

Please Start Here

General Information	
Jurisdiction Name	Desert Hot Springs
Reporting Calendar Year	2019
Contact Information	
First Name	Rebecca
Last Name	Deming
Title	Community Development Director
Email	rdeming@cityofdhs.org
Phone	7603296411
Mailing Address	
Street Address	65950 Pierson Blvd.
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.

v 12_23_19

Jurisdiction	Desert Hot Springs	
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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey 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	Notes	
1					2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								0	0	0	4	0	54	73	131	24	0	0		
	Tract 32421, Lots 1-10,14-18,29-38,49-66,79-104,123-126	N/A	Agua Dulce	DP 09-19	SFD	O	9/24/2019							73	73			No		
	661-470-009, 010, 011, & 012	Rockies Avenue	Castle Rock	DP 04-19	SFD	O	5/9/2019						4	4	4	0		No		
	642-201-022	N/A	Rodriguez Duplex	DP 19-15	2 to 4	R	11/18/2019				2			2	2	0		No		
	641092038	66324 Hacienda Ave		BLDR-19-294	MH	O	10/23/2019				1			1	1	0		No		
	664040029	11741 Western Ave		2019-096	SFD	O	1/23/2019						1	1	1	0		No		
	644202009	68287 Via Domingo		2019-130	SFD	O	1/31/2019						1	1	1	0		No		
	639032015	66028 12th St		2019-204	SFD	O	2/19/2019						1	1	1	0		No		
	639113024	66570 Ocotillo Rd		2019-284	SFD	O	3/13/2019						1	1	1	0		No		
	639231008	66125 2nd St		2019-323	SFD	O	3/27/2019						1	1	1	0		No		
	644221013	13033 Catalpa Ave		2019-324	SFD	O	3/27/2019						1	1	1			No		
	644221015	13083 Catalpa Ave		2019-325	SFD	O	3/27/2019						1	1	1			No		
	641032041	66050 Desert View Ave		2019-440	SFD	O	5/2/2019						1	1				No		
	638091007	9175 Calle Del Diablo		2019-452	SFD	O	5/7/2019						1	1	1			No		
	641154013	66720 Hacienda Ave		2019-468	SFD	O	5/13/2019						1	1	1			No		
	638113003	9232 Santa Cruz		2019-508	SFD	O	5/28/2019						1	1				No		
	638302003	11160 Verbena Dr		2019-512	SFD	O	5/28/2019						1	1				No		
	642252015	13843 Hermano Way		2019-575	SFD	O	6/11/2019						1	1				No		
	642033015	12449 Foxdale Dr		2019-574	SFD	O	6/11/2019						1	1	1			No		
	642093023	12761 Casa Loma Rd		2019-585	SFD	O	6/13/2019						1	1	1			No		
	641311015	13775 Nahum Drive, DESERT HOT SPRINGS, CA 92240		BLDR-19-427	SFD	O	12/20/2019						1	1				No		
	641311013	13735 Nahum Drive, DESERT HOT SPRINGS, CA 92240		BLDR-19-426	SFD	O	12/19/2019						1	1				No		
	641312048	Mesquite Rd		BLDR-19-425	2 to 4	R	12/19/2019						1	1				No		
	661560003	65324 ROLLING HILLS DR, DESERT HOT SPRINGS, CA 92241		BLDR-19-424	SFD	O	12/19/2019						1	1				No		
	661470009	8599 ROCKIES AVE, DESERT HOT SPRINGS, CA 92240		BLDR-19-423	SFD	O	12/19/2019						1	1				No		
	641022001	66011 ACOMA AVE, Desert Hot Springs, CA 92240		BLDR-19-422	SFD	O	12/19/2019						1	1				No		
	667240001	62383 S STARCROSS DR, DESERT HOT SPRINGS, CA 92240		BLDR-19-421	SFD	O	12/19/2019						1	1				No		
	639231050	66061 2ND STREET, Desert Hot Springs, CA 92240		BLDR-19-420	SFD	O	12/19/2019						1	1				No		
	639231051	66053 2ND STREET, Desert Hot Springs, CA 92240		BLDR-19-419	SFD	O	12/19/2019						1	1				No		
	641121012	66929 PIERSON BOULEVARD, DESERT HOT SPRINGS, CA 92240		BLDR-19-410	SFD	O	12/18/2019						1	1				No		
	663352005	13342 EL RIO LANE, DESERT HOT SPRINGS, CA 92240		BLDR-19-406	SFD	O	12/16/2019						1	1				No		
	663352006	13348 EL RIO LANE, DESERT HOT SPRINGS, CA 92240		BLDR-19-405	SFD	O	12/16/2019						1	1				No		

