

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 19, 2025

Kendra Reif, Principal Planner  
Development Services Department  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236

Dear Kendra Reif:

**RE: City of Coachella's 6<sup>th</sup> Cycle (2021-2029) Draft Zoning Amendments and Housing Element**

Thank you for submitting the City of Coachella's (City) draft zoning amendments (Amendments) that were received for review May 15, 2025. The Amendments are intended to revise Ordinance 1204 and meet statutory requirements related to rezoning to accommodate the lower-income regional housing need allocation (RHNA). Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On December 1, 2023, HCD found the adopted housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element could not be found in substantial compliance until the City has adopted and completed necessary rezones to accommodate the RHNA and comply with various statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i). Upon review of the Amendments, HCD is pleased to find the Amendments address the requirements that were described in HCD's December 1, 2023 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) once the Amendments are adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill

(SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication and effort the City's housing element team provided throughout the housing element update and zoning amendments. HCD is committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Armando Jauregui, of our staff, at [Jose.Jauregui@hcd.ca.gov](mailto:Jose.Jauregui@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall  
Senior Program Manager