ATTACHMENT #1

Please Start Here

General Information		
Jurisidiction Name	Indian Wells	
Reporting Calendar Year	2024	
	Contact Information	
First Name	Jon	
Last Name	Berg	
Title	Community Development Director	
Email	Jberg@indianwells.com	
Phone	7603642489	
	Mailing Address	
Street Address	44950 Eldorado Drive	
City	Indian Wells	
Zipcode	92210	

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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Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
	Deed	0
Very Low	Restricted	0
Very Low	Non-Deed	1
	Restricted	I
	Deed	0
Law	Restricted	0
Low	Non-Deed	2
	Restricted	3
	Deed	0
Moderate	Restricted	0
Moderate	Non-Deed	2
	Restricted	2
Above Moderate		12
Total Units		18

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	11	53
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	7	5
Mobile/Manufactured Home	0	0	0
Total	0	18	58

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	18	18
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	25
Number of Proposed Units in All Applications Received:	25
Total Housing Units Approved:	0
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
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	25	25
Discretionary	0	0

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	34
Sites Rezoned to Accommodate the RHNA	1

Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Housing Element Implementation

Note: "+" indicates an optional field	
Cells in grey contain auto-calculation formulas	

Table A
Housing Development Applications Submitted

									Housii	ig Deve	opinem		110113 0		- Cu				
		Project Identifier			Unit Ty	pes	Date Application Submitted			Proposed l	Units - Afforda	ability by Hous	ehold Income	es		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica
		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 (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 <u>PROPOSED</u> Units by Project	Total APPROVED Units by project	Total DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: \$	Start Data Entry Bel	ow						0	2	2 0	3	0	3	17	25	0	0		
	633790032 4	5449 VAIDYA COURT		BRES-2024-2582	SFD									1	1			NONE	
	633880039 7	5082 PALISADES PLACE	Province	BRES-2024-2586	SFD									1	1			NONE	No
	633880040 7	'5066 PALISADES PLACE	Province	BRES-2024-2589	SFD									1	1			NONE	No
	633880027 7	5067 PALISADES PLACE	Province	BRES-2024-2590	SFD	0								1	1			NONE	No
	633880009 7	5050 PALISADES PLACE	Province	BRES-2024-2591	SFD		1/3/2024							1	1			NONE	
	633880028 7	5083 PALISADES PLACE	Province	BRES-2024-2588	SFD		1/3/2024							1	1			NONE	No
	633880008 7	'5051 PALISADES PLACE	Province	BRES-2024-2587	SFD	0	1/3/2024							1	1			NONE	No
	633221008 7	6320 SHOSHONE DR		BRES-2024-2630	ADU		1/22/2024		1	I					1			NONE	No
	633043002 7	'5437 PALM SHADOW DR		BRES-2024-2675	ADU		2/19/2024		1						1			NONE	No
	658120001 7	4689 DESERT ARROYO TRL	Reserve	BRES-2024-2743	SFD		3/21/2024							1	1			NONE	No
	623132007 7	5735 TOPAZ LN		BRES-2024-2749	ADU	R	3/24/2024				1				1			NONE	
	634450013 7	6222 VIA SATURNIA	Toscana	BRES-2024-2758	SFD		3/27/2024							1	1			NONE	No
	-	'6191 VIA SOVANA	Toscana	BRES-2024-2760	SFD		3/28/2024							1	1			NONE	No
	625470042 7	4597 PALO VERDE DR		BRES-2024-2851	ADU		4/25/2024				1 1				1			NONE	No
	658070011 7	4349 DESERT OASIS TRL	Reserve	BRES-2024-2919	SFD		5/17/2024			1				1	1			NONE	No
	658360014 7	4282 DESERT ARROYO TRAIL	Reserve	BRES-2024-2927	SFD		5/21/2024							1	1			NONE	
	658360014 7	4282 DESERT ARROYO TRAIL	Reserve	BRES-2024-2960	ADU		5/30/2024							1	1			NONE	
		6393 BLACK HAWK DR		BRES-2024-2966	ADU	R	5/30/2024				1				1			NONE	No
		5595 MANZO ROAD		BRES-2024-3004	SFD		6/13/2024			1				1	1			NONE	No
	-	14838 WINGED FOOT DR		BRES-2024-3048	ADU		7/3/2024						1	ļ .	1			NONE	No
		'8235 MONTE SERENO		BRES-2024-3059	SFD		7/10/2024							1	1			NONE	No
		19438 Desert Barranca Trail	Reserve	BRES-2024-3264	SFD		10/21/2024			-				1	1			NONE	No
	-	'6921 IROQUOIS DR		BRES-2024-3306	ADU		11/18/2024			-			1	ļ ,	1			NONE	No
	-	3184 VIA SIENA	Toscana	BRES-2024-3346	SFD		12/17/2024						4	1	1			NONE	No
	633221011 7	'6370 SHOSHONE WAY		BRES-2024-3356	ADU	R	12/26/2024	-		1			1	-	1			NONE	No
						-		-		-				-	0		-		
	+														0				
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															0				
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					Δ	nnual Buildi	na Activity Ren		Table A2	ction Entitled	Permits and (Completed Units	•		
		Project Identifier			Unit Ty		Tig Activity Kep					pleted Entitle			
		1			2	3				4				5	6
		·			_					•					
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	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	Entitlement <u>Date Approved</u>	# of Units issued Entitlements
Summary Row: St	art Data Entry Belov	V					0	0	0	0	0	0	0		0
, , , , , , , , , , , , , , , , , , , ,		46150 ELDORADO DR		BRES-2023-2271	ADU	R							-		0
	→	45449 VAIDYA COURT		BRES-2024-2582	SFD	0									0
	633880039	75082 PALISADES PLACE		BRES-2024-2586	SFD	0									0
	633880040	75066 PALISADES PLACE		BRES-2024-2589	SFD	0									0
	633880027	75067 PALISADES PLACE		BRES-2024-2590	SFD	0									0
	633880009	75050 PALISADES PLACE		BRES-2024-2591	SFD	0									0
	633880028	75083 PALISADES PLACE		BRES-2024-2588	SFD	0									0
	⊣	75051 PALISADES PLACE		BRES-2024-2587	SFD	0									0
	633221008	76320 SHOSHONE DR		BRES-2024-2630	ADU	R									0
	- 	75425 ST ANDREWS CT		BRES-2023-2020	ADU	R									0
	-	75311 PAINTED DESERT DR		BRES-2023-2570	SFD	0									0
	- 	74597 PALO VERDE DR		BRES-2024-2851	ADU	R									0
	₹	75735 TOPAZ LN		BRES-2024-2749	ADU	R									0
	- 	76191 VIA SOVANA		BRES-2024-2760	SFD	0									0
		46393 BLACK HAWK DR		BRES-2024-2966	ADU	R									0
	-	44838 WINGED FOOT DR		BRES-2024-3048	ADU	R									0
	- 	76222 VIA SATURNIA		BRES-2024-2758	SFD SFD	0									0
	1	74349 DESERT OASIS TR 76289 VIA SOVANA		BRES-2024-2919 BRES-2022-0612	SFD	0									0
	┪	75917 Via Stia		BRES-2022-0612	SFD	0									0
	┪	76264 VIA SATURNIA		BRES-2022-1259	SFD	0									0
	┪	75117 HANCOCK PLACE		BRES-2023-1804	SFD	0									0
	1	76303 VIA SOVANA		BRES-2022-0826	SFD	0									0
	1	75148 HANCOCK PLACE		BRES-2023-1806	SFD	0									0
	┥	76261 VIA SOVANA		BRES-2022-0818	SFD	0									0
	633880043 75101 HANCOCK PLACE BRES-2023-1805			SFD	0									0	
	633233003 45700 NAVAJO RD BRES-2023-1948		ADU	R									0		
	623370007 75363 MORNINGSTAR DR BRES-2022-0558		SFD	0									0		
	633820015 77655 VIA VENITO BRES-2021-0204		SFD	0									0		
	633870016 75132 HANCOCK PLACE BRES-2023-1807		SFD	0									0		
	634580015	76441 VIA SOVANA		BRES-2022-1097	SFD	0									0
	633870017	75116 HANCOCK PLACE		BRES-2023-1808	SFD	0									0
	┥	76359 VIA SOVANA		BRES-2022-0824	SFD	0									0
	1	47300 ELDORADO DR W		BRES-2022-0961	ADU	R									0
	┥	75100 HANCOCK PLACE		BRES-2023-1998	SFD	0									0
	- 	42220 VIA VICCHIO		BRES-2022-0825	SFD	0									0
	╡			-	SFD	0									0
	623370006 75371 MORNINGSTAR DR BRES-2021-0061 633880068 75149 HANCOCK PLACE BRES-2023-1802				SFD	0									0

