

**Please Start Here**

General Information	
Jurisdiction Name	Desert Hot Springs
Reporting Calendar Year	2023
Contact Information	
First Name	Travis
Last Name	Clark
Title	Community Development Director
Email	tclark@cityofdhs.org
Phone	7603296411
Mailing Address	
Street Address	11999 Palm Drive
City	Desert Hot Springs
Zipcode	92240

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

<b>Jurisdiction</b>	Desert Hot Springs	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	72
Above Moderate		59
<b>Total Units</b>		<b>133</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	431	102	146
2 to 4 units per structure	22	16	10
5+ units per structure	6	0	0
Accessory Dwelling Unit	16	15	2
Mobile/Manufactured Home	1	0	0
<b>Total</b>	<b>476</b>	<b>133</b>	<b>158</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	49	58
Not Indicated as Infill	75	75

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	64
Number of Proposed Units in All Applications Received:	476
Total Housing Units Approved:	80
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of Applications</b>	<b>Units</b>
Ministerial	64	476
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	24
Sites Rezoned to Accommodate the RHNA	0

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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "\*" indicates an optional field  
Cells in gray contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, to 4.5+ ADU/MU)	Tenure R-Resort Or-Owner	Date Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65917?	Were incentives or concessions requested pursuant to Government Code section 65919 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
<b>Summary Row: Start Data Entry Below</b>																								
				BLDR-23-840	ADU	O	12/13/2023							80	396	476	80	0						
				BLDR-23-815	ADU	O	11/28/2023							1	1	1	1							
				BLDR-23-643	ADU	O	9/19/2023							1	1	1	1							
				BLDR-23-624	ADU	O	9/12/2023							1	1	1	1							
				BLDR-23-581	ADU	O	8/24/2023							1	1	1	1							
				BLDR-23-580	ADU	O	8/24/2023							1	1	1	1							
				BLDR-23-571	ADU	O	8/17/2023							1	1	1	1							
				BLDR-23-528	ADU	O	8/2/2023							1	1	1	1							
				BLDR-23-316	ADU	O	5/11/2023							1	1	1	1							
				BLDR-23-142	ADU	O	2/16/2023							1	1	1	1							
				BLDR-23-93	SFD	O	1/26/2023							1	1	1	1							
				BLDR-23-92	SFD	O	1/26/2023							1	1	1	1							
				BLDR-23-91	SFD	O	1/26/2023							1	1	1	1							
				BLDR-23-847	SFD	O	12/15/2023							1	1	1	1							
				BLDR-23-758	SFD	O	10/30/2023							1	1	1	1							
				BLDR-23-757	SFD	O	10/30/2023							1	1	1	1							
				BLDR-23-706	SFD	O	10/11/2023							1	1	1	1							
				BLDR-23-705	SFD	O	10/11/2023							1	1	1	1							
				BLDR-23-703	SFD	O	10/10/2023							1	1	1	1							
				BLDR-23-668	SFD	O	9/20/2023							1	1	1	1							
				BLDR-23-664	SFD	O	9/20/2023							1	1	1	1							
				BLDR-23-607	SFD	O	8/6/2023							1	1	1	1							
				BLDR-23-572	SFD	O	8/17/2023							1	1	1	1							
				BLDR-23-525	SFD	O	8/1/2023							1	1	1	1							
				BLDR-23-524	SFD	O	8/1/2023							1	1	1	1							
				BLDR-23-513	SFD	O	7/27/2023							1	1	1	1							
				BLDR-23-506	SFD	O	7/25/2023							1	1	1	1							
				BLDR-23-489	SFD	O	7/18/2023							1	1	1	1							
				BLDR-23-479	SFD	O	7/11/2023							1	1	1	1							
				BLDR-23-479	ADU	O	7/11/2023							1	1	1	1							
				BLDR-23-478	SFD	O	7/11/2023							1	1	1	1							
				BLDR-23-478	ADU	O	7/11/2023							1	1	1	1							
				BLDR-23-475	SFD	O	7/11/2023							1	1	1	1							
				BLDR-23-474	SFD	O	7/11/2023							1	1	1	1							
				BLDR-23-474	ADU	O	7/11/2023							1	1	1	1							
				BLDR-23-469	SFD	O	7/10/2023							1	1	1	1							
				BLDR-23-469	ADU	O	7/10/2023							1	1	1	1							
				BLDR-23-465	SFD	O	7/5/2023							1	1	1	1							
				BLDR-23-339	SFD	O	5/17/2023							1	1	1	1							
				BLDR-23-339	ADU	O	5/17/2023							1	1	1	1							
				BLDR-23-318	SFD	O	5/9/2023							1	1	1	1							
				BLDR-23-318	ADU	O	5/9/2023							1	1	1	1							
				BLDR-23-298	SFD	O	5/1/2023							1	1	1	1							
				BLDR-23-246	SFD	O	4/13/2023							1	1	1	1							
				BLDR-23-157	SFD	O	3/1/2023							1	1	1	1							
				BLDR-23-112	SFD	O	1/31/2023							1	1	1	1							
				BLDR-23-111	SFD	O	1/31/2023							1	1	1	1							
				BLDR-23-110	SFD	O	1/31/2023							1	1	1	1							
				BLDR-23-109	SFD	O	1/31/2023							1	1	1	1							
				BLDR-23-108	SFD	O	1/31/2023							1	1	1	1							
				BLDR-23-107	SFD	O	1/31/2023							1	1	1	1							
				BLDR-23-855	2 to 4	O	12/18/2023							2	2	2	2							
				BLDR-23-854	2 to 4	O	12/18/2023							2	2	2	2							
				BLDR-23-895	2 to 4	O	6/14/2023							2	2	2	2							
				BLDR-23-368	2 to 4	O	8/1/2023							3	3	3	3							
				BLDR-23-35	2 to 4	O	1/10/2023							3	3	3	3							
				BLDR-23-829	2 to 4	O	12/4/2023							3	3	3	3							
				BLDR-23-315	2 to 4	O	5/9/2023							3	3	3	3							
				BLDR-23-553	2 to 4	O	9/9/2023							4	4	4	4							
				BLDR-23-470	5+	O	7/10/2023							6	6	6	6							
				BLDR-23-122	MH	O	1/27/2023							1	1	1	1							
				BLDR-23-582	SFD	O	8/24/2023							34	34	34	34							
				BLDR-21-124	SFD	O	9/28/2023							286	286	286	286							
				BLDR-23-2	SFD	O	10/16/2023							76	76	76	76							
				BLDR-21-124	SFD	O	9/28/2023							286	286	286	286							



