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**Appendix A**  
**Housing Element**  
**Public Outreach Materials**

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

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

**AFFORDABLE HOUSING DEVELOPERS**

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

City RSVP List

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

Wednesday, January 13, 2021 | 5 PM

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

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

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

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

*La Quinta*  
— GEM of the DESERT —



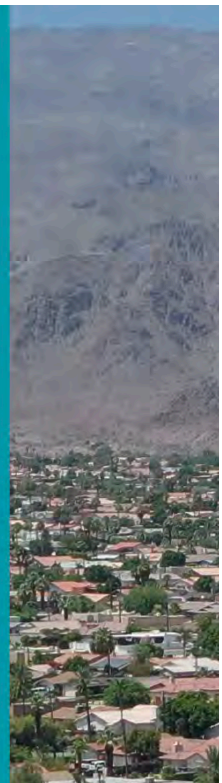
**Subject:** La Quinta Housing Element Update - Virtual Community Workshop Notice - Join us!  
**Date:** Wednesday, January 6, 2021 at 10:19:28 AM Pacific Standard Time  
**From:** Kimberly Cuza <kcuza@terranovaplanning.com>  
**BCC:** Andrew@greendev.co <Andrew@greendev.co>, mrisdon@acof.org <mrisdon@acof.org>,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

**Attachments:** image001.png

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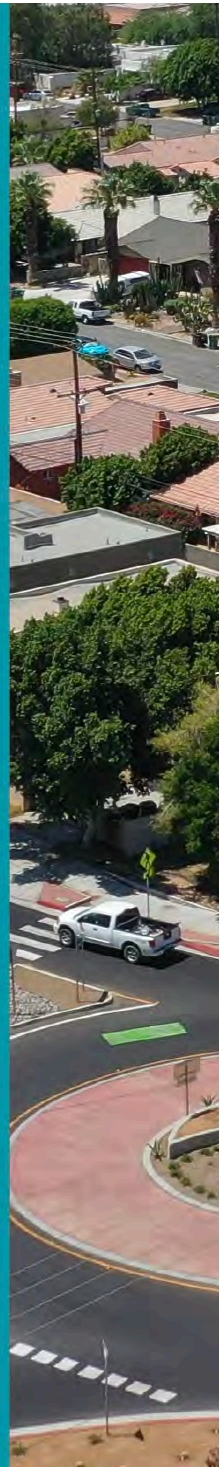
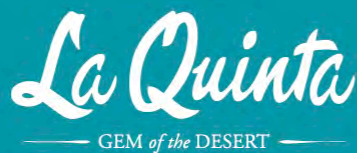


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# CITY OF LA QUINTA HOUSING ELEMENT COMMUNITY WORKSHOP

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Wednesday, January 13, 2021  
5 PM

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

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

*La Quinta*  
— CITY OF THE DESERT —

1/11/21

Housing Workshop  
Attendance Request List (RSVPs)