633870020 75	068 HANCOCK PL	BRES-2023-2001	SFD	0			1	1	0
	236 VIA SATURNIA	BRES-2023-1482	SFD	0				1	0
	069 HANCOCK PL	BRES-2023-2002	SFD	0					0
	704 VIA LIVORNO	BRES-2023-1485	SFD	0					0
	179 PALISADES PLACE	BRES-2023-2269	SFD	0					0
	178 PALISADES PLACE	BRES-2023-2264	SFD	0					0
	224 VIA AREZZO	BRES-2022-1342	SFD	0					0
	162 PALISADES PLACE	BRES-2023-2267	SFD	0					0
	053 HANCOCK PL	BRES-2023-2003	SFD	0				1	0
	163 PALISADES PLACE	BRES-2023-2266	SFD	0					0
634550014 75		BRES-2023-1513	SFD	0					0
	146 PALISADES PLACE	BRES-2023-2265	SFD	0					0
	147 PALISADES PLACE	BRES-2023-2268	SFD	0					0
633880047 75	229 HANCOCK PLACE	BRES-2023-2004	SFD	0					0
	114 PALISADES PLACE	BRES-2023-2469	SFD	0					0
633880059 75	131 PALISADES PLACE	BRES-2023-2464	SFD	0					0
633880066 75	130 PALISADES PLACE	BRES-2023-2465	SFD	0					0
633880029 75	099 PALISADES PLACE	BRES-2023-2470	SFD	0					0
633880038 75	098 PALISADES PLACE	BRES-2023-2468	SFD	0					0
633790007 45	505 ESPINAZO ST	BRES-2023-2314	ADU	R					0
625490007 74	125 QUAIL LAKES DR	BRES-2022-0247	SFD	0					0
658070017 74	305 Desert Oasis TRL	B00-016-037	SFD	0					0
634570007 75	581 VIA STIA	BRES-2023-1840	SFD	0					0
634370027 43	112 Via Siena	B00-017-632	SFD	0					0
634310001 43	223 VIA LUCCA	BRES-2022-1345	SFD	0					0
634580005 76	275 VIA SOVANA	BRES-2022-1343	SFD	0					0
633144013 45	800 VISTA DORADO	B00-016-896	SFD	0					0
643150026 78	215 MONTE SERENO	BRES-2021-0239	SFD	0					0
633880008 75	051 PALISADES PLACE	BRES-2024-2587	SFD	0					0
633880028 75	083 PALISADES PLACE	BRES-2024-2588	SFD	0					0
633221008 76	320 SHOSHONE DR	BRES-2024-2630	ADU	R					0
623201003 46	150 ELDORADO DR	BRES-2023-2271	ADU	R					0
633880027 75	067 PALISADES PLACE	BRES-2024-2590	SFD	0					0
633880039 75	082 PALISADES PLACE	BRES-2024-2586	SFD	0					0
633880040 75	066 PALISADES PLACE	BRES-2024-2589	SFD	0					0
634310005 43	175 VIA LUCCA	BRES-2022-1344	SFD	0					0
623152009 47	413 ELDORADO DR W	BRES-2023-1915	SFD	0					0
633880009 75	050 PALISADES PLACE	BRES-2024-2591	SFD	0					0