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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

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Cells in grey contain auto-calculation formulas

APN	Address	Category	Subcategory	Units	Start Date	End Date	Progress	Notes
641184014	13165 RAMONA DR, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-489	1	7/18/2023		1	
644302003	13821 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-479	1	7/11/2023		1	
644302003	13821 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-479	1	7/11/2023		1	
644302004	13817 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-478	1	7/11/2023		1	
644302004	13817 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-478	1	7/11/2023		1	
639192044	66202 4TH ST, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-475	1	7/11/2023		1	
644302002	13825 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-474	1	7/11/2023		1	
644302002	13825 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-474	1	7/11/2023		1	
644302001	13829 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-469	1	7/10/2023		1	
644302001	13829 SCENIC CREST CR, DESERT HOT SPRINGS, CA 92240	MIGHTY BUILDINGS	BLDR-23-469	1	7/10/2023		1	
642184016	13121 CUANDO WAY, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-465	1	7/5/2023		1	
639125004	0 NO STREET, CA 92240	Infill	BLDR-23-339	1	5/17/2023		1	
639125004	0 NO STREET, CA 92240	Infill	BLDR-23-339	1	5/17/2023		1	
639274005	0 NO STREET, CA 92240	Infill	BLDR-23-318	1	5/9/2023		1	
639274005	0 NO STREET, CA 92240	Infill	BLDR-23-318	1	5/9/2023		1	
638203001	9700 VALPARAISO DR, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-298	1	5/1/2023		1	
638182022	9461 SAN RAFAEL DR, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-246	1	4/13/2023		1	
644062010	12600 MOUNTAIN VIEW RD, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-157	1	3/1/2023		1	
644143017	68210 CALLE AZTECA, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-112	1	1/31/2023		1	
644143018	68220 CALLE AZTECA, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-111	1	1/31/2023		1	
642213020	13485 QUINTA WAY, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-110	1	1/31/2023		1	
642213019	13495 QUINTA WAY, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-109	1	1/31/2023		1	
642213018	13505 QUINTA WAY, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-108	1	1/31/2023		1	
642213008	13480 INAJA ST, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-107	1	1/31/2023		1	
642192020	13365 CUANDO WAY, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-855	2	12/18/2023		2	
642192019	13381 CUANDO WAY, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-854	2	12/18/2023		2	
639153013	11075 MESQUITE AVE, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-395	3	6/14/2023		3	
639292016	66686 1ST ST, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-368	3	6/1/2023		3	
639292017	66688 1ST ST, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-35	3	1/10/2023		3	
641291005	66584 JOSEPH WAY, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-829	3	12/4/2023		3	
639251028	66310 1ST ST, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-315	3	5/9/2023		3	
641042032	66414 BUENA VISTA AVE, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-23-553	4	8/9/2023		4	