Public-

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

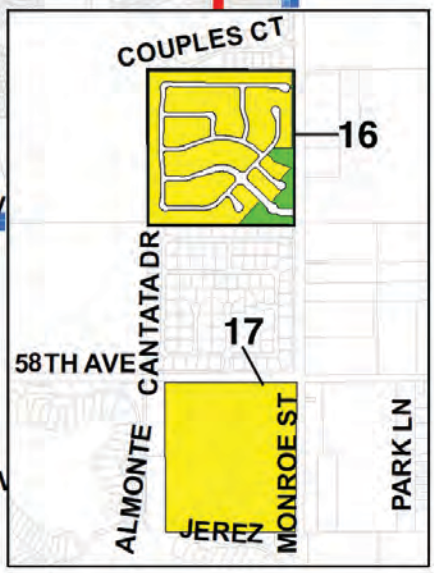
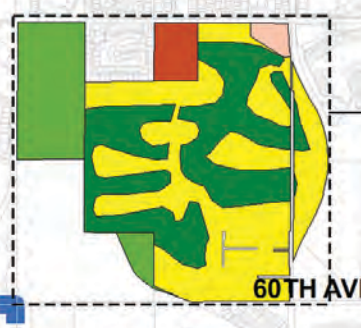
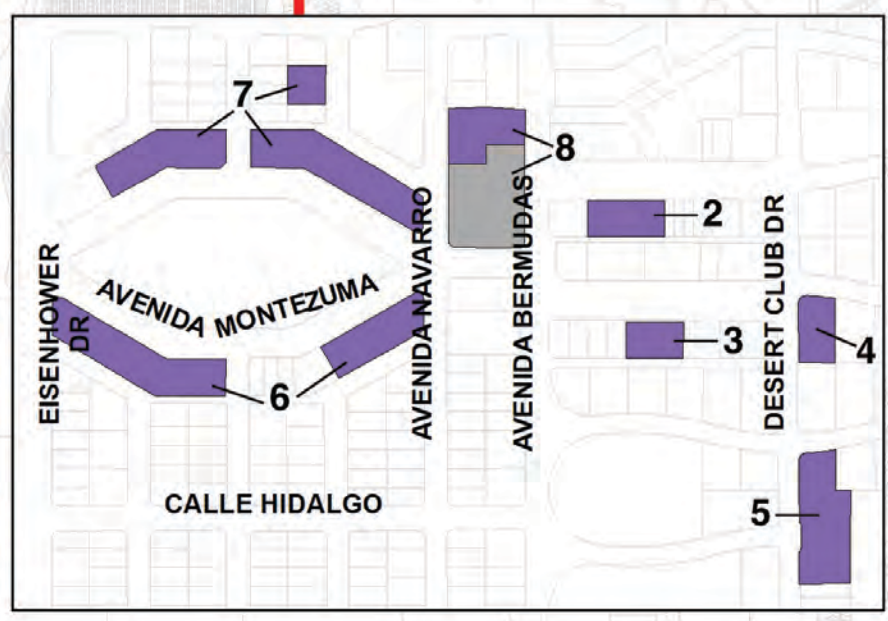
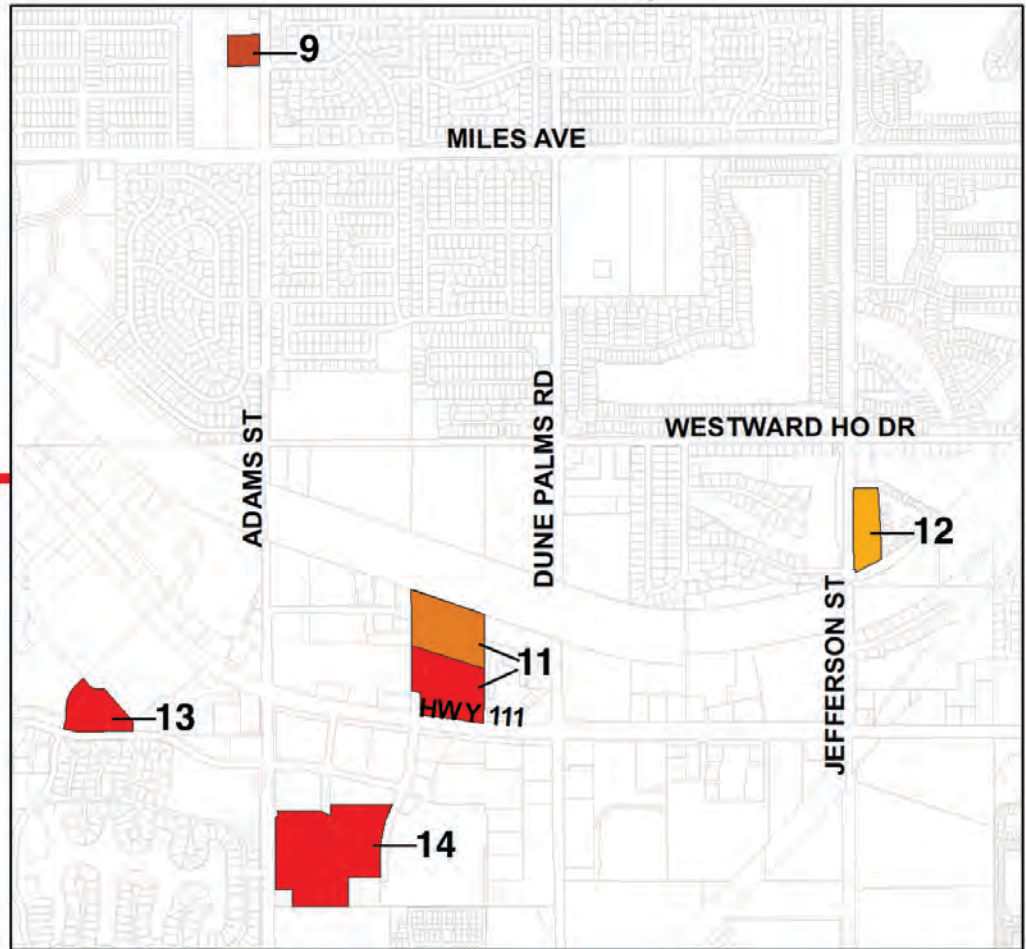
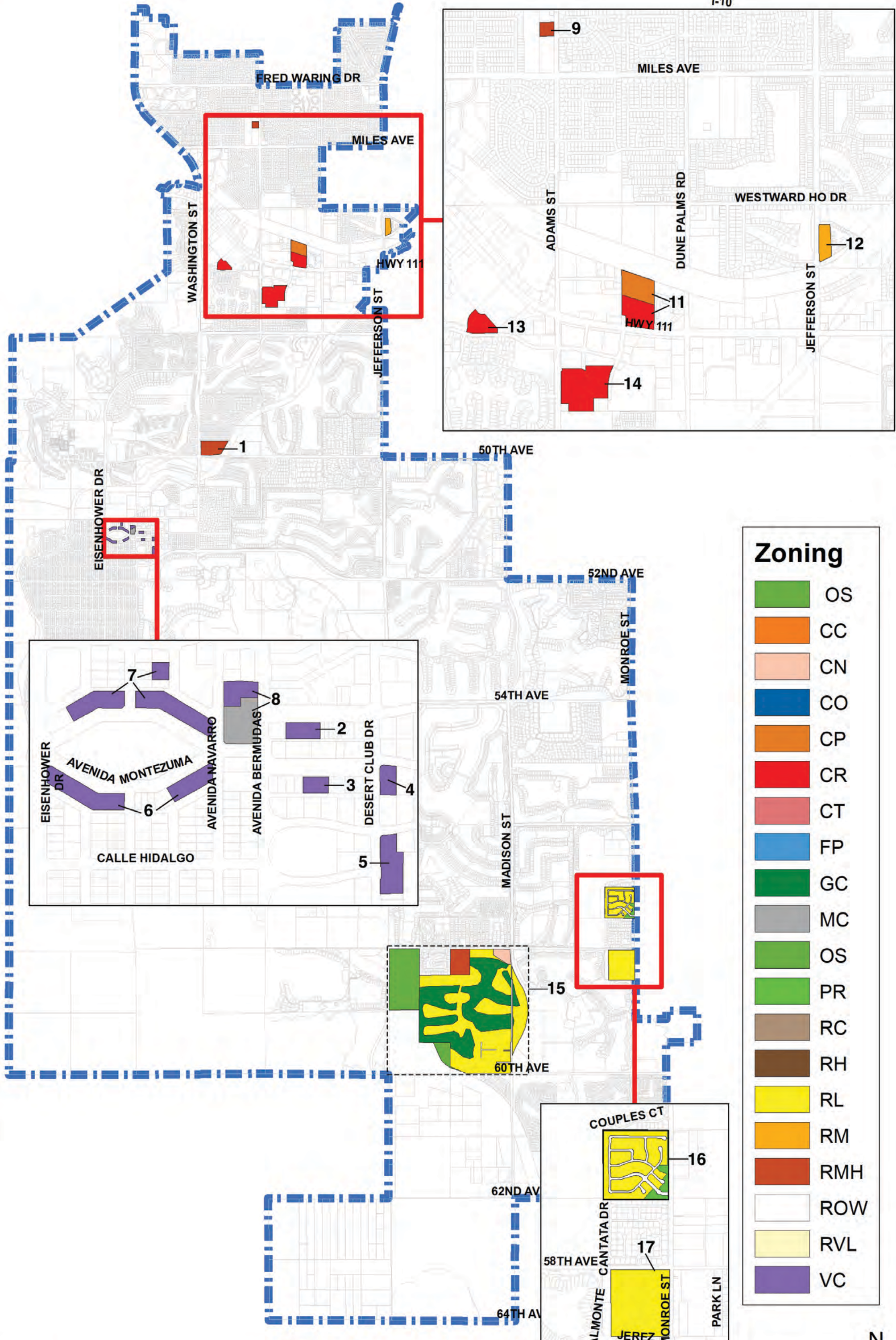
<p>Council: Zoom info sent 1/8/21 Kathleen Fitzpatrick <a href="mailto:kfitzpatrick@laquintaca.gov">kfitzpatrick@laquintaca.gov</a> (asked Teresa to send to interested Councilmembers) Steve Sanchez (tentative acceptance)</p> <p>Housing Commissioners (ask Doug to send): <u>Sent Zoom info 1/11/21</u></p> <ol style="list-style-type: none"><li>1) Chair Veronica Gaeta-Mejia</li><li>2) Vice Chair Michelle McDonough</li><li>3) Olga Pacheco</li><li>4) Gia Casto</li><li>5) Gwendolyn Davis</li></ol>	<p><u>Sent Zoom info 1/8/21</u></p> <p>Planning Commissioners:</p> <p>Michael Proctor Stephen Nieto-confirmed Mary Caldwell Philip Bettencourt Loretta Currie-confirmed Kevin McCune Taylor Libolt Varner</p>
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1/11/21

