contribute to discriminatory practices during leasing and lending processes.

Based on this assessment, these contributing factors largely stem from a common issue of limited options and supply. The City identified two priorities to further fair housing: expand availability of affordable housing and combat discriminatory practices through education. Programs under Policies H-1.4 and H-5.52 focus on information dissemination to all segments of the City population for affirmatively furthering fair housing and combating discrimination. Additionally, the City has incorporated meaningful actions that address disparities in housing needs and in access to opportunity for all groups protected by state and federal law, through preservation and new development of affordable housing and encouraging a variety of housing products including accessory dwelling units and other creative housing solutions such as shipping container conversions. (See Programs H-1.1.a, H-2.1.a through H-2.1.c, H-2.3.a through H-2.3.d, H-3.3.b, H-4.4.a through H-4.4.e).

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).¹⁷ 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.¹⁸ 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

¹⁷ Gretchen Gutierrez, CEO, Desert Valleys Builders Association, March 2021.

¹⁸ Chris Killian, Senior Vice President of Construction, National Core, March 2021.

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 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.

There is no evidence that nongovernmental constraints affect the City's ability to meet the RHNA. Furthermore, the City cannot influence banks, lending institutions or the suppliers of building materials. Although the City will continue to work with the affordable housing development

community to reduce costs and encourage development through fee waivers, density bonus provisions and other means over which it has control, it cannot impact the national economy.

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-38**.

**Table II-38
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.

**Table II-38
Residential General Plan and Zoning Districts**

General Plan	Zoning	Density	Purpose
	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.
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-39**.

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-38** identifies the list of permitted uses by residential district.

The Zoning Ordinance also includes Supplemental Residential Regulations, which address a wide range of issues, from how to measure building height, to satellite dish installation and recreational vehicle storage. These standards are not subjective, and serve to clarify requirements for specific uses.

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. The City's ADU requirements may not be consistent with current State law. Program 2.1.a provides for the modification of the Zoning Code to comply with current law. 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. As shown in Table II-39, the development standards in the RMH and RH zones are not a constraint: front yard setbacks for apartments are 20 feet, side yards 5 to 15 feet, and rear yard setbacks 15 to 20 feet. Given that apartments include parking areas surrounding the buildings, front and rear setbacks of this dimension allow for the placement of driveways, parking spaces and carports, and do not limit the use of the site. As demonstrated at the Wolff Waters and Coral Mountain Apartments, the Zoning Ordinance does not constrain the development of multifamily housing. Multifamily development is allowed in all three zones with a Site Development Permit 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-39**). 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. As provided in Program H-3.1.a, the AHO will be applied to all affordable inventory sites, with a density increase to 30 units per acre.

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 are permitted in the Medium, Medium-High and High Density residential zones with a conditional use permit. This is not consistent with other residential uses, which are permitted uses in the same zones. Program H-5.4.b requires that these uses be changed to permitted uses in those zones.

**Table II-39
2021 Residential Development Standards¹**

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) ¹	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) ²	28	28	17	28	28	40
Max. No. of Stories	2	2	1	2	2	3
Min. Front Yard Setback (ft) ³	30	20	20	20	20	20
Min. Garage Setback (ft) ⁴	30	25	25	25	25	25
Min. Interior/Exterior Side Yard Setback (ft) ^{5,7}	10/20	5/10	5/10	5/10	5/10	10/15
Min. Rear Yard Setback (ft) ⁷	30	20 for new lots/10 for existing recorded lots ⁸	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 ⁶	N/A	N/A	N/A	30%	30%	30%
Min./Average Perimeter Landscape Setbacks (ft) ⁶	10/20	10/20	N/A	10/20	10/20	10/20

¹⁻⁸ for notes, see Zoning Code Table 9-2.

Source: Table 9-2, City of La Quinta Zoning Code 2021.

¹ Residential uses in Commercial zones are subject to the RH development standards.

**Table II-40
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
Group Living and Care Uses						
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-40
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-41
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-41
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. The City’s ADU requirements may not be consistent with current State law. Program 2.1.a provides for the modification of the Zoning Code to comply with current law.

