

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Desert Hot Springs

Reporting Period 1/1/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Watermark - 9282 Silver Star Avenue - 64120 Van Horn Mountains St. - 64127 Apache Mountains St. - 9346 Silver Star Ave. - -9324 Silver Star Ave. - -9310 Silver Star Ave. - -64331 Silver Star Ave. - 64162 Van Horn Mountains St. - 64148 Van Horn Mountains St. - 64134 Van Horn Mountains St.	SF	O	10				10			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.	
Gallery Builders - 65487 Via Del Sol - 65483 Via Del Sol - 65479 Via Del Sol - 65475 Via Del Sol - 65474 Via Del Sol - 65478 Via Del Sol - 65482 Via Del Sol - 65486 Via Del Sol - 65490 Via Del Sol	SF	O	9				9			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.	

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13792 Mesquite Avenue (duplex)	2-4	R	2					2			Based on estimated rent prices, see Sales & Rent Price Explanation Sheet.
66212 Desert View Avenue	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
9593 Valencia Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
12925 Maui Way	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13062 Caliente Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
12817 Cuando Way	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13896 Cuyamaca Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13191 Del Ray Lane	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13633 El Rio Lane	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13616 Cholla Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
9600 Palm Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.

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12283 Sumac Drive	SF	O	1				1				Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
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13609 Avenida La Vis	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13589 Hidalgo Street	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
65813 Buena Vista Avenue	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13680 Ocotillo Road	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
12900 Inaja Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
13167 Del Ray Lane	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
12401 Avenida Alta Loma	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
66609 Yucca Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
9156 Calle Del Diablo	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
9050 Calle Del Diablo	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.
11285 Foxdale Drive	SF	O	1					1			Based on estimated mortgage prices, see Sales & Rent Price Explanation Sheet.

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Very Low	Deed	946					44				44	902
	Non-deed restricted											
Low	Deed	661										661
	Non-deed restricted											
Moderate	Deed	772										772
	Non-deed restricted											
Above Moderate		1,817										1,817
Total RHNA by COG. Enter allocation number:		4,196					44				44	4,152
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Name of Program	Objective	Timeframe in H.E.
Actions to Make Sites Available to Accommodate the RHNA	Zone 165 acres at a density of 20-24 dwellings per acre.	2008-2012	Currently in the process of updating our General Plan and considering increasing densities.
Zoning Code Amendments	Amendments Adopted	2008-2009	As part of the General Plan Update, which should be ready by early 2019 we will be updating our Zoning Code.
Energy Conservation Program	Adoption of Plans and Actions	2009-2011	Approved a Climate Action Plan for the City in 2013.

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Rental Assistance	270 units for lower income households	Ongoing	We have no rental assistance program but we do have a link on our website directing people to Riverside County Housing Programs.
Density Bonus Procedures	Adopted Ordinance 150 lower income housing units	2008-2009 2009-2014	Currently we have two density bonus provisions if providing affordable housing (25% bonus) or additional amenities (15% bonus).
Prepare Inclusionary Housing Ordinance	Adopted Ordinance 409 lower income housing units	2008-2009 2006-2014	Will consider incorporating into our Housing Element Update, we currently do not have an inclusionary housing ordinance.
Redevelopment Agency Housing Programs	408 lower income housing units	2006-2014	Redevelopment Agency's were officially dissolved in 2012.
County Down payment Assistance Program	10 low income households	2008-2014	We have a link on our City website directing individuals to County Housing Programs.
Adopt Reasonable Accommodation Procedure	Adopted Procedure	2008-2009	Will consider incorporating into our Housing Element Update, we currently do not have an inclusionary housing ordinance.
Housing for the Disabled Zoning Code Amendments	Adopted Amendments	2008-2009	Will consider incorporating into our Housing Element Update, we currently do not have an inclusionary housing ordinance.
Housing Code Enforcement Program	200 housing cases per year	2006-2014	Our Community Preservation Department responds to housing cases and takes appropriate actions.
Redevelopment Agency Housing Rehabilitation Program	200 rehabilitated housing units	2006-2014	Redevelopment Agency's were officially dissolved in 2012.
County Housing Repair and Rehabilitation Programs	28 rehabilitated housing units	2008-2014	We have a link on our City website directing individuals to County Housing Programs.
Abandoned Residential Property Registration	Maintain quality of 990+ homes in foreclosure	2008-2014	Currently have a code section on Abandoned Residential Property Registration to protect residential neighborhoods.
Fair Housing Services	Fair Housing Council of Riverside County	2008-2014	We have a link on our City website directing individuals to County Housing Programs, in addition City Staff directs housing issues to Riverside County agencies..
Fair Housing Information Programs	Information provided in flyers and on City's website	2008-2014	We have a link on our City website directing individuals to County Housing Programs.

General Comments:

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