Table A2

			g Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
		Annual Building	Activity Rep	•		•	•	-	its					
	Project Identifier			Affordal	oility by Hous	sehold Incon	nes - Buildin	g Permits						
						7				8	9			
										-				
Current APN	Street Address	Project Name [*]	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	Building Permits <u>Date</u> <u>Issued</u>	# of Units Issued Building Permits			
623201003	46150 ELDORADO DR	T T		1	0	3			12	1/31/2024	10			
	45449 VAIDYA COURT								1	2/15/2024	1			
	75082 PALISADES PLACE								1	2/22/2024	1			
	75066 PALISADES PLACE								1	2/22/2024	1			
	75067 PALISADES PLACE								1	2/22/2024	1			
	75050 PALISADES PLACE								1	2/22/2024	1			
	75083 PALISADES PLACE								1	2/22/2024	1			
	75051 PALISADES PLACE								1	2/22/2024	1			
633221008	76320 SHOSHONE DR					1				3/19/2024	1			
633611001	75425 ST ANDREWS CT					1				4/23/2024	1			
633071015	75311 PAINTED DESERT DR								1	5/17/2024	1			
625470042	74597 PALO VERDE DR					1				6/18/2024	1			
623350005	75735 TOPAZ LN							1		6/20/2024	1			
634500014	76191 VIA SOVANA								1	8/12/2024	1			
623301011	46393 BLACK HAWK DR							1		8/20/2024	1			
	44838 WINGED FOOT DR								1	9/3/2024	1			
	76222 VIA SATURNIA								1	9/4/2024	1			
	74349 DESERT OASIS TR								1	10/7/2024	1			
	76289 VIA SOVANA										0			
	75917 Via Stia										0			
	76264 VIA SATURNIA										0			
	75117 HANCOCK PLACE 76303 VIA SOVANA										0			
	75148 HANCOCK PLACE									0				
	76261 VIA SOVANA									0				
	75101 HANCOCK PLACE									0				
	45700 NAVAJO RD									0				
	75363 MORNINGSTAR DR									0				
	77655 VIA VENITO										0			
	75132 HANCOCK PLACE									0				
634580015	76441 VIA SOVANA									0				
633870017	75116 HANCOCK PLACE									0				
634580011	76359 VIA SOVANA										0			
623153002	47300 ELDORADO DR W										0			
633870018	75100 HANCOCK PLACE										0			

634570002 42220 VIA VICCHIO					
623370006 75371 MORNINGSTAR DR					
633880068 75149 HANCOCK PLACE					
633870020 75068 HANCOCK PL					
634450014 76236 VIA SATURNIA					
633880041 75069 HANCOCK PL					
634540025 75704 VIA LIVORNO					
633880062 75179 PALISADES PLACE					
633880063 75178 PALISADES PLACE					
634470006 76224 VIA AREZZO					
633880064 75162 PALISADES PLACE					
633880010 75053 HANCOCK PL					
633880061 75163 PALISADES PLACE					
634550014 75941 VIA STIA					
633880065 75146 PALISADES PLACE					
633880060 75147 PALISADES PLACE					
633880047 75229 HANCOCK PLACE					
633880037 75114 PALISADES PLACE					
633880059 75131 PALISADES PLACE					
633880066 75130 PALISADES PLACE					
633880029 75099 PALISADES PLACE					
633880038 75098 PALISADES PLACE					
633790007 45505 ESPINAZO ST					
625490007 74125 QUAIL LAKES DR					
658070017 74305 Desert Oasis TRL					
634570007 75581 VIA STIA					
634370027 43112 Via Siena					
634310001 43223 VIA LUCCA					
634580005 76275 VIA SOVANA					
633144013 45800 VISTA DORADO					
643150026 78215 MONTE SERENO					
633880008 75051 PALISADES PLACE					
633880028 75083 PALISADES PLACE					
633221008 76320 SHOSHONE DR					
623201003 46150 ELDORADO DR					
633880027 75067 PALISADES PLACE					
633880039 75082 PALISADES PLACE					
633880040 75066 PALISADES PLACE					
634310005 43175 VIA LUCCA					
623152009 47413 ELDORADO DR W					
633880009 75050 PALISADES PLACE					