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 comprise 1,170 of the 25,143 housing units, or 4.6% of the housing stock in the City, and 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-42**, are typical for a city of its size with resort-oriented characteristics. The parking requirements are based on unit size for market housing, and are permitted to be reduced based on alternative analysis methodology.

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-42
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-43** reflect both single- and multifamily uses. State-imposed time restrictions are identified in **Table II-44**.

**Table II-43
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-44
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 ¹	30 Days
Completion of NEG DEC Requirement	105 Days
Certification of Final EIR	1 Year

Source: California Permit Streamlining Act, 1977

¹ 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. The findings for a Site Development Permit require consistency with the General Plan and Zoning Ordinance; conformance with CEQA; and compatibility of site design, landscaping and architecture to surrounding buildings.

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 (sometimes referred to as a pre-application 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 (except affordable land inventory sites which will be subject to the AHO (see Program 3.1.a), which allows multifamily projects by right); 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. With the inclusion of the AHO on all affordable housing sites identified in Table II-51, there will be no need for Conditional Use Permits, and this constraint will be eliminated.

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-45**) 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-46 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-47** identifies fees for various planning actions, such as zoning changes, tentative tract maps, and conditional use permits. Based on the fees presented in these tables, and the average cost of building a single family home in the City (\$386,200), the development fees per unit would be about \$38,613 per unit, or 10% of the building cost. Given that the City’s fee schedule and development impact fees are consistent with those of other Coachella Valley cities, and that affordable housing projects are often exempted from fees, the costs associated with City fees are not considered a constraint to the development of affordable housing.

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-45
Impact Fees Per Unit of Development**

Land Use Type	Development Units	Total Fee⁶
Residential (SFD) ¹	Dwelling Unit	\$9,380
Residential (SFA) ²	Dwelling Unit	\$7,719
Residential (MFO) ³	Dwelling Unit	\$6,113
Office/Hospital	1,000 SF	\$7,589
General Commercial	1,000 SF	\$9,191
Tourist Commercial/Lodging	Room ⁴	\$2,864

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

¹ Residential-single-family detached. ² Residential-single-family attached

³ Residential-multi-family and other ⁴ Guest room or suite

⁵ Net Acre

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

**Table II-46
Development Fees for Typical Single-Family and Multifamily Homes**

Type of Fee	Cost Per Unit	
	Multifamily ¹	Single-Family ²
Building Fees (includes permit and plan check)		
New Construction Permit	\$1,855.18	\$2,389.24
Plan Check	\$1,311.69	\$1,585.99
Mechanical ⁴	\$104.64	\$104.64
Plumbing ⁵	\$228.07	\$308.56
Electrical	\$214.13	\$233.45
Strong Motion Instrumentation Program (\$0.50 or valuation x 0.00013) ⁸	\$24	\$38.99
Grading	\$148.12	\$148.12
Other Fees		
Development Impact Fee	\$6,113	\$9,380
Multi-Species Habitat Conservation Plan ³	\$571	\$1,371
TUMF ⁷	\$1,330	\$2,310
CVWD Sewer-New Connection Fee	\$4,851	\$4,851
CVWD Water - New Connection Fee ⁶	\$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
Total	\$23,591	\$29,791

Source: City of La Quinta 2021

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

² 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)

³ \$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

⁴ Assumes 1 furnace, 1 refrigeration unit, 1 cooling unit

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

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

⁷ Transportation Uniform Mitigation Fee passed through to CVAG

⁸ SMIP fees are passed through to the CA Department of Conservation

**Table II-47
Planning Department Fee Schedule**

Item/Type Permit	Base Fee*
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-47
Planning Department Fee Schedule**

Item/Type Permit	Base Fee*
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. A reasonable accommodation request is reviewed and approved by the Director, based on the following findings:

- a. Whether the subject property will be used by an individual with disabilities protected under fair housing laws;
- b. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under fair housing laws;
- c. Whether the requested accommodation would impose undue financial or administrative burdens on the city;
- d. Whether the request for accommodation would require a fundamental alteration in the nature of a city program or law;
- e. Potential impacts on surrounding land uses;
- f. Alternative reasonable accommodations that may provide an equivalent level of benefit;

The City's process is administrative, and does not result in a constraint for persons requiring accommodation.

