

HAND OUTS

**CITY COUNCIL
MEETING**

NOVEMBER 21, 2023

Resolution No. 2023-039 - EXHIBIT A
Adopted: November 21, 2023

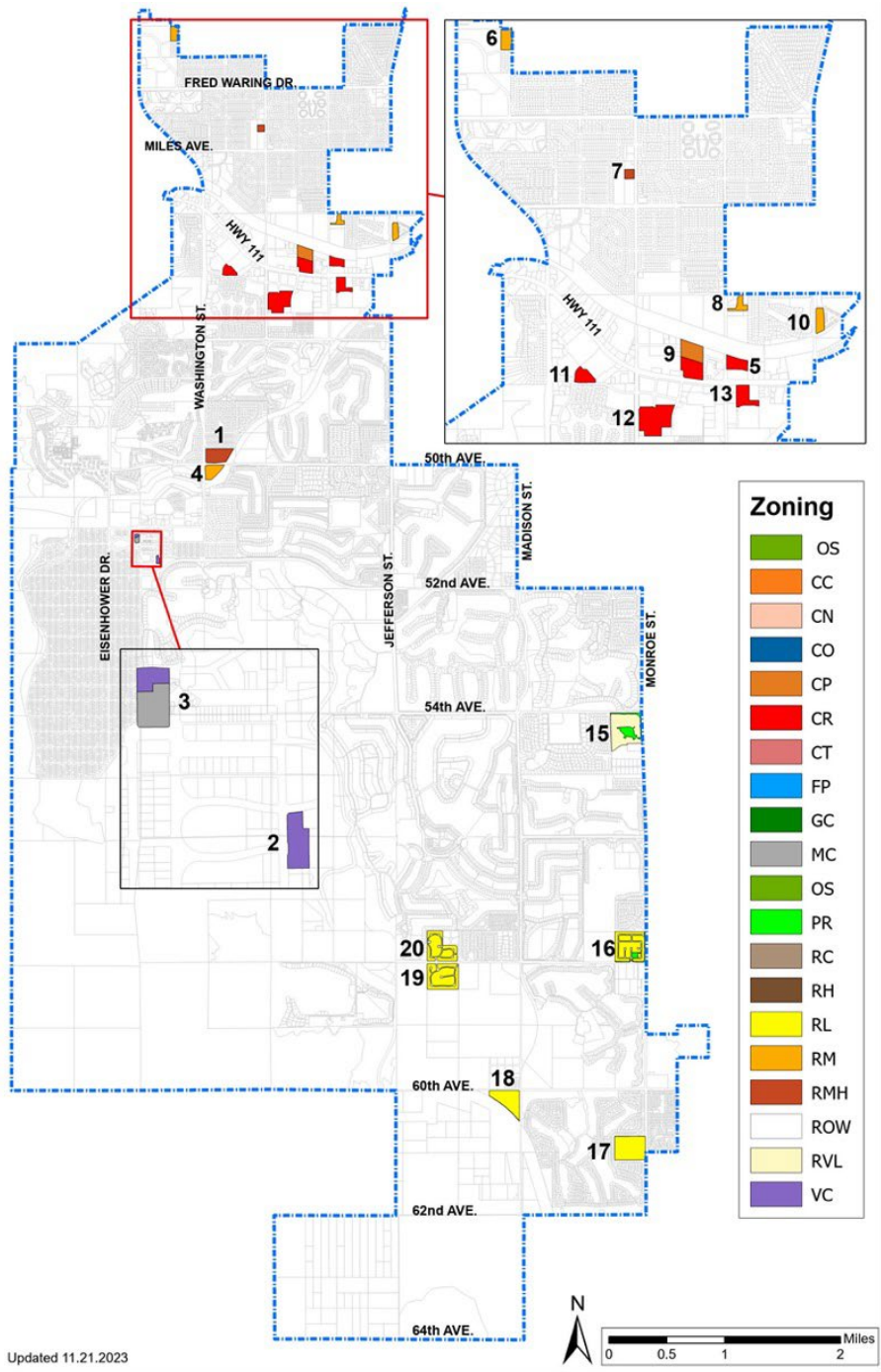
Table II-1
Vacant Land Inventory

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	<u>77004012</u>	<u>7.6</u>	<u>MHDR</u>	<u>RMH</u>	<u>9</u>	<u>64</u>
5 (City Owned)	<u>600030018</u>	<u>5.1</u>	<u>CG</u>	<u>CR(AHO)</u>	<u>36</u>	<u>180</u>
6**	<u>609051002</u>	<u>4.78</u>	<u>MHDR</u>	<u>RM</u>	<u>12</u>	<u>57</u>
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		RM	10	2
	600080007	0.19	MHDR	RM	10	2
	600080008	0.19	MHDR	RM	10	2
	600080009	0.21		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						4,0721,373
*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-1
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						4,5281,829



Updated 11.21.2023

- 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.

Finally, Sites 15 through 20 are provided to accommodate above moderate income households. These sites are all located in existing

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