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Current APN Street Address Project Name* Very Low-Income Deed Non Deed Restricted Re		Project Identifier	Amada Banamy A	Affordability by Household Incomes - Certificates of Occupancy												
Current APN						i	12									
63320002 4639 MUNICA COURT 63380003 75082 PALISADES PLACE 63380003 75082 PALISADES PLACE 63380000 75080 PALISADES PLACE 63381000 75085 PALISADES PLACE 63381000 75085 PALISADES PLACE 63381000 75085 PALISADES PLACE 63381000 75085 PALISADES PLACE 63381010 75425 TANDREWS CT 633971015 75311 PARISADES PLACE 633971017 75311 PARISADES PLACE 634950017 7522 VIA SATURNIA 63970017 7538 VIA SATURNIA 63970017 7538 VIA SATURNIA 639870017 75328 VIA SATURNIA 639870017 75328 VIA SATURNIA 639870017 75328 VIA SATURNIA 639870017 75328 VIA SATURNIA 639870017 7538 VIA SATURNIA 639880014 75311 PARISADECK PLACE 639880014 75311 PARISADECK PLACE 639880015 75611 PARISADECK PLACE 639880017 75311 PARISADECK PLACE 639880017 75312 PARISADES PLACE	Current APN	Street Address	Project Name ⁺	Income Deed	Income Non Deed	Income Deed	Income Non Deed	Income Deed	Income Non Deed	Moderate-	Occupancy or other forms of readiness (see instructions)	# of Units issued Certificates of Occupancy or other forms of readiness				
633780022 54449 VAIDYA COURT 633880027 75062 PALISADES PIACE 633880027 75067 PALISADES PIACE 633880027 75067 PALISADES PIACE 633880027 75067 PALISADES PIACE 633880028 75063 PALISADES PIACE 633880028 75063 PALISADES PIACE 633880028 75063 PALISADES PIACE 633880028 75063 PALISADES PIACE 633820200 75032 SHOSHONE DR 63322100 75232 SHOSHONE DR 63322100 75232 SHOSHONE DR 63322100 75232 SHOSHONE DR 63367001 75242 PALIVED DESERT DR 625470042 74597 PALI O VERDE DR 623550001 75251 PAINTED DESERT DR 62350001 75251 PAINTED DESERT DR 63367004 44838 WINGED FOOT DR 63367004 44838 WINGED FOOT DR 63367001 7522 VIA SATURNIA 658070011 74349 DESERT OASIS TR 634650007 75262 VIA SATURNIA 658070011 7525 SHOSHONE DR 633680006 76288 VIA SOVANA 633680007 75030 VIA SO				0	2	0	2	0	1	53		58				
633880039 75082 PALISADES PLACE 633880019 75065 PALISADES PLACE 633880019 75065 PALISADES PLACE 633880019 75065 PALISADES PLACE 633880019 75065 PALISADES PLACE 633880018 75061 PALISADES PLACE 633071015 75311 PAINTED DESERT OR 633071015 75311 PAINTED DESERT OR 62547002 74597 PALO YERDE DR 625470015 7531 PAINTED DESERT OR 625470014 75011 VIA SOVNAN 623301011 46393 BLACK HAWK DR 633670044 44839 WINGED FOOT DR 63450012 75014 VIA SOVNAN 643450012 75014 VIA SOVNAN 65070011 74349 DESERT OASIST R 634580012 75014 VIA SOVNAN 63450012 75015 VIA SIB 634580007 78030 VIA SOVNAN 63450017 SOVN												0				
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633880027 75057 PALISADES PLACE 633880028 75053 PALISADES PLACE 63382008 75053 PALISADES PLACE 63382008 75053 PALISADES PLACE 633821010 75425 ST ANDREWS CT 633071015 75311 PAINTED DESERT DR 623470042 74597 PALO VERDE DR 623470042 74597 PALO VERDE DR 623450005 75735 TOPAZ LI 63350010 75735 TOPAZ LI 63350010 75935 TOPAZ LI 633830114 69383 BLACK HAWK DR 633450013 76022 VIA SATURNIA 683450013 76022 VIA SATURNIA 68450011 74349 DESERT OASIS TR 63450000 76280 VIA SATURNIA 68450010 75917 VIA Sila 63450010 75917 VIA Sila 63450000 76280 VIA SATURNIA 63450010 75917 VIA Sila 63450007 76305 VIA SATURNIA												0				
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623153002 47300 ELDORADO DR W 1 3/19/2024								1	1			1				

633870018 75100 HANCOCK PLACE				1	3/22/2024	
634570002 42220 VIA VICCHIO				1	3/26/2024	
623370006 75371 MORNINGSTAR DR				1	3/26/2024	
633880068 75149 HANCOCK PLACE				1	4/2/2024	
633870020 75068 HANCOCK PL				1	4/8/2024	
634450014 76236 VIA SATURNIA				1	4/18/2024	
633880041 75069 HANCOCK PL				1	4/24/2024	
634540025 75704 VIA LIVORNO				1	5/13/2024	
633880062 75179 PALISADES PLACE				1	5/23/2024	
633880063 75178 PALISADES PLACE				1	5/23/2024	
634470006 76224 VIA AREZZO				1	5/28/2024	
633880064 75162 PALISADES PLACE				1	6/4/2024	
633880010 75053 HANCOCK PL				1	6/11/2024	
633880061 75163 PALISADES PLACE				1	6/11/2024	
634550014 75941 VIA STIA				1	6/17/2024	
633880065 75146 PALISADES PLACE				1	6/24/2024	
633880060 75147 PALISADES PLACE				1	6/25/2024	
633880047 75229 HANCOCK PLACE				1	7/9/2024	
633880037 75114 PALISADES PLACE				1	7/22/2024	
633880059 75131 PALISADES PLACE				1	7/22/2024	
633880066 75130 PALISADES PLACE				1	7/30/2024	
633880029 75099 PALISADES PLACE				1	8/12/2024	
633880038 75098 PALISADES PLACE				1	8/12/2024	
633790007 45505 ESPINAZO ST		1			8/13/2024	
625490007 74125 QUAIL LAKES DR				1	8/21/2024	
658070017 74305 Desert Oasis TRL				1	9/24/2024	
634570007 75581 VIA STIA				1	10/2/2024	
634370027 43112 Via Siena				1	10/11/2024	
634310001 43223 VIA LUCCA				1	10/11/2024	
634580005 76275 VIA SOVANA				1	10/23/2024	
633144013 45800 VISTA DORADO				1	10/29/2024	
643150026 78215 MONTE SERENO				1	10/30/2024	
633880008 75051 PALISADES PLACE				1	11/14/2024	
633880028 75083 PALISADES PLACE				1	11/18/2024	
633221008 76320 SHOSHONE DR		1			11/21/2024	
623201003 46150 ELDORADO DR	1				11/21/2024	
633880027 75067 PALISADES PLACE				1	12/2/2024	
633880039 75082 PALISADES PLACE				1	12/5/2024	
633880040 75066 PALISADES PLACE				1	12/11/2024	
634310005 43175 VIA LUCCA				1	12/18/2024	
623152009 47413 ELDORADO DR W				1	12/19/2024	
633880009 75050 PALISADES PLACE				1	12/19/2024	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