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.

Non-Governmental Constraints

Projects requiring a Site Development Permit generally apply for building permits with 30-90 days of approval. The building permit plan check process is expedited, and if plans are submitted with only minor deficiencies, building permits will be issued within 30 to 60 days of submittal.

The City has not received requests for projects at densities lower than that proposed in the Land Use Inventory, and works with applicants to assure that the targeted density is achieved or exceeded.

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-48.

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-48
2022–2029 Regional Housing Needs Assessment**

Household Income Levels	Income as a Percent of County Median	RHNA Allocation	Percent
Extremely Low ¹	---	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
Total		1,530	100%

Source: Regional Housing Needs Assessment for Southern California, 2021, prepared by SCAG.
¹ 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-49** demonstrates the affordability of market rate rentals and home purchases in La Quinta for a moderate income four-person household.

**Table II-49
Affordability of Housing 2021**

	Ownership	Rental
Median Existing Single Family Purchase Price	\$386,200	N/A
Monthly Mortgage Costs (PITI)	\$2,047	N/A
Median Gross Monthly Rent	N/A	\$1,473
30% of Monthly Moderate Household Income¹	\$2,259	\$2,259
Affordability Gap/Overage	\$212	\$786
¹ 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 for lower income households. 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. The Table also includes 456 units for above moderate income households. These are all associated with approved projects which are expected to develop during the planning period. In addition, existing vacant single family lots are located throughout the City which only require building permit approvals, and two large planned communities are currently in the entitlement process, and would result in more than 2,822 units in the City, as shown in Table III-23.

Table II-50 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-25. 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.

The City owns some of the sites shown in Table II-51. Some of these lots are located in the Village, and are small lots that the City has assembled over several years. The City is marketing the lots as consolidated parcels, and will complete lot mergers (as provided in Program H-1.1.b) to facilitate their sale. Two sites are located in the center of the City, and will be marketed for joint venture with the affordable housing development community. Sites will be offered, consistent with the Surplus Land Act, through Requests for Proposals.