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

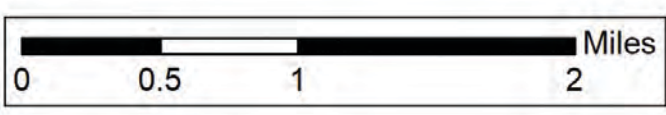
Ihrke, Bill <a href="mailto:bihrke@rutan.com">bihrke@rutan.com</a>	AJ Ortega, Building
Teresa Thompson, CM	Monika Radeva, City Clerk
Karla Romero, Finance	Angela Ferreira, CM
Danny Castro, D&D	Jon McMillen, CM
Gil Villalpando, CM/Housing	Tommi Sanchez, Hub
Doug Kinley, CM/Housing	Armando Magallon, Hub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





### Zoning

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



# Community Workshop

## January 13, 2021

# Housing Element Update



# Introductions

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

# Background

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

# Background

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

# Background

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

# Background

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

# Background

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

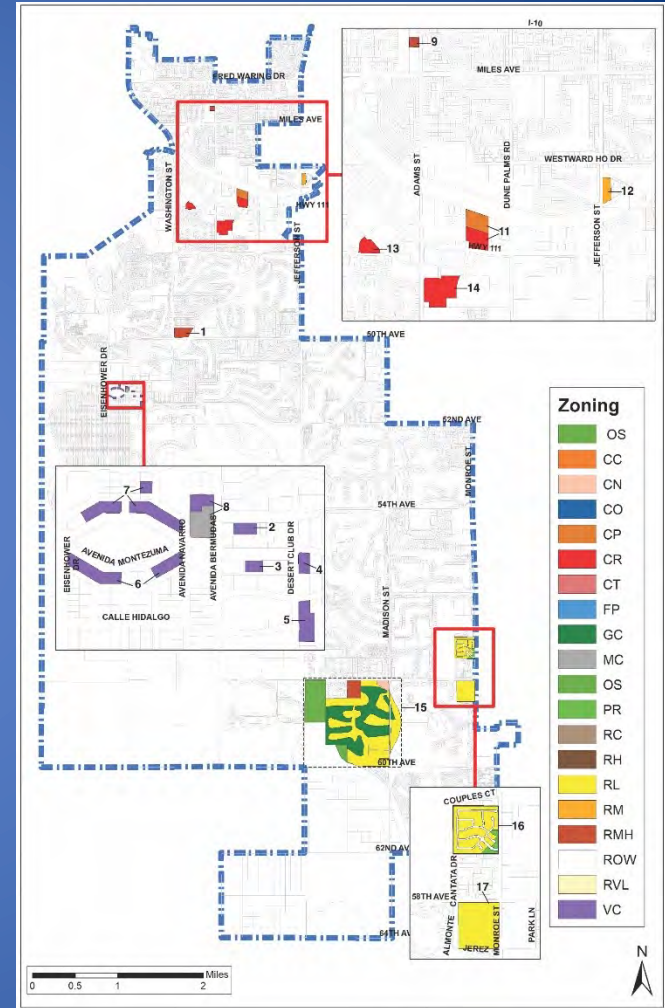


# Background

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

# Housing Sites

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



# Next Steps

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

- Comments and suggestions welcome





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



# La Quinta

— CALIFORNIA —

**Subject:** La Quinta Housing Element Update - Public Review Notice  
**Date:** Friday, September 10, 2021 at 2:10:33 PM Pacific Daylight Time  
**From:** Kimberly Cuza <kcuza@terranovalplanning.com>  
**BCC:** Andrew@greendev.co <Andrew@greendev.co>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, julie.bornstein@cvhc.org <julie.bornstein@cvhc.org>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, lvandeweghe@decro.org <lvandeweghe@decro.org>, smoreno@families-forward.org <smoreno@families-forward.org>, jon@hipsandiego.org <jon@hipsandiego.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, tmize@nationalcore.org <tmize@nationalcore.org>, mirving@uhcllc.net <mirving@uhcllc.net>, robertahp@sbcglobal.net <robertahp@sbcglobal.net>, howard@hghrealestatepartners.com <howard@hghrealestatepartners.com>, JSilver@chochousing.org <JSilver@chochousing.org>, CLiuzzo@chochousing.org <CLiuzzo@chochousing.org>, YLyashenko@chochousing.org <YLyashenko@chochousing.org>, MHachiya@chochousing.org <MHachiya@chochousing.org>, DarrenB@tpchousing.com <DarrenB@tpchousing.com>, jortiz@nphsinc.org <jortiz@nphsinc.org>, executivedirector@hfhcv.org <executivedirector@hfhcv.org>, info@hfhcv.org <info@hfhcv.org>, cdahlin@cvag.org <cdahlin@cvag.org>, info@liffitorise.org <info@liffitorise.org>, Maryann Ybarra <Maryann.Ybarra@cvhc.org>, Nicole Criste <ncriste@terranovalplanning.com>, clflores@laquintaca.gov <clflores@laquintaca.gov>, VNicholas@chochousing.org <VNicholas@chochousing.org>, Tania Flores <tflores@laquintaca.gov>

**Attachments:** image001.png

As a participant in our community workshop for the City of La Quinta's Housing Element Update, we wanted to let you know the draft Housing Element document is available on the city's website for public review, from September 10 – 24, 2021.