		Annual I	Building Activity	Report Summary	- New Construc	tion, Entitled, Permits	and Completed Ur	nits								
	Project Identifier			Streamlining	Infill	Housing with Fina and/or Deed F	ncial Assistance Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolish	ed/Destroyed l	Jnits		Density Bo	nus	
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name [*]	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - 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/Destro yed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
		T	1							0						
	46150 ELDORADO DR 45449 VAIDVA COURT		1	NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
	75082 PALISADES PLACE	-		NONE	Ÿ											
633880040	75066 PALISADES PLACE			NONE	Y											
633880027	75067 PALISADES PLACE			NONE	Y											
633880009	75050 PALISADES PLACE			NONE	Y											
633880028 1 633880008	75083 PALISADES PLACE 75051 PALISADES PLACE	-		NONE NONE	Y Y	 										
	76320 SHOSHONE DR			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
	75425 ST ANDREWS CT			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
633071015	75311 PAINTED DESERT DR			NONE	Y											
625470042	74597 PALO VERDE DR			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
623350005	75735 TOPAZ LN			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
634500014	76191 VIA SOVANA			NONE	Y											
623301011	46393 BLACK HAWK DR			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
633670044	44838 WINGED FOOT DR			NONE	Y											
	76222 VIA SATURNIA 74349 DESERT OASIS TR			NONE NONE	Y	-										
	74349 DESERT OASIS TR 76289 VIA SOVANA			NONE NONE	Y	 										
634550012	75917 Via Stia			NONE	Y											
	76264 VIA SATURNIA			NONE	Y											·
633880044	75117 HANCOCK PLACE 76303 VIA SOVANA	-		NONE NONE	Y	-										
	75148 HANCOCK PLACE			NONE	Y											
634580004	76261 VIA SOVANA			NONE	Y											
633880043	75101 HANCOCK PLACE			NONE	Y											
633233003	45700 NAVAIO RD			NONE	Y			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
623370007	75363 MORNINGSTAR DR			NONE	Y											
	77655 VIA VENITO 75132 HANCOCK PLACE			NONE NONE	Y											
	75132 HANCOCK PLACE 76441 VIA SOVANA			NONE	Y											
633870017	75116 HANCOCK PLACE			NONE	Y											
634580011	76359 VIA SOVANA			NONE	Y											
	47300 ELDORADO DR W			NONE	¥			SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below categories. Above moderate ADUs only account for 7.7% of new ADU construction.								
	75100 HANCOCK PLACE			NONE	Y											
	42220 VIA VICCHIO	-		NONE NONE	Y	-					-					
623370006	75371 MORNINGSTAR DR		1	NONE	r	1		I .	l	I			1			

633880068 75149 HANCOCK PLACE		NONE	Y							
633870020 75068 HANCOCK PL		NONE	Y							
634450014 76236 VIA SATURNIA		NONE	Y							
633880041 75069 HANCOCK PL		NONE	Y							
634540025 75704 VIA LIVORNO		NONE	Ý							-
633880062 75179 PALISADES PLACE		NONE	Y Y							
633880062 75178 PALISADES PLACE		NONE	Ÿ							
		 NONE	Y					-		
634470006 76224 VIA AREZZO		NONE	Y							
633880064 75162 PALISADES PLACE										
633880010 75053 HANCOCK PL		NONE	Y							
633880061 75163 PALISADES PLACE		NONE	Y							
634550014 75941 VIA STIA		NONE	Y							
633880065 75146 PALISADES PLACE		NONE	Y							
633880060 75147 PALISADES PLACE		NONE	Y							
633880047 75229 HANCOCK PLACE		NONE	Y							
633880037 75114 PALISADES PLACE		NONE	Y							
633880059 75131 PALISADES PLACE		NONE	Y							
633880066 75130 PALISADES PLACE		NONE	Y							
633880029 75099 PALISADES PLACE		NONE	Y							
633880038 75098 PALISADES PLACE		NONE	Y							
					00101 1011 17 1117					
					SCAG's ADU affordability analysis concludes with an affordability assumption that 57% of					
					new ADUs are Low to Extremely Low income,					
		NONE	Y		and 92.3% fall in the Moderate or below					
					categories. Above moderate ADUs only					
633790007 45505 ESPINAZO ST					account for 7.7% of new ADU construction.					
		NONE	Y							
625490007 74125 QUAIL LAKES DR		NONE	Y							
658070017 74305 Desert Oasis TRL										
634570007 75581 VIA STIA		NONE	Y							
634370027 43112 Via Siena		NONE	Y							
634310001 43223 VIA LUCCA		NONE	Y							
634580005 76275 VIA SOVANA		NONE	Υ							
633144013 45800 VISTA DORADO		NONE	Y							
643150026 78215 MONTE SERENO		NONE	Y							
633880008 75051 PALISADES PLACE		NONE	Y							
633880028 75083 PALISADES PLACE		NONE	Y							
					SCAG's ADU affordability analysis concludes					
					with an affordability assumption that 57% of					
					new ADUs are Low to Extremely Low income,					
		NONE	Y		and 92.3% fall in the Moderate or below					
					categories. Above moderate ADUs only					
633221008 76320 SHOSHONE DR					account for 7.7% of new ADU construction.					
000221000 70020 01100110112 011										-
					SCAG's ADU affordability analysis concludes					
					with an affordability assumption that 57% of					
		NONE	Y		new ADUs are Low to Extremely Low income, and 92.3% fall in the Moderate or below					
	1				categories. Above moderate ADUs only					
					account for 7.7% of new ADU construction.					
623201003 46150 ELDORADO DR							-			
633880027 75067 PALISADES PLACE		NONE	Y							
633880039 75082 PALISADES PLACE		NONE	Y							
633880040 75066 PALISADES PLACE		NONE	Y							
634310005 43175 VIA LUCCA		NONE	Y							
623152009 47413 ELDORADO DR W		NONE	Y							
633880009 75050 PALISADES PLACE		NONE	Y							
									•	•

Jurisdiction	Indian Wells	
Reporting Year	2024	(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

						Tab	lo B							
					Regional		ds Allocation	Progress						
							ued by Afford							
	Projection 1 Period 2										3	4		
ı	Income Level	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	
	<u> </u>													
Very Low	Deed Restricted Non-Deed Restricted	117	-	<u>-</u> 1	-		<u> </u>	-	-	-	-	-	3	114
VOIY LOW	Deed Restricted	0.4	-	-	_	<u>'</u>	-	_	_	_	_	_	•	
Low	Non-Deed Restricted	81	1	-	1	1	3	-	_	-	-	-	6	75
	Deed Restricted	- 91	-	-	-	-	-	-	-	-	-	-	- 5	86
Moderate	Non-Deed Restricted		-	1	1	1	2	-	-	-	-	-		
Above Moderat	te	93	8	9	116	44	12	-	-	-	-	-	189	-
Total RHNA		382												
Total Units			9	11	118	47	18	-	-	-	-	-	203	275
			Progress t	toward extreme	ly low-income h	ousing need, as	s determined pu	rsuant to Gove	rnment Code 6	5583(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*	59		-	-	_	1	_	_	_	_	-	1	58

^{*}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.

