

ATTACHMENT #1

Please Start Here

General Information	
Jurisdiction Name	Indian Wells
Reporting Calendar Year	2024
Contact Information	
First Name	Jon
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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
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

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

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	10						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	
			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				
			0	2	0	2	0	1	53		58	
623201003	46150 ELDORADO DR										0	
633790032	45449 VAIDYA COURT										0	
633880039	75082 PALISADES PLACE										0	
633880040	75066 PALISADES PLACE										0	
633880027	75067 PALISADES PLACE										0	
633880009	75050 PALISADES PLACE										0	
633880028	75083 PALISADES PLACE										0	
633880008	75051 PALISADES PLACE										0	
633221008	76320 SHOSHONE DR										0	
633611001	75425 ST ANDREWS CT										0	
633071015	75311 PAINTED DESERT DR										0	
625470042	74597 PALO VERDE DR										0	
623350005	75735 TOPAZ LN										0	
634500014	76191 VIA SOVANA										0	
623301011	46393 BLACK HAWK DR										0	
633670044	44838 WINGED FOOT DR										0	
634450013	76222 VIA SATURNIA										0	
658070011	74349 DESERT OASIS TR										0	
634580006	76289 VIA SOVANA								1	1/18/2024	1	
634550012	75917 Via Stia								1	1/18/2024	1	
634460002	76264 VIA SATURNIA								1	1/22/2024	1	
633880044	75117 HANCOCK PLACE								1	1/29/2024	1	
634580007	76303 VIA SOVANA								1	2/5/2024	1	
633870015	75148 HANCOCK PLACE								1	2/16/2024	1	
634580004	76261 VIA SOVANA								1	2/20/2024	1	
633880043	75101 HANCOCK PLACE								1	2/22/2024	1	
633233003	45700 NAVAJO RD			1						2/27/2024	1	
623370007	75363 MORNINGSTAR DR								1	3/1/2024	1	
633820015	77655 VIA VENITO								1	3/6/2024	1	
633870016	75132 HANCOCK PLACE								1	3/11/2024	1	
634580015	76441 VIA SOVANA								1	3/12/2024	1	
633870017	75116 HANCOCK PLACE								1	3/14/2024	1	
634580011	76359 VIA SOVANA								1	3/18/2024	1	
623153002	47300 ELDORADO DR W							1		3/19/2024	1	

Jurisdiction	Indian Wells	
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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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by 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
Very Low	Deed Restricted	117	-	-	-	-	-	-	-	-	-	-	3	114
	Non-Deed Restricted		-	1	-	1	1	-	-	-	-	-		
Low	Deed Restricted	81	-	-	-	-	3	-	-	-	-	-	6	75
	Non-Deed Restricted		1	-	1	1	-	-	-	-	-	-		
Moderate	Deed Restricted	91	-	-	-	-	-	-	-	-	-	-	5	86
	Non-Deed Restricted		-	1	1	1	2	-	-	-	-	-		
Above Moderate		93	8	9	116	44	12	-	-	-	-	-	189	-
Total RHNA		382												
Total Units			9	11	118	47	18	-	-	-	-	-	203	275
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
		Extremely low- Income Need												
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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

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
1. Rehabilitation & Community Revitalization	<ul style="list-style-type: none"> – Housing Rehabilitation: Refer property owners to external assistance (rebates, grants, loans) and create/distribute a “Good Neighbor Guide.” – Community Revitalization: Fund at least one place-based improvement project per year in targeted census tracts. 	<ul style="list-style-type: none"> – Good Neighbor Guide by December 2023 – Annual outreach and project funding (six projects total during planning period) 	<p>The City continues to refer residents to outside assistance that will assist them in rehabilitating or maintaining their housing units. The good neighbor guide is in development.</p>
			<p>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 currently 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</p>
2. Preservation of At-Risk Units	<ul style="list-style-type: none"> – Monitor affordable housing projects at risk of converting to market rate. – Establish contacts with public/nonprofit purchasers. – Educate tenants on rights and conversion procedures. – Develop a rental registry to track units. 	<ul style="list-style-type: none"> – Annual monitoring 	<p>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.</p>
		<p>Ongoing through the 6th housing cycle</p>	<p>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.</p>
		<ul style="list-style-type: none"> – Rental registry by April 2025 	<p>Ongoing throughout the 6th housing cycle</p> <p>Registry maintained by Abode Communities, the City’s affordable housing manager.</p>
3. Production of New Housing Units (Shortfall Program)	<ul style="list-style-type: none"> – Explore alternative land use strategies (e.g., new Housing Opportunity Site Overlay, rezoning). – Encourage higher-density, affordable multifamily and owner-occupied projects through amended development standards and incentives. – Promote use of vacant and underutilized sites. 	<ul style="list-style-type: none"> – Amend General Plan/Zoning Code within three years (no later than October 2024) 	<p>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.</p>
		<ul style="list-style-type: none"> – Ongoing updates and annual funding identification 	<p>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.</p>
		<p>Ongoing through the 6th housing cycle</p>	<p>The City promotes vacant land as Opportunity Sites on the City Website: https://www.cityofindianwells.org/home/showpublisheddocument/8372/638252089539330000</p>
4. Residential Development Monitoring (No Net Loss)	<ul style="list-style-type: none"> – Annually monitor the City’s sites inventory and continued ability to accommodate the remaining RHNA. 	<p>Ongoing implementation and annual monitoring and reporting throughout the planning period</p>	<p>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.</p>
5. General Plan Update	<ul style="list-style-type: none"> – Update the General Plan to identify vacant/underutilized sites for residential development. – Incorporate strategies to support future RHNA and affordable housing production. 	<ul style="list-style-type: none"> – Completion by December 2024 	<p>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.</p>
			<p>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.</p>
	<ul style="list-style-type: none"> – Collaborate with Lift to Rise’s Housing 	<ul style="list-style-type: none"> – Ongoing collaboration with Lift to Rise throughout the 6th housing cycle. 	<p>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.</p>

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.
8. Accessory Dwelling Units and SB 9 Units	– 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.
	– 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 Conversion to Housing Program/City-Owned Sites	– Maintain and update a list of surplus City-owned lands.	– Ongoing process; prior to any disposal, compliance with Surplus Land laws is required	The City continues to inventory City-owned sites and make them available for development of affordable housing.
	– Work with nonprofits and developers to convert feasible sites into affordable housing, targeting at least 99 affordable units.		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 procedures 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 monitoring and reporting	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.		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 (FHCR) concerning housing discrimination.
17. Section 8 Housing Choice Vouchers	– Provide information on the Section 8 program and refer all inquiries to the County Housing Authority.	– Information shared online/in hard copy annually; ongoing collaboration	The City will continue to provide referral services on behalf of the County and disseminate information to City residents.
	– Support continuity and potential expansion of voucher assistance (with current usage data noted).		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 live 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 Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

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 Identifier				Units Constructed as Part of Agreement				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	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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	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									

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

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
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
Summary Row: Start Data Entry Below						

ANNUAL ELEMENT PROGRESS REPORT

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

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			