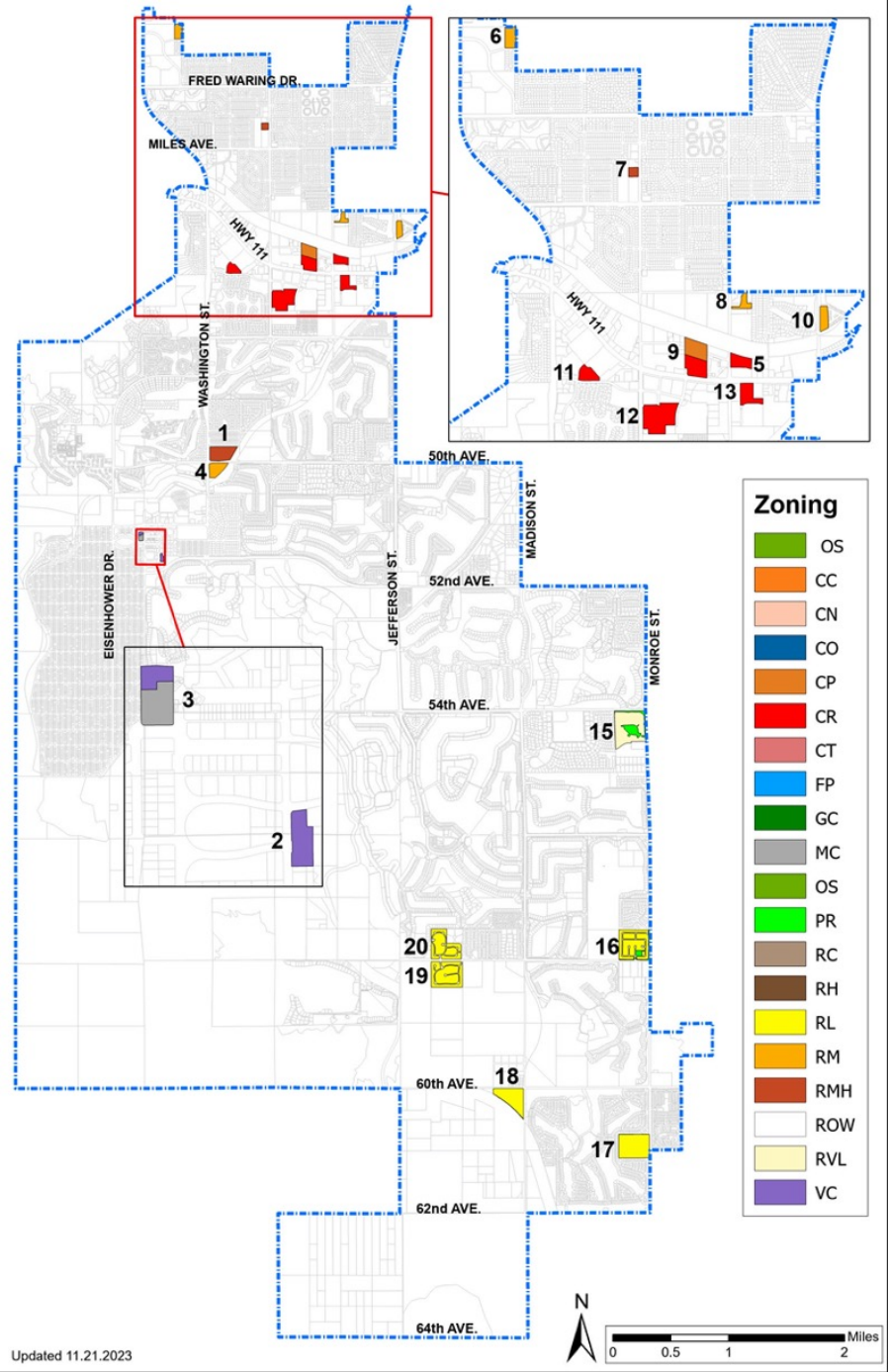
Table II-50 includes sites which were in the City's inventory in the prior planning period, but no sites have been included in the inventory for two consecutive previous planning periods.

**Table II-50
Vacant Land Inventory**

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
Very Low, Low and Moderate Income Sites						
1	646-070-016	13.84	MHDR	RMH (AHO)	20	280
2*	770156007	0.23	VC	VC	14	4
	770156010	0.39	VC	VC	14	5
	770181009	0.36	VC	VC	14	5
3 (City Owned)	773078005	0.11	MC/VC	MC/VC	14	1
	773078006	0.11	MC/VC	MC/VC	14	1
	773078007	0.11	MC/VC	MC/VC	14	1
	773078016	0.12	MC/VC	MC/VC	14	2
	773078017	0.12	MC/VC	MC/VC	14	2
	773078034	1.11	MC/VC	MC/VC	14	15
4	77004012	7.6	MHDR	RMH	9	64
5 (City Owned)	600030018	5.1	CG	CR(AHO)	36	180
6**	609051002	4.78	MHDR	RM	12	57
7	604-032-042	1.88	MHDR	RMH	12	22
8 (City Owned)	600-030-010	2.72 of 11.29	MHDR	RMH	19	52
9	600-390-024	15.14	CG	CP/CR	18	273
10*	600080001	0.19	MHDR	RM	10	2
	600080002	0.19	MHDR	RM	10	2
	600080003	0.19	MHDR	RM	10	2
	600080004	0.19	MHDR	RM	10	2
	600080005	0.19	MHDR	RM	10	2
	600080006	0.19	MHDR	RM	10	2
	600080007	0.19	MHDR	RM	10	2
	600080008	0.19	MHDR	RM	10	2
	600080009	0.21	MHDR	RM	10	2
	600080041	2.4	MHDR	RM	10	24
11	643-020-025	4.81	CG	CR	26	126
12*	600340050	4.46	MHDR	RM	8	36
	600340051	13.01	MHDR	RM	8	104
13 (City Owned)	600-020-057	6.42	CG	CR	18	116
Total Very Low, Low and Moderate Income Sites						1,373
*Moderate income site						
**Site 6, listed above in this inventory of sites, is the "substitute" Site 6 considered and approved by the La Quinta City Council during its November 21, 2023, public hearing on General Plan Amendment 2022-0002 related to the La Quinta Village Apartments project; Applicant: Irwin Partners Architects						