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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	Notes	
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Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								0	0	0	4	0	54	73	131	24	0	0		
	663342007	13120 EL RIO LN, Desert Hot Springs, CA 92240		BLDR-19-404	SFD	O	12/16/2019							1	1				No	
	663373006	13660 VIA REAL, Desert Hot Springs, CA 92240		BLDR-19-403	SFD	O	12/16/2019							1	1				No	
	639122002	66741 SAN FELIPE ROAD, DESERT HOT SPRINGS, CA 92240		BLDR-19-400	SFD	O	12/13/2019							1	1				No	
	639122001	66729 SAN FELIPE ROAD, DESERT HOT SPRINGS, CA 92240		BLDR-19-399	SFD	O	12/12/2019							1	1				No	
	639123007	66745 San Felipe, Unit , Desert Hot Springs, CA 92240		BLDR-19-398	SFD	O	12/12/2019							1	1	1	0		No	
	656480009	66294 PALO VERDE TR, DESERT HOT SPRINGS, CA 92240		BLDR-19-391	SFD	O	12/11/2019							1	1				No	
	656480008	66282 PALO VERDE TR, DESERT HOT SPRINGS, CA 92240		BLDR-19-390	SFD	O	12/11/2019							1	1				No	
	639321001	11635 UPLAND, Unit , DESERT HOT SPRINGS, CA 92240		BLDR-19-375	SFD	O	12/5/2019							1	1				No	
	663372021	13735 Via Real, Unit , DESERT HOT SPRINGS, CA 92240		BLDR-19-368	SFD	O	12/4/2019							1	1				No	
	639063001	10510 SANTA CRUZ ROAD, DESERT HOT SPRINGS, CA 92240		BLDR-19-366	SFD	O	12/3/2019							1	1				No	
	642212004	13412 HERMANO WAY, DESERT HOT SPRINGS, CA 92240		BLDR-19-365	SFD	O	12/3/2019							1	1				No	
	641241029	13784 El Cajon, Desert Hot Springs, CA 92240		BLDR-19-362	SFD	O	11/26/2019							1	1				No	
	641241030	13788 El Cajon, Desert Hot Springs, CA 92240		BLDR-19-361	SFD	O	11/26/2019							1	1				No	
	641233017	13749 JULIAN DRIVE, DESERT HOT SPRINGS, CA 92240		BLDR-19-360	SFD	O	11/26/2019							1	1				No	
	642092003	12670 SUMAC, Desert Hot Springs, CA 92240		BLDR-19-298	SFD	O	10/24/2019							1	1				No	
	642226013	67700 Key Way, Unit , Desert Hot Springs, CA 92240		BLDR-19-278	SFD	O	10/15/2019							1	1				No	
	639251004	66309 2nd Street, Unit , Desert Hot Springs, CA 92240		BLDR-19-227	SFD	O	9/18/2019							1	1				No	
	644131002	12496 Skyline Drive, Unit , Desert Hot Springs, CA 92240		BLDR-19-210	SFD	O	9/16/2019							1	1	1	0		No	
	639103009	66667 Mission Lakes Blvd., Unit , Desert Hot Springs, CA 92240		BLDR-19-188	SFD	O	9/4/2019							1	1	1	0		No	
	664140018	10109 Cholla Drive, Desert Hot Springs, CA 92240		BLDR-19-171	SFD	O	8/22/2019							1	1				No	
	642125020	12849 CUANDO WAY, DESERT HOT SPRINGS, CA 92240		BLDR-19-165	SFD	O	8/15/2019							1	1	1	0		No	
	638203014	9925 Mesquite Ave, Desert Hot Springs, CA 92240		BLDR-19-160	SFD	O	8/13/2019							1	1	1	0		No	

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Summary Row: Start Data Entry Below								0	0	0	4	0	54	73	131	24	0	0		
	638151004	66329 Avenida Barona, Unit , Desert Hot Springs, CA 92240		BLDR-19-24	SFD	O	6/24/2019						1		1			No		
	641092038	66324 HACIENDA AVE, Unit , DESERT HOT SPRINGS, CA 92240		BLDR-19-294	MH	O	10/23/2019				1				1	1		No		

9	Affordability by Household Incomes - Certificates of Occupancy							11	12	13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes	
	10	14	15	16	17	18	19				20			21						
# of Units Issued Building Permits	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
21	0	0	0	1	0	21	0		22	0	0						0	0	0	
0						1		3/11/2019	1		N				Based on sale price of Homes in 2019 in the area.					
0						1		3/5/2019	1		N				Based on sale price of Homes in 2019 in the area.					
0						1		7/1/2019	1		N				Based on sale price of Homes in 2019 in the area.					
0						1		8/1/2019	1		N				Based on sale price of Homes in 2019 in the area.					