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APN	Address	Category	Subcategory	Units	Start	End	Progress	Notes	Count
642192003	13354 AGUA CAYENDO RD, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-151	SFD	0				1
642231016	67661 KEY WAY, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-102	SFD	0				1
663372009	13600 EL RIO LN, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-101	SFD	0				1
641092011	66367 GRANADA AVE, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-72	SFD	0				1
639192013	66125 5TH ST, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-172	SFD	0				1
641252016	13826 CALIENTE DR, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-158	SFD	0				1
641201007	13120 CACTUS DR, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-159	SFD	0				1
638142030	66120 MISSION LAKES, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-157	SFD	0				1
642253016	13787 INAJA ST, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-66	SFD	0				1
641232001	13740 SANTA YSABEL, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-161	SFD	0				1
641223002	13680 CLUYAMACA DR, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-22-329	2 to 4	0				2
641223001	13710 CLUYAMACA DR, Unit Unit 1 & 2, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-22-309	2 to 4	0				2
641321021	13900 VERBENA DR, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-22-337	2 to 4	0				2
641032008	66079 CAHULLA AVE., Unit 1 & 2, Desert Hot Springs, CA 92240	Infill	NSFR-21-190	2 to 4	0				2
641032009	66091 CAHULLA AVE., Unit 1 & 2, Desert Hot Springs, CA 92240	Infill	NSFR-21-188	2 to 4	0				2
641291008	66600 JOSEPH WAY, Unit UNIT 2, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-21-246	ADU	0				
664290022	11373 BALD EAGLE LN, DESERT HOT SPRINGS, CA 92240	Infill	BLDR-20-204	SFD	0				
664052007	12310 Avenida Alta Loma, Desert Hot Springs, CA 92240	Infill	BLDR-20-336	SFD	0				
644050006	12360 Avenida Alta Loma, Desert Hot Springs, CA 92240	Infill	BLDR-20-337	SFD	0				
638131015	66185 Avenida Barona, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-19	SFD	0				
638321034	11740 Verbena Drive, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-20	SFD	0				
639162013	66955 Yucca Drive, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-21	SFD	0				
639163020	66840 San Ardo, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-22	SFD	0				
639331001	66975 Crescent Drive, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-23	SFD	0				
641294007	13675 Sarita Drive, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-25	SFD	0				
641304015	66680 Two Bunch Palms Trail, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-27	SFD	0				
642181008	13110 Miracle Hill Road, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-30	SFD	0				
644053001	68229 Calle Descanso, Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-31	SFD	0				
641022044	66060 Buena Vista Ave., Desert Hot Springs, CA 92240	Coachella Valley Housing Coalition	BLDR-20-36	SFD	0				
656760009	66294 PALD VERDE TR, DESERT HOT SPRINGS, CA 92240	Agua Dulce	BLDR-20-438	SFD	0				
663423008	65626 FLORA AVE., Desert Hot Springs, CA 92240	DHS 41 Properties	NSFR-21-101	SFD	0				
663423009	65668 FLORA AVE, DESERT HOT SPRINGS, CA 92240	DHS 41 Properties	NSFR-21-102	SFD	0				
663423010	12641 CHOLLA DR., Desert Hot Springs, CA 92240	DHS 41 Properties	NSFR-21-103	SFD	0				
663423011	12625 CHOLLA DR., Desert Hot Springs, CA 92240	DHS 41 Properties	NSFR-21-104	SFD	0				
663423012	12609 CHOLLA DR., Desert Hot Springs, CA 92240	DHS 41 Properties	NSFR-21-105	SFD	0				