**Table II-50
Vacant Land Inventory**

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
Above Moderate Income Sites		Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
15	Various	40.76	LDR/OS-R	RVL/PR	3	90
16	Various	37.43	LDR	RL/PR	3	60
17	Various	29.56	LDR	RL	3	94
18	Various	20.72	LDR	RL	3	57
19	Various	33.07	LDR	RL	3	85
20	Various	28.76	LDR	RL	3	70
Total Above Moderate Sites						456
Total All Sites						1,829



Updated 11.21.2023



City of La Quinta General Plan
Inventory Map
La Quinta, California



Exhibit
II-25

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. In order to expand the analysis of realistic capacity, other cities in the Coachella Valley were analyzed. As the area operates as a region, with similar building trends, zoning requirements and land use patterns, an analysis of regional trends is appropriate. The following projects are planned or under construction regionally:

Palm Springs:

- Monarch Apartments, will provide 60 units affordable to very low and low income households on 3.6 acres, at a density of 17 units per acre. The project is fully funded and will break ground in October of 2021.

Palm Desert:

- Carlos Ortega Villas, consists of 72 units on 3.48 acres affordable to very low and low income households, at a density of 21 units per acre.
- Vitalia, 270 units affordable to very low and low income households on 12 acres approved in 2021, at a density of 23 units per acre.
- Millennium SARDA site, 240 units affordable to very low and low income households on 10 acres, under contract in 2021, at a density of 24 units per acre.

Indio:

- Arroyo Crossing 1 is currently under construction, and provides 184 units on 6.4 acres affordable to very low and low income households, at a density of 29 units per acre.
- Arroyo Crossing 2, will provide 216 units affordable to very low and low income households on 7.3 acres, at a density of 30 units per acre. The project was approved in 2021.

In the region, projects ranging in density from 17 to 29 units per acre are being funded and can be built to accommodate lower income households. Therefore, the densities for larger projects, ranging from 18 to 26 units per acre, can be achieved in La Quinta.

In the past, the City has applied the Affordable Housing Overlay to specific inventory sites which were zoned for non-residential uses. This strategy is being modified (see Program 3.1.a) to apply to all inventory sites, and to increase the AHO density to 30 units per acre, even though, as demonstrates above, affordable housing projects in the region are being built at lower densities. The 30 unit per acre density will be the base on which density bonus provisions will be applied, as described in Program 3.1.a. Units built using the AHO must be affordable to lower income households, unless they are identified as moderate income sites in Table II-50. As provided in Program 3.1.a, the AHO will allow three story construction (consistent with the existing High Density Residential Zone), and shall be analyzed to assure that development standards are sufficient to allow the 30 unit per acre density.

Site 2 consists of three small lots in the Village, on Desert Club Drive. The three lots have been approved for 14 apartments which are to be affordable to moderate income households. The three lots may be merged by the owner, but can proceed as three lots without further City processes. The owner has been finalizing building plans and construction is expected in 2022. As shown in Table III-49, market rental rates in the City are affordable to moderate income households. Therefore, these units have been included for moderate income households.

Site 4 is approximately 7.5 acres and is within the Medium Density Residential (RM) zone which allows 4-8 units per acre. The city currently has a pending application for a 100% Very Low and Low Income development made up of 64 units. Site 4 is located near transit, schools and commercial areas.

Site 5 is approximately 5.1 acres and is located along the Highway 111 commercial corridor in the Regional Commercial (CR) zone. This zone allows for multifamily residential development and mixed use development. The Affordable Housing Overlay is on this site as well and allows a higher density for affordable projects. This is a City owned site and has been analyzed in a recently adopted Mitigated Negative Declaration for up to 180 units, resulting in 36 units per acre.