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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	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	946						10				10	936
	Non-Deed Restricted												
Low	Deed Restricted	661						1	1			2	659
	Non-Deed Restricted												
Moderate	Deed Restricted	772						34	20			54	718
	Non-Deed Restricted												
Above Moderate		1817											1817
Total RHNA		4196											
Total Units								45	21			66	4130

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Adequate Sites: Site Rezoning	Once the new General Plan and corresponding zoning amendments are adopted, the City will be able to adequately accommodate, and exceed, the City's RHNA shortfalls for both the 2014-2021 and 2008-2014 planning period.	Rezoning by December 31, 2019; ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.	In progress with updated General Plan. Estimated Completion June 2020
No Net Loss	The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2014 and 2014-2021) Housing Element Sites Inventories and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. So long as the residential sites inventory continues to exceed the City's RHNA, by income level, as set forth in Program 1, the City shall make the necessary written findings regarding the reduction's consistency with the General Plan. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180	Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations	Ongoing
Housing Choice Voucher Program	The City will continue to work closely with the Housing Authority of the County of Riverside to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations; and assist the Housing Authority in marketing the program to home seekers and property owners.	Implementation throughout the planning period	Ongoing

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Density Bonus	The City currently has two density bonus provisions. The first entitlement is based upon the provision of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities. The state density bonus program and the City's incentive-based density bonus provide flexibility for projects that provide affordable housing and on-site amenities. The City will encourage use of the State Affordable Housing Density Bonus and the Incentive-Based Density Bonus provisions through technical assistance and information dissemination.	Ongoing implementation and annual reporting throughout the planning period.	Ongoing
HomeBuyer Assistant Program	Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs including the First-Time Homebuyer Program (up to 20% of the purchase price), Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). Based on recent program activity trends, the City's objective is assistance for four lower income households annually during the planning period. The City will also conduct targeted marketing to eligible homebuyers as part of the program.	Contingent on funding availability, assist four households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible homebuyers within one year. Marketing shall occur on an ongoing basis, and at least annually	Not Complete
Affordable Housing Incentives	The City will encourage and support the development of rental projects that meet the needs of lower-income renters, extremely low-income households, seniors, and persons with disabilities, including developmental disabilities.	Implementation throughout the planning period; meet with developers at least once a year with technical assistance and information dissemination as well as in pre-application conferences and on a case-by-case basis	Ongoing
Zoning Ordinance Update	The City will undertake an update of the City's zoning ordinance to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law	October 2019-2020	In progress with updated General Plan. Estimated Completion June 2020

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Mixed Use Development	As part of a comprehensive General Plan update in 2019, the City will adopt two new mixed-use designations to encourage infill development at the City's core that is compact and walkable, offers a mix of uses, and creates a sense of place. The City will also amend the zoning code to include developments standards and permitted uses for the mixed-use designations. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA obligation.	December 2019. Annually assess residential development activity in mixed-use areas as part of the annual reporting process, starting in 2020. Initiate adjustments to the development standards if constraints to the production of housing are identified	In progress with updated General Plan. Estimated Completion June 2020
Water and Sewer Service Providers	The City will also work collaboratively with Mission Springs Water District and the Coachella Valley Water District to support expansion of capacity to accommodate new residential development. Actions may include coordination on identification of funding sources and providing letters of support for actions that support capacity expansion. The City will encourage compliance with state law related to the provision of water or sewer priority for proposed developments that include housing units affordable to lower-income households.	Implementation throughout the planning period. Provide Housing Element within 30 days of adoption of the Housing Element	Ongoing
Code Enforcement	Code enforcement is an important tool for maintaining the quality of residential neighborhoods. The City's Code Enforcement Program involves the enforcement of all Municipal Codes and Ordinances, various State and local laws and health and Safety regulations as they relate to conditions or activity within the City. The primary method that the City uses to obtain code compliance is Voluntary Compliance. If this method does not attain compliance, then other actions are taken such as a Notice of Violation and Administrative Citation. The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with property owners to identify potential financing mechanisms.	Implementation throughout the planning period	Ongoing

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Repair and Rehabilitation Programs	Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG) Program. Based on recent program activity trends, the City's objective is assistance for 10 lower income households annually during the planning period. County staff has indicated that there have been very few applications from Desert Hot Springs residents in the past five years. The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.	Contingent on funding availability, assist 10 households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible households within 1 year. Marketing shall occur on an ongoing basis, and at least annually.	Not Complete
Abandoned Residential Property Registration	The program requires lenders to maintain homes they seize, register the abandoned properties with the City, and require lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program is funded by a \$60 fee HOUSING ELEMENT H - 65 charged to title holders when they register an abandoned property with the City. The program is initiated with the first notice of default on a property and requires the local property management company to conduct weekly inspections. If the property is found to be in noncompliance, or if notification of noncompliance is reported, the local property management company is required bring the property back into compliance within 72 hours. While foreclosures in the City have dropped substantially from a high of 452 homes in 2010, to 28 homes in 2018. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.	Implementation throughout the planning period	Ongoing

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
At-Risk Housing Monitoring	Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (up to 2028) no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status. Although the City has not identified any housing units at risk of converting to market rate during the planning period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.	Implementation throughout the planning period	Ongoing
Fair Housing Services	The City of Desert Hot Springs takes affirmative steps to promote fair housing practices by contracting the services of a non-profit organization to provide fair housing services in the City. The City works with the Fair Housing Council of Riverside County (FHRC) to provide fair housing services for residents and housing professionals.	Implementation throughout the planning period. Website and public counter posting of fair housing resources to occur within six months of Housing Element adoption.	Not Complete

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Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