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APN	Address	Project Name	Element	Category	Units	Start Date	End Date	Units Completed	Percentage
667280067	11872 E CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-80	SFD	0			0	
667280068	11866 E CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-81	SFD	0			0	
667280069	11860 E CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-82	SFD	0			0	
638203008	9890 VALPARAISO DR, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-84	SFD	0			0	
667280020	11679 S CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-85	SFD	0			0	
667280021	11683 S CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-86	SFD	0			0	
667280022	11689 S CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-87	SFD	0			0	
667280023	11691 S CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-88	SFD	0			0	
667270043	11579 KITETAL DR., Desert Hot Springs, CA 92240	Skyboome Lennar Homes	NSFR-22-9	SFD	0			0	
667280025	11699 S CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-90	SFD	0			0	
667280026	11686 S CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Skyboome Lennar Homes	NSFR-22-91	SFD	0			0	
667280027	11680 S CRESCENT ST, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-92	SFD	0			0	
663311008	65845 BUENA VISTA AVE, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-99	SFD	0			0	
641294019	13905 Santa Dr., Unit 1 & 2, Desert Hot Springs, CA 92240	Infill	BLDR-20-456	2 to 4	0			0	
641294020	13931 Santa Dr., Unit 1 & 2, Desert Hot Springs, CA 92240	Infill	BLDR-20-457	2 to 4	0			0	
642207022	13235 MOUNTAIN VIEW RD., Unit 1 & 2, Desert Hot Springs, CA 92240	Infill	BLDR-20-460	2 to 4	0			0	
639153014	66715 PINTO WAY, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-22-61	2 to 4	0			0	
641195003	66288 7TH STREET, Unit 1 & 2, Desert Hot Springs, CA 92240	Infill	NSFR-21-189	2 to 4	0			0	
638112026	9044 CALLE DE VECINOS, DESERT HOT SPRINGS, CA 92240	Infill	NSFR-23-1	MH	1		1/27/2023	1	
656400003	EL DORADO PLAZA, DESERT HOT SPRINGS, CA 92240	Aventura Palms 1	BLDR-23-582	SFD	34		8/24/2023	34	
656080016	AVENIDA DESCANSO, DESERT HOT SPRINGS, CA 92240	Rancho Descanso	DR-23-2	SFD	76		10/16/2023	76	
667270002	PIERSON BLVD., DESERT HOT SPRINGS, CA 92240	Skyboome Village 3	BLDR-21-124	SFD	286		9/28/2023	286	

Jurisdiction	Desert Hot Springs	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period - 06/30/2021 - 10/14/2021		2								3	4
Income Level		RHNA Allocation by Income Level		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	569	-	-	-	-	-	-	-	-	-	-	-	669
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	535	-	-	-	2	-	-	-	-	-	-	2	533
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	688	-	-	-	-	-	-	-	-	-	-	259	429
	Non-Deed Restricted		12	-	175	72	-	-	-	-	-	-	-	
Above Moderate		2,081	-	-	-	59	-	-	-	-	-	-	59	2,022
Total RHNA		3,873												
Total Units			12	-	175	133	-	-	-	-	-	-	320	3,553
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		285		-	-	-	-	-	-	-	-	-	-	285