VLI Deed Restricted

VLI Non Deed Restricted

Jurisdiction	Indian Wells	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cvcle	10/15/2021 - 10/15/2029

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Flaming Feriou	Our Cycle	10/15/2021 - 10/15/2029															
								Та	ble C								
					Site	es Identified o	r Rezoned to A	ccommodate	Shortfall Hou	sing Need ar	nd No Net-Los	s Law					
	RHNA S	hortfall by Hou	sehold Income	Category	Rezone Type				Sit	tes Description							
	1			2			3		4	5	6	7	:	8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low- Income	Low-Income	Moderate- Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Sta	art Data Entry Below				64	46	17	1	1						238		
633360002	Vacant Parcel			6/20/2024	64	46	17	1	Shortfall of Sites	34	Public/Quasi Public	Public Benefit	20	24	238	Vacant	Vacant
																	<u> </u>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction Reporting Year	Indian Wells 2024	(Jan. 1 - Dec. 31)	
	Duo ayono lee olo yo	Table D	avent to CC Soution CFF02
		Housing Programs Prog	suant to GC Section 65583
Describe progress of a	ll programs including local efforts to r		nstraints to the maintenance, improvement, and development of housing
1	2	3	4
Name of Program	Objective - Housing Rehabilitation: Refer	Timeframe in H.E	Status of Program Implementation
	property owners to external assistance (rebates, grants, loans) and create/distribute a "Good Neighbor Guide."	Good Neighbor Guideby December 2023	The City continues to refer residents to outside assistance that will assist them in rehabiliating or maintaining their housing units. The good neighbor guide is in development.
Rehabilitation & Community Revitalization	- Community Revitalization: Fund at least one place-based improvement project per year in targeted census tracts.	 Annual outreach and project funding (six projects total during planning period) 	Two projects have been completed/ongoing at the targeted census tracts 449.11 and 451.08. Project description for 451.08: The work for this project includes sidewalk and landscape replacement including trees, shrubs, boulders and a shade structure to improve pedestrian accessibility for residents of the Housing Authority's Indian Wells Villas senior living apartments facility. Project description for 449.11: Warner Trail street improvements to facilitate a turn lane and ADA improvements. The City has requested formal proposals for further street improvements in tract 449.11 that will facilitate traffic flow in the area. 3 projects currently in the pipeline for the targeted tracts. In addition, the City is undertaking a Safer Streets initiative outside of the targeted tracts - this project is currenly being studied by the Planning Commission. A link to the Safer Streets improvement project can be found here: https://www.cityofindianwells.org/city-hall/departments/public-works/safer-streets-indian-wells
	Monitor affordable housing projects at risk of converting to market rate.	– Annual monitoring	The City's Housing Authority continues to monitor it's City owned affordable housing developments to maintain their status as affordable units below market rate. Currently, Abode Communities manages the City's Affordable Housing developments per its current contract.
2. Preservation of At-Risk Units	Establish contacts with public/nonprofit purchasers.	Ongoing through the 6th housing cycle	The City proactively participates in ongoing meetings with local housing advocacy groups, Lift to Rise, to raise awareness on the need for housing in the area.
	 Educate tenants on rights and conversion procedures. 	Ongoing through the 6th housing cycle	Ongoing throughout the 6th housing cycle
	Develop a rental registry to track units.	Rental registry by April2025	Registry maintained by Abode Communities, the City's affordable housing manager.
	- Explore alternative land use strategies (e.g., new Housing Opportunity Site Overlay, rezoning).	 Amend General Plan/Zoning Code within three years (no later than October 2024) 	The City adopted City Council Resolution 2024-14 and Ordinance 753 updating its general plan, adding Chapter 21.37 to the City's Zoning Code, and approving a zone map amendment to add a public benefit land use and zoning designation to accommodate the City's share of the Regional Housing Need on sites that have been previously identified for residential development. The adoption of the resolution and ordinance concludes implementation of this program and meeting the objective.
Production of New Housing Units (Shortfall Program)	Encourage higher-density, affordable multifamily and owner-occupied projects through amended development standards and incentives.	Ongoing updates and annual funding identification	The City has updated its development standards to include the Public Benefit Zone development standards, and maintains an active SB6 checklist to aid developers with streamlined development information. The Public Benefit zone encourages higher density and streamlined review processes for affordable housing projects.
	Promote use of vacant and underutilized sites.	Ongoing through the 6th housing cycle	The City promotes vacant land as Opportunity Sites on the City Website: https://www.cityofindianwells.org/home/showpublisheddocument/8372/6 38252089539330000
Residential Development Monitoring (No Net Loss)	 Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA. 	Ongoing implementation and annual monitoring and reporting throughout the planning period	The City evaluates a project's housing density on an ongoing, project-by-project basis to ensure the proposed density complies with the standards listed in the City's Zoning Code.
5. General Plan Update	Update the General Plan to identify vacant/underutilized sites for residential development.	– Completion by December 2024	The City adopted Resolution 2025-04 and Ordinance 762 for its General Plan and Zone Map update. The General Plan's updated Land Use Map and associated Zone Map Amendment will facilitate lower income housing opportunities within the City which will directly benefit citizens with a wide range of economic backgrounds, including workforce housing, disadvantaged groups, and those with special housing needs. Program Complete.
	Incorporate strategies to support future RHNA and affordable housing production.		The City adopted Resolution 2025-03 certifying the Final Environmental Impact Report, statement of Overriding Considerations, and mitigation and monitoring report in support of its General Plan Update. Environmental impacts of the City's Buildout, which includes the Public Benefit Zone, were analyzed and mitigation was adopted as appropriate.
	– Collaborate with Lift to Rise's Housing	 Ongoing collaboration with Lift to Rise throughout the 6th housing cycle. 	The City continues to Collaborate with Lift to Rise's Collaborative Action Network and has supported their calls for sustained federal resources with an advocacy letter sent to Senators Schiff and Padilla and Congressmen Ruiz and Calvert.

