

Please Start Here

General Information	
Jurisdiction Name	Coachella
Reporting Calendar Year	2025
Contact Information	
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City	Coachella
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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.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	129
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		34
Total Units		163

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	216	33	67
2 to 4 units per structure	0	0	0
5+ units per structure	53	0	0
Accessory Dwelling Unit	129	129	71
Mobile/Manufactured Home	0	0	0
Total	398	162	138

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	163	162

Housing Applications Summary

Total Housing Applications Submitted:	154
Number of Proposed Units in All Applications Received:	1,722
Total Housing Units Approved:	77
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications

Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits

Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
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 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	145	150
Discretionary	9	1573

Density Bonus Applications and Units Permitted

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

Housing Element Programs Implemented and Sites Rezoned

	Count
Programs Implemented	8
Sites Rezoned to Accommodate the RHNA	0

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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	Historic Sites	Density Bc Applic	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22					
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 (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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 state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?		
Summary Row: Start Data Entry Below																										
	778-113-001 and -002	SE corner of Tripoli Avenue and 6th Street	6th Street Senior Apartments	AR No. 25-12	5+	R													53	53		NONE	No	No		
	612250012	48665 Van Buren Street	Soltz ADU & Duplex	AR No. 25-11	2 to 4	O	9/3/2025													2			SB 9 (2021) - Duplex in SF Zone	No	No	
	778-272-001 thru -016, and 778-301-001 thru -008	SE corner of Ave 50 and Calhoun Street	CVHC Self Help Homes	AR No. 25-08	SFD	O	6/16/2025							24						24	24		NONE	No	No	
	788-040-001, 788-060-001 and -002	SW Corner of Ave 52 & Van Buren Street	COVA	TTM 39330	SFD	O	7/3/2025														162	162		NONE	No	No
	768-442-015-9	53049 Cesar Chavez Street	Miguel Munoz Living Trust	AR No. 25-06	2 to 4	O	5/27/2025														2	4		SB 9 (2021) - Duplex in SF Zone	No	No
	763-041-039	86080 Corte Stella	Quintero Attached SFR	AR No. 25-05	SFA	O	5/19/2025														1	1		SB 9 (2021) - Duplex in SF Zone	No	No
	778-241-019	52443 Tripoli Way	Navarro SFD	AR No. 25-03	SFD	O	3/18/2025														1	1		SB 9 (2021) - Duplex in SF Zone	No	No
	768-290-003	NW corner of Avenue 53 and Fredrick Street	Anthony Vineyard	TTM 39348, CUP 400, AR 26-01	SFD	O	11/13/2025														176	176		NONE	No	No
	768-070-002	NW corner of Avenue 52 and Fredrick Street	Chuchian Ranch	TTM 39347, EA 26-01	SFD	O	11/20/2025														268	268		NONE	No	No
	768-070-003	SE corner of Avenue 49 and Calhoun Street	Buena Vida	TTM 39170, CUP 398, EA 25-05	SFD	O	8/26/2025														395	395		NONE	No	No
	768-070-004	SW corner of Avenue 49 and Calhoun Street	Calhoun Street Subdivision	TTM 39051, CUP 390, EA 25-02	SFD	O	4/15/2025														257	257		NONE	No	No
	768-080-006	SE corner of Avenue 44 and Dillon Road	Coachella 46 lots	TTM 38986	SFD	O	10/7/2025														46	46		NONE	No	No
	612-270-002	Van Buren Street between Avenue 51 and Avenue 52	Encanto Modification	TTM 38429	SFD	O	7/15/2025														192	192		NONE	No	No
	603422014	49100 JAZMIN ST		49100 JAZMIN ST	ADU	O	1/6/2025														1	1		NONE	No	No
	778371005	53279 CALLE SOLEDAD		53279 CALLE SOLEDAD	ADU	O	1/6/2025														1	1		NONE	No	No
	612241011	83485 CAMINO PELICANO		83485 CAMINO PELICANO	ADU	O	1/9/2025														1	1		NONE	No	No
	778133005	85256 DAMASCUS AVE		85256 DAMASCUS AVE	ADU	O	1/9/2025														1	1		NONE	No	No
	768120039	50411 TOMAS LN		50411 TOMAS LN	ADU	O	1/13/2025														1	1		NONE	No	No
	603490019	84661 GUITRON ST		84661 GUITRON ST	ADU	O	1/15/2025														1	1		NONE	No	No
	612591006	49070 PLUMA BLANCA PL		49070 PLUMA BLANCA PL	ADU	O	1/20/2025														1	1		NONE	No	No
	778373006	53234 SHADY LN		53234 SHADY LN	ADU	O	1/30/2025														1	1		NONE	No	No
	76811010	50905 CHIAPAS DR		50905 CHIAPAS DR	ADU	O	2/5/2025														1	1		NONE	No	No
	768460028	84055 SIENA LN		84055 SIENA LN	ADU	O	2/6/2025														1	1		NONE	No	No
	612470017	83934 FIESTA RD		83934 FIESTA RD	ADU	O	2/12/2025														1	1		NONE	No	No
	768090018	50503 SALTILLO CIR		50503 SALTILLO CIR	ADU	O	2/12/2025														1	1		NONE	No	No
	612460053	83700 SERPENTINE DR		83700 SERPENTINE DR	ADU	O	2/20/2025														1	1		NONE	No	No
	603492019	84650 ROMERO		84650 ROMERO	ADU	O	2/20/2025														1	1		NONE	No	No
	612503008	48373 AGUA CALIENTE ST		48373 AGUA CALIENTE ST	ADU	O	2/24/2025														1	1		NONE	No	No
	778472009	52313 MICHELLE DR		52313 MICHELLE DR	ADU	O	2/18/2025														1	1		NONE	No	No
	778252010	52281 MORGAN		52281 MORGAN	ADU	O	2/18/2025														1	1		NONE	No	No

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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														
Income Level	RHNA Allocation by Income Level	1	Projection Period	2									3	4
		Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	-	-	-	43	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	1,033	-	-	-	-	-	-	-	-	-	-	43	
Low	Deed Restricted	999	-	-	65	-	-	-	-	-	-	-	426	
	Non-Deed Restricted	-	5	8	52	75	92	129	-	-	-	-	573	
Moderate	Deed Restricted	1,367	-	-	-	-	-	-	-	-	-	-	29	
	Non-Deed Restricted	-	15	14	-	-	-	-	-	-	-	-	1,338	
Above Moderate		4,487	-	-	191	133	96	34	-	-	-	-	454	
Total RHNA		7,886												
Total Units			20	22	243	316	188	163	-	-	-	-	952	
													6,934	

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

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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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov 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 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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									
Mobilehome Park Preservation									
Total Units by Income									

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**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.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

