

6th CYCLE HOUSING ELEMENT UPDATE

City Council



May 14, 2025

Background:

- On April 30, 2025, HCD submitted a Letter of Inquiry to Interim City Manager Bill Pattison inquiring about the status of the City of Coachella's 6th Cycle Housing Element.
- HCD noted that the City failed to adopt a compliant Housing Element by its 6th cycle due date of October 15, 2021 and is therefore, out of compliance with Housing Element Law.
- HCD is requesting the City provide a revised and specific timeline for (1) completing necessary rezones, (2) submitting an updated draft housing element, and (3) obtaining compliance with Housing Element Law no later than May 30, 2025.



Background:

6th Cycle Housing Element Submission and Review History

- On September 28, 2021, the City submitted a draft housing element to HCD for review.
- On November 24, 2021, HCD issued a findings letter to the City noting multiple revisions necessary for the housing element to be compliant with Housing Element Law.
- On October 11, 2022, the City submitted a subsequent draft element to HCD for review.
- On December 9, 2022, HCD issued a second findings letter to the City noting revisions were still necessary for the housing element to be compliant with Housing Element Law.



Background:

6th Cycle Housing Element Submission and Review History

- On June 14, 2023, the City submitted another subsequent draft element to HCD for review.
- On July 27, 2023, HCD issued a third findings letter to the City noting the revised draft element, incorporating prior revisions submitted, met the statutory requirements of Housing Element Law. However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate RHNA.
- On September 13, 2023, the 6th Cycle Housing Element, General Plan Amendment, and Environmental Assessment were approved by the City Council.
- On October 2, 2023, the City submitted a housing element adopted on September 13, 2023, to HCD for review.



Background:

6th Cycle Housing Element Submission and Review History

- On December 1, 2023, HCD issued a fourth findings letter to the City describing HCD's review of Resolution Number 2023-43 and Ordinance 1204 that were completed to address statutory requirements. HCD noted the Resolution and Ordinance do not appear to meet statutory requirements. Therefore, the housing element cannot be found in substantial compliance until the City has completed necessary rezones that meet statutory requirements.
- The City submitted an Electronic Site Inventory List to HCD on May 1, 2025 and it was accepted by HCD on May 1, 2025.
- HCD submitted a letter May 6, 2025 inquiring about the City of Coachella's is Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) ordinance and inquiring on if the City intends to update a new ADU/JADU ordinance.
- Staff will be meeting with HCD on May 13th to discuss outstanding items and project timelines (update to be provided at the May 14th City Council meeting).