6. Evaluate Alternative Funding and Financing Mechanisms	Collaborative Action Network to identify and pursue alternative funding/financing strategies for new housing and rehabilitation projects.	 Develop a list of funding and financing mechanisms, followed by a strategy one year after the Housing Element Adoption with biannual reviews 	The City has applied and received SB2 and LEAP grant funding to complete its General Plan and Housing Elements, respectively. The City will continue to monitor grant opportunities and apply for for funding on a yearly basis.
7. Replacement of Affordable Units	 For development projects on sites with prior affordable housing restrictions, ensure that any lost affordable units are replaced at the same or lower income level. 	 Ongoing implementation with annual monitoring and reporting 	The City will implement and annually monitor and report replacement units throughout the planning period. No replacement required in 2024.
	 Amend the City's ADU Ordinance (and align with SB 9) to support ADU/JADU production. 	ADU Ordinance amendment by October 2023	The City has updated its ADU and SB 9 Ordinances to be consistent with California law. The City continues to monitor and amend the ordinance as needed based on future changes to State Law.
8. Accessory Dwelling Units and SB 9 Units	 Research and pursue financial assistance (low-interest loans/grants) to spur development of deed-restricted ADUs/SB 9 units, especially for lower-income households. 	 Research by 2024, Pilot Program by 2025 (if funding is available), and biennial review and outreach. 	The City continues to research funding and financial opportunities that will provide low-interest loans to single-family owners and grants to homeowners with household incomes up to 80% of the Area Median Income to develop ADUs, JADUs, and SB 9 units with affordability restrictions on their property. The City's preapproved ADU program can be found here: https://www.cityofindianwells.org/city-hall/departments/planning/pre-approved-adu
9. Public Property	Maintain and update a list of surplus City-owned lands.	Ongoing process; prior	The City continues to inventory City-owned sites and make them available for development of affordable housing.
Conversion to Housing Program/City-Owned Sites	 Work with nonprofits and developers to convert feasible sites into affordable housing, targeting at least 99 affordable units. 	to any disposal, compliance with Surplus	The City continues to collaborate with nonprofit organizations to promote affordable housing.
10. Monitoring Potential Constraints	 Periodically review City regulations, procedures, and fees for potential constraints. 	 Annual review; if constraints are found, remediate within 1 year 	The City continues to review its regulations, procedures, and fees to identify and alleviate constraints.
11. Monitoring Reasonable Accommodation Procedures	 Evaluate and update procedures for reasonable accommodations to ensure alignment with fair housing laws and practices. 	Annual evaluation and necessary revisions	The City continues to evaluate its adopted reasonable accommodation precedures annually and revise as appropriate to ensure consistency with fair housing requirements.
12. Development Guidelines and Procedures	 Maintain, update, and make available development guidelines (including application materials, timeframes, and fee structures) to help developers understand the review process and available incentives. 	- Information updated and reviewed annually	The City continues to provide developers information regarding development review procedures and incentives available for affordable housing development via online and at the public counter via our Planning Technician.
13. Development Code Amendments – Housing Constraints	Removal of Governmental Constraints	- Adoption of updated development code in 2024	Revise the City's Development Code to remove constraints to a variety of housing types (including provisions for low barrier navigation centers, agricultural worker housing, streamlined reviews, and more); and ensure the City's standards and permitting requirements are consistent with State law.
14. Density Bonus Ordinance	 Amend the Density Bonus Ordinance to offer bonuses and incentives for projects with 100% very low- and low- income units. 	 Updated with Development Code adoption in 2024; ongoing 	Ordinance 753 added Chapter 21.37 to the City's Zoning Code, and ammended the zoning map to add the Public Benefit zoning District. The purpose of the Public Benefit Zone is to provide space for the provision of uses that are beneficial to the public, including affordable housing and supporting uses. Additionally, a developer may apply to the City to construct affordable housing in any residential zone, concurrent with the application of the Affordable Housing Overlay in accordance with Chapter 21.28.
	 Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs. 	monitoring and reporting	The City continues to provide developers information regarding density bonus and incentives available for affordable housing development via online and at the public counter via our Planning Technician.
15. Emergency Shelters	 Update the Development Code to permit emergency shelters (including ancillary to places of worship) and establish objective standards (e.g., capacity, parking, security). 	Implementation within one year of Housing Element adoption	The City has recently adopted its General Plan and is currently analyzing the costs for a comprehensive Development Code Update that shall be consistent with State law. Request for Proposals shall be issued once a cost analysis is obtained.
16. Fair Housing Policy Procedures	Maintain a listing of fair housing groups and provide accessible fair housing educational materials.	 Materials provided by December 2023 with annual review and updates 	The City continues to refer residents to Fair Housing Groups serving Riverside County concerning housing-related complaints. Printed and electronic materials related to housing resources will be made available at the public counter and the City's website here: https://www.cityofindianwells.org/city-hall/departments/housing-authority
	Act as a liaison to address and refer housing discrimination complaints.		The City continues to refer residents to the Fair Housing Council of Riverside County (FHCRC) concerning housing discrimination.
17. Section 8 Housing	Provide information on the Section 8 program and refer all inquiries to the County Housing Authority.	 Information shared online/in hard copy 	The City will continue to provide referral services on behalf of the County and disseminate information to City residents.
Choice Vouchers	Support continuity and potential expansion of voucher assistance (with current usage data noted).	annually; ongoing collaboration	The City will continue to provide affordable housing resources at the public counter and the City's website here: https://www.cityofindianwells.org/city-hall/departments/housing-authority