Site 6 is approximately 4.78 acres and is within the Medium Density Residential (RM) zone which allows 4-8 units per acre. The site is owned by an affordable housing developer intending to develop affordable housing. An affordable housing project at this site will allow for a density bonus that would result in 57 units. Site 6 is within a “High Resource” area, close to the Washington Street Apartments, an affordable housing community, and adjacent to the east is vacant property pre-zoned as Residential High (RH) within the City’s Sphere of Influence. The site’s proximity to transit, schools and commercial areas makes it an ideal site.**

Three sites in Table II-50 are over 10 acres in size. Although the State does not believe that these sites can be developed for affordable housing, the Coachella Valley is experiencing development of lower income projects on larger sites, including two projects in Palm Desert described above. Nevertheless, in order to encourage the development of affordable projects on these sites, Program 3.1.a has been added, which provides incentives for subdivision of larger sites.

It should also be noted that Site 10, which includes multiple small lots for 42 moderate income units, is an approved apartment project which is being constructed on land previously owned by the City, which was successfully sold to a private developer. The project is expected to be constructed in the next two years. The parcels previously were developed as single family homes, which the City bought to widen Jefferson Street. Upon completion of the widening, the lots were marketed to the private development community, and an apartment project was proposed in 2019, and approved in 2020 for the site. The City therefore has experience in the assembly of smaller lots for the successful development of housing.

** Site 6, described above, is the "substitute" Site 6 considered and approved by the La Quinta City Council during its November 21, 2023, public hearing on General Plan Amendment 2022-0002 related to the La Quinta Village Apartments project; Applicant: Irwin Partners Architects

Finally, sites 15 through 20 are provided to accommodate above moderate income households. These sites are all located in existing approved communities or tract maps, and require only residential building permits to proceed to construction.

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 as well as all dry utilities in adjacent streets. All providers have sufficient capacity to accommodate the growth generated by the units listed in Table II-50. 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.

Affordability 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-51. The earliest possible date of conversion for any of the City's restricted multifamily housing stock is 2051 for the extremely low and low income units at Seasons Senior Apartments. There are no at risk units in the City.

**Table II-51
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
Seasons at Miraflores Senior Apartments (47747 Gertrude Way)	2057	45	71	---	---	---	116
Seasons La Quinta Senior Apartments (50915 Rainbow Ct.)	2051	19	---	37	31	---	87
Vista Dunes Courtyard Homes (44950 Vista Dunes Lane)	2063	8	64	8	---	---	80
Washington Street (senior) Apartments ¹ (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
Total	N/A	204	311	273	125	1	914

Source: City of La Quinta

¹ 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.

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. Provide new housing choices by increasing affordable housing supply in higher opportunity areas and throughout the community, and improve housing mobility through encouraging various housing options such as accessory dwelling units and creative housing solutions.

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-50**) individually to reach the target of 210 units during the planning period.

- Timing: June 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
-

Program 1.1.b: The City will merge its parcels in the Village (as listed in Table II-51) to facilitate the consolidation of these lots for sale through the Surplus Land Act.

- Timing: June 2023 for lot mergers. June 2024 for RFPs and land sales.

- Funding Source: General Fund
- Responsible Agency: City Manager’s Office/Housing

Program 1.1.c: To encourage the development of housing for extremely low, low and special needs residents, the City will develop a program of incentives for the subdivision of larger sites, to include application fee waivers, DIF fee reductions and expedited processing. The City will contact the owners of the three sites listed in Table II-50 and encourage that they subdivide the land and take advantage of the City’s incentive program.

- Timing: June 2022 for development of program. June 2023 for initial contacts with land owners, and annually thereafter.
- Funding Source: General Fund
- Responsible Agency: Planning Division, 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 throughout 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 in areas of higher need and throughout the community. Address disproportionate housing needs and alleviate disproportionate cost burdens on lower and moderate income households by providing more affordable housing units.