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Desert Hot Springs		
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
Program 1.1, Sites Development Program	Facilitate the development of the sites identified in the sites inventory that will accommodate the City's share of the regional housing need.	Implement the sites development program continuously through the 2021-2029 planning period.	The City has worked with affordable housing developers on several of the sites listed in the inventory. One such site, has received entitlement approval for 600+ units of which 220 units are slated to be affordable. The City is working with the developer on how best to extend utilities to the site.
Program 1.2, No Net Loss Program	Develop and maintain a no net loss evaluation procedure.	Within six months of adoption of the 2021-2029 Housing Element, develop and implement a formal ongoing evaluation procedure pursuant to Government Code section 65863.	Not Completed
Program 2.1, Section 8 Housing Choice Voucher Program	Provide assistance to at least 400 extremely low- and very low-income households, an increase of 30 households from the September 2021 figure.	Implementation throughout the 2021-2029 planning period	Not Completed
Program 2.2, First Time Homebuyer Program	First Time Homebuyer Assistance to eight (one per year) buyers purchasing homes in Desert Hot Springs.	Ongoing throughout the 2021-2029 8-year planning period	The City of Desert Hot Springs partnerd with Riverside County on creating a First-Time Homebuyer Assistance Program and the Down Payment Assistance Program and hosted several workshops <a href="https://www.cityofdhs.org/housing/">https://www.cityofdhs.org/housing/</a>



<p><b>Program 2.3, Affordable Housing Incentives Program</b></p>	<p>Use of affordable housing incentives by private developers which will be reported in the Annual Progress Report, and coordination with the Lift to Rise Regional Plan.</p>	<p>Implementation throughout the planning period. Meet with developers at least once a year with technical assistance and information dissemination. Conduct pre-application conferences and on a case-by-case basis.</p>	<p>The City established an incentive program to reduce impact fees in a defined Discount Zone. In addition, the City eliminated ALL impact fees for ADUs regardless of the size.</p>
<p><b>Program 2.4, Regional Plan for Development of 2,000 Affordable Housing Units</b></p>	<p>200 affordable housing units (10% of the 2,000 sub-regional total)</p>	<p>Transmit sites information to the Coachella Valley Housing Coalition (CVHC). Work with the CVHC to identify one or more affordable housing proposals. Implementation within the 2021-2029 planning period</p>	<p>Staff is currently in talks with CVHC in establishing more affordable housing within the city.</p>
<p><b>Program 2.5, Area Agency on Aging Outreach Program</b></p>	<p>Complete outreach and City support</p>	<p>One-year from adoption of the 2021-2029 Housing Element</p>	<p>No Completed</p>
<p><b>Program 3.1 Zoning Ordinance Update (LEAP Grant)</b></p>	<p>Completion of the Zoning Ordinance Update per the LEAP Grant Schedule</p>	<p>Completion by June 2023</p>	<p>To date 17 chapters of the Zoning Ordinance have been updated to conform to State housing laws, implement objectives review standards, and remove barriers to developing housing. Ten more chapters will be reviewed in 2024.</p>
<p><b>Program 3.2, Increase Community Awareness of the Reasonable Accommodation Procedure</b></p>	<p>Complete preparation of the application</p>	<p>2021-2029 Planning Period</p>	<p>Brochure distributed and posted in 2022 in both English and Spanish; Outreach and brochure distribution annually throughout the planning period.</p>
<p><b>Program 3.3, ADU Incentives</b></p>	<p>Implementation of ADU incentives Program</p>	<p>Information packet within 6 months of adoption. Implement throughout the 2021-2029 planning period</p>	<p>The City completed its pre-design ADU program and rolled it out in English and Spanish. The city also developed a website for the program: <a href="https://www.cityofdhs.org/accessory-dwelling-units-adus/">https://www.cityofdhs.org/accessory-dwelling-units-adus/</a>. In addition, the City eliminated ALL impact fees for ADUs regardless of size.</p>