18. Support for Persons Experiencing Homelessness	Address issues of Homelessness	– Annual meetings and presentations to Council	Per SB341 the City's Housing Authority donated \$250,000 from its LMIHAF to local organizations that are working on homeless prevention and rapid rehousing services, including Coachella Valley Rescue Mission, Martha's Village and Kitchen, FIND Food Bank, Shelter from the Storm, Olive Crest, and Well in the Desert. The City will continue to meet and coordinate, at least annually, with the County of Riverside, the Coachella Valley Association of Governments, and adjacent jurisdictions and non-profits to address the needs of persons experiencing homelessness in the Coachella Valley. Information will be presented to the City Council on an annual basis.
Draft 6th cycle - 19. Support for Persons with Developmental Disabilities	Adequate housing for persons with developmental disabilities	- Annual meetings ongoing throughout the 6th cycle.	The City will continue to support the ability of persons with developmental disabilities to lieve in integrated community settings via coordination and partnerships with local service providers.
20. Affirmatively Furthering Fair Housing Program	Facilitate equal and fair housing opportunities by implementing measures to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics.	- Ongoing implementation with annual monitoring and adjustments throughout the 6th cycle.	The City will continue to develop and provide fair housing education, outreach, and/or resources to stakeholders and City Staff to reduce fair housing discrimination. City staff is available to meet with developers and identify special housing needs to encourage development of special needs housing. Through the Public Benefit Zoning district, developers are encouraged to apply for a density bonus, incentives or concessions, waivers or reductions in development standards, and reduced parking ratios in accordance with Government Code Section 65915 and Section 21.20.040 of the City's municipal code.
21. Green Building Program	Promote energy conservation and green building practices in housing.	 Implementation throughout the planning period 	The City will continue to monitor and adopt the California Green Building Standards (CALGreen) and review for compliance prior to building permit issuance.

Jurisdiction	Indian Wells	
Reporting		(Jan. 1 - Dec.
Period	2024	31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

						Table E									
	Commercial Development Bonus Approved pursuant to GC Section 65915.7														
	Project I	dentifier		l	Jnits Construct	ed as Part of A	greement	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved						
		1				2		3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved							
Summary Row: S	Start Data Entry Be	elow													

Jurisdiction	Indian Wells	
Reporting Period	2024	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		ts that Do Not Co			Units Note - Because th can be counted, p we will unlock the	e statutory re lease contact	enable you to po	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:		
	Extremely Low-	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Extremely Low- Income [†]	Very Low- Income [†]	Low-Income ⁺	TOTAL	https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf	
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Mobilehome Park Preservation										
Total Units by Income										

Jurisdiction	Indian Wells	
Reporting Period	2024	(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 F2 Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

	Project Identifier						Unit Types Affordability by Household Incomes After Conversion							Units credited toward Income RHN	Notes	
		1			2	3				4				5		6
Prior APN ⁺	Current APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Income Deed	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 Moderate Income Units Converted from Above Moderate	<u>Date</u> <u>Converted</u>	<u>Notes</u>
Summary Row: Start Data Entry Below							0	0	C	0	0	0	C	0		

Jurisdiction	Indian Wells	
Reporting Period	0004	(Jan. 1 - Dec.
Period	2024	31)
Period	6th Cycle	10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Cells in grey contain auto-calculation formulas

Note: "+" indicates an optional field

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Local	ly Owned Lands	Included in the	Housing Eleme	Table G ent Sites Invento	ory that have been sold,	leased, or otherwise disposed of
	Project I	dentifier				
	•	1		2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID [⁺]	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
ummary Row:	Start Data Entry Be	elow				

Jurisdiction	Indian Wells	
Reporting		(Jan. 1 - Dec.
Period	2024	31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For Riverside County jurisdictions, please format the APN's as follows:999-999-999

		Local	Table H ly Owned Sur	plus Sites		
			Designation	Size	Notes	
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: S	tart Data Entry Below					

Jurisdiction	Indian Wells	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ONLY. This table only needs to be completed if there Housing Element Implementation

	Note:
Cells	in gre

ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

NOTE: STUDENT HOUSING WITH DENSITY BONUS

							Table J					
	Studen	t housing deve	elopment for l	ower income studen	its for which v	was granted a	density bonus	pursuant to s	ubparagraph ((F) of paragrap	h (1) of subdiv	vision (b) of Se
	Project l	dentifier		Project Type	Date			Units (Beds/	Student Capaci	ty) Approved		
	,	1		2	3				4			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	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 Be	elow										
-												

Annual Progress Report

January 2020

Jurisdiction	Indian Wells	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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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				

Jurisdiction	Indian Wells	
Reporting Year	2024	(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.

Total Award Amount \$ Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Existing Conditions Report	\$16,250.00	\$16,250.00	Completed	Other	SB 2 Grant (Other Funding Source)
Community Engagement	\$16,250.00	\$32,500.00	Completed	Other	SB 2 Grant (Other Funding Source)
Draft Housing Element Prep	\$16,250.00	\$48,750.00	Completed	Other	SB 2 Grant (Other Funding Source)
Final Housing Element Adopt	\$16,250.00	\$65,000.00	Completed	Other	SB 2 Grant (Other Funding Source)

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	0	
Above Moderate		0	
Total Units		0	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	1	
Low	Deed Restricted	0	
	Non-Deed Restricted	3	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	2	
Above Moderate		12	
Total Units		18	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
Very Low	Non-Deed Restricted	2	
Low	Deed Restricted	0	
Low	Non-Deed Restricted	2	
Moderate	Deed Restricted	0	
ivioderate	Non-Deed Restricted	1	
Above Moderate		53	
Total Units		58	