[Program H-2.1.a: Accessory Dwelling Units \(ADU\)](#)

The City will modify its Zoning Ordinance to comply with State law regarding ADUs and JADUs and provide for the reduced parking standards, setbacks and other incentives included in the law. The City shall establish a program to encourage the building of ADUs and JADUs, with a goal of 2 new units per year throughout the planning period, and monitor their development to gauge if they are affordable alternatives for housing. 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: Zoning amendments June 2022. Monitoring program beginning June 2023.
- Funding Source: General Fund
- Responsible Agency: Design and Development Department

[Program H-2.1.b: City-owned Lots](#)

Aggressively pursue development of the City's central-city properties (sites 8 and 13) to generate up to 168 units of extremely low, 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 June 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 for extremely low and low income households 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. This program could generate up to 4 units per year in creative housing solutions.

- Timing: Research June 2024. Planning Commission and City Council Study Session no later than June 2025. Amendments per Council direction by the end of 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: June 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 throughout the community.

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 housing for extremely low, low and special needs residents, and foster professional collaboration between the City and affordable housing stakeholders. This program could result in 2 new partnership projects during the planning period.

- 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. This program could result in 100 to 300 new units of affordable housing in the Corridor.

- Timing: Menu of incentives, June 2023. 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. This program, in conjunction with Program H-2.3.a, could result in 2 new partnership projects during the planning period. Some of the most prominent resources are described below.

- Timing: Update website with funding information and partnership opportunities by June 2022, and every six months thereafter.
- 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, with a goal of assisting 2 to 4 households annually. 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.

Program 3.1.a: All properties listed in the Affordable Housing Inventory for extremely low, very low and low income units shall have the Affordable Housing Overlay applied. Further, the AHO text shall be amended to allow 30 units per acre and to allow 3 story development. The analysis that accompanies the Zone text amendment shall demonstrate that the development standards

being applied to the AHO, including setbacks, height and parking requirements, allow a density of 30 units per acre. Consistent with Government Code Section 65583.2(h) and (i), the AHO will permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period. These sites shall be zoned with minimum density of 20 units per acre and development standards that permit at least 16 units per site.

- Timing: October 2022 for Zoning Map and text amendments
- Funding Source: General Fund
- Responsible Agency: Planning Division

❖ [Policy H-3.2](#)

Coordinate the development of affordable housing throughout the community 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 throughout the community.

[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](#)

Although not on the Site's Inventory, 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, resulting in 1 new project per year.

- 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, including targeting areas of higher need and concentration of lower income households.

❖ [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, including targeting areas of higher need and concentration of lower income households. Employ government and non-government resources to preserve and revitalize neighborhoods and communities and thereby provide protection against disinvestment-based displacement.

Program H-4.4.a: Housing Condition Survey & Monitoring

Complete 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 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 by June 2022, assist 6 households annually 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, refer 5 households annually
- 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 2022. Distribute to 15 households annually.
- Funding Source: General Fund
- Responsible Agency: Design and Development Department, Community Resources Department, 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.

Program H-5.2.a: Collaborate and coordinate with government agencies (e.g. Fair Housing Council of Riverside County) and nonprofit groups (e.g. Habitat for Humanity) to support outreach and expansion of lending programs for homeownership among minority populations. Advertise workshops and webinars held by these organizations on financial resources for homeownership on

the City website, under News page and Directory of Services (see Program H-5.2.c). This program could result in homeownership for 5 minority households annually.

- Timing: Annually (June) with adoption of budget, subject to available funding.
- Funding Source: General Fund
- Responsible Agency: City Manager's Office/Housing

Program H-5.2.b: Fair Housing Referrals

Continue to refer up to 10 tenants and landlords annually 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-5.2.c: 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

❖ [Policy 5.3](#)

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

[Program H-5.3.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

❖ [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: June 2022 at regular Zoning Ordinance update
- Funding Source: General Fund
- Responsible Agency: Design and Development Department

[Program H-5.4.b: Zoning Amendments for Emergency Shelters, Transitional and Supportive Housing](#)

Revise the Zoning Ordinance to require that homeless shelters only be required to provide parking for employees; and that Transitional and Supportive Housing be permitted uses in the Medium, Medium-High and High density residential zones.

- Timing: June 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.

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

Appendix A

Public Outreach Materials