We invite you to review the Element through this link: <https://bit.ly/3falPKM>

Please provide any comments to Cheri Flores, Planning Manager at [cflores@laquintaca.gov](mailto:cflores@laquintaca.gov)



*La Quinta*  
— GEM of the DESERT —

# HOUSING ELEMENT NOTICE

The City is circulating its 6th Cycle  
Housing Element Update for public  
review and comment from:

**SEPTEMBER 10 - 24, 2021**

The Housing Element guides the  
development of housing for all its  
residents for the next 8 years, and is  
an important part of the General Plan.

Review and provide comments to:  
**CHERI FLORES | PLANNING MANAGER**  
**CLFLORES@LAQUINTACA.GOV**



For COVID-19 information, education, and resources, please click [HERE](#).



- Design and Development

- + The Hub
- + Bid on Jobs
- + Building Division
  - Development Impact Fees (DIF)
  - Applications/Checklists
- + Engineering Services
  - Frequently Asked Questions (FAQ)
  - Master Drainage Plan
  - Permit Applications
- Planning Division
  - + Applications & E-Trakit Online Permits
    - Demographics & City Statistics
  - + Historic Preservation
    - Interactive Project Map
    - Links & Documents
    - Maps
  - + Planning Projects
    - Public Hearing Notices
    - Staff Decisions: Permits and Projects
    - Village Build-Out Plan EIR
    - 2035 La Quinta General Plan
    - Coral Mountain Resort
    - Housing Element Update

Related Links

[Our City City Departments Design and Development Planning Division](#) »

## Housing Element Update

Font Size: + - Share & Bookmark Feedback Print

### Housing Element 2021-2029 Update



#### What is the Housing Element?

The Housing Element is one of the required elements of the General Plan and establishes the City's policy relative to the maintenance and development of housing to meet the needs of existing and future residents. Every eight years, the State requires jurisdictions to plan for allocation of new housing units potentially affordable to a range of income levels. Jurisdictions within the Southern California Association of Governments (SCAG) region, in which La Quinta is located, 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. La Quinta's Housing Element sets forth a comprehensive housing plan consisting of goals, policies, and programs to address existing and projected housing needs.

#### Project Resources

- [December 8, 2020 Housing Element Update Presentation to Planning Commission](#)
- [January 12, 2021 Housing Element Update Presentation to Housing Commission](#)
- [January 13, 2021 Housing Element Workshop](#)
- [Draft La Quinta 6<sup>th</sup> Cycle Housing Element](#)