Program 3.4, SB 35 Streamlining Information	Implementation of SB 35 streamlining ministerial approval process	Information packet availability by December 2021	Not Completed
Program 3.5, Government Code Section 65940.1	Complete the assessment and add information as necessary	Six months from adoption	Complete. Zoning, design, and development standards are found under Community Development. All fee information can be found under Administrative Services
Program 4.1, Housing Code Enforcement	The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year.	2021-2029 Planning Period	The Code Compliance Department resolved 786 cases in 2023 that had violations issued.
Program 4.2 Homeowner Housing Rehabilitation Program	Eight homes rehabilitated through the County's program during the 2021-2029 planning period.	1 home annually through the 2021-2029 planning period	The City of Desert Hot Springs is working with Riverside County Housing and Workforce Solutions on a Home Enhancement Program to assist low income individuals with needed repairs. Eight applications have been received so far.
Program 4.3, Abandoned Residential Property Registration	Abandoned properties as they occur	2021-2029 Planning Period	The City has implemented an Abandoned Residential Property Registry. Currently there are 18 vacant properties on the list.
Program 5.1, Fair Housing Services Program	Website: public counter posting of fair housing resources within six months of adoption of the 2021-2019 Housing Element. Other actions to be accomplished and implemented on an ongoing basis as needed.	Six months from adoption then 2021-2029 Planning Period as needed	Brochures posted in English and Spanish in 2022.
Program 5.2, Affirmative Fair Housing Marketing Plan	Develop the Affirmative Fair Housing Marketing Plan within six months of adoption of the 2021-2029 Housing Element	Work with affordable housing developers to implement the Marketing Plan throughout the 8-year planning period.	Not Completed
Program 5.3, Poverty Reduction Program	Post information on the Community Action Partnership, American Rescue Plan, and safety net programs within six months of adoption of the 2021-2029 Housing Element.	2021-2029 Planning Period	No Completed

<b>Program 5.4, Place-Based Neighborhood Poverty Reduction Program</b>	To start delivery of services in neighborhood pockets of poverty within one year of adoption of the 2021-2029 Housing Element.	One year from adoption for project development and implementation throughout the 2021-2029 Planning Period	Not Completed
<b>Program 5.5, Mobility Strategies Program</b>	Post maps and information within six months of adoption of the 2021-2029 Housing Element. Establish a working relation with Housing Authority staff within six months of adoption of the 2021-2029 Housing Element.	2021-2029 Planning Period	Not Completed
<b>Program 5.6, Displacement Risk Program</b>	Post information within six months of adoption of the 2021-2029 Housing Element. Establish a working relation with Housing Authority, FHCRC, and Lift to Rise within six months of adoption of the 2021-2029 Housing Element.	Six months from adoption	Not Completed
<b>Program 5.7, Bilingual Assistance on Development and Housing Processes</b>	Provide translation for housing and development processes, post translated materials within a year of adoption of the 2021-2029 Housing Element, and provide ongoing bilingual assistance as requested.	Establish programs and processes by December 2022. Implement throughout 2021-2029 Planning Period	The City has appointed Erick Becerril as Housing and Community Program Manager. Erick is fluent in English and Spanish. In addition, the City has permit technicians who are also bilingual.
<b>Program 5.8, Accessibility of Development and Housing Processes</b>	Host workshops on housing and development processes within a year of adoption of the 2021-2029 Housing Element, and evaluate participation and progress for continued implementation.	Establish programs and processes by December 2022. Implement throughout 2021-2029 Planning Period	Not Completed
<b>Program 5.9 Place-based Strategies for R/ECAP Improvements</b>	Assist 10 households annually in the R/ECAP areas.	Recruitment of residents, January 2023 and annually as positions are open for application.	Not Completed



Jurisdiction	Desert Hot Springs	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	Desert Hot Springs	
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

<b>Jurisdiction</b>	Desert Hot Springs
<b>Reporting Period</b>	2023 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

**Table K  
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Desert Hot Springs	
Reporting Year	2023	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$	150,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1.1 Draft Housing Element	\$55,000.00	\$59,547.15	Completed		
1.2 Respond to HCD	\$10,000.00	\$3,210.00	Completed		
1.3 Ensure compliance with State legislation	\$5,000.00	\$3,130.55	Completed		
1.4 Ensure CEQA compliance	\$8,000.00	\$6,988.75	Completed		
1.5 Conduct public hearings/appeals process	\$5,000.00		Completed		
1.6 Conduct public outreach and participation	\$5,000.00	\$1,285.00			
2.1 Update all relevant development standards	\$40,000.00	\$34,034.48	In Progress		17 zoning chapters reviewed, 10 remaining
2.2 Conduct public hearings/appeals process	\$5,000.00		In Progress		
3.1 Update GIS data per Housing Element	\$10,000.00	\$893.00	Completed		
3.2 Deploy GIS data on-line	\$7,000.00		Completed		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	80
Above Moderate		396
<b>Total Units</b>		<b>476</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	72
Above Moderate		59
<b>Total Units</b>		<b>133</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	43
Above Moderate		103
<b>Total Units</b>		<b>158</b>