

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: October 23, 2025

PREPARED BY: Sijifredo Fernandez, Senior Planner

SUBJECT: STUDY SESSION: PROVIDE AN UPDATE ON THE CITY'S PROGRESS TOWARDS MEETING ITS REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

RECOMMENDATION:

Receive an update on the City of Palm Desert's progress towards meetings its Regional Housing Needs Allocation (RHNA).

BACKGROUND/ANALYSIS:

Regional Housing Needs Allocation (RHNA) is a process mandated by State Housing Law. Southern California Association of Governments (SCAG) quantifies the need for housing in each jurisdiction for a given planning period. Palm Desert's RHNA is 2,790 housing units for the 2021-2029 Planning Period (6th Cycle), at the following breakdown by income level:

Table 1 – 2021-2029 Palm Desert RHNA

Income	RHNA
Very Low	675
Low	460
Moderate	461
Above Moderate	1,194
<i>Total</i>	<i>2,790</i>

On March 27, 2025, the City Council authorized that City staff submit the Housing Element Annual Progress Reports (APR) to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The Housing APR is a state-required report that outlines annual building activity, housing development applications received, and progress towards achieving a city's RHNA at the end of each calendar year. Below was the update presented, which was current as of January 2025:

Table 2 – 2024 APR Report

Income	RH NA	2021	2022	2023	2024	2025*	2026	2027	2028	2029	Total Issued	Total Remaining	% Complete
Very Low	675	-	21	406	-	144	-	-	-	-	571	104	85%
Low	460	-	3	204	-	15	-	-	-	-	222	238	48%
Mod.	461	-	-	60	-	-	-	-	-	-	60	401	13%
Above Mod.	1,194	113	428	417	117	187	-	-	-	-	1,262	0	100%
Total	2,790	113	452	1,087	117	346	-	-	-	-	2,115	743	76%

**Permits issued as of 10/10/2025*

Table 3 – 2024 APR Entitlement Report

Project	Vesta	Arc*	Shadow Ridge	Explore*	Total Approved
Very Low Income	-	24	-	-	24
Low Income	-	15	-	-	15
Mod. Income	-	-	-	-	-
Above Mod. Income	384	1	93	332	810
Total	384	40	93	332	849

**Currently under construction*

Table 4 below provides an update on projects currently under entitlement review which will be included in the APR report if they are approved.

Table 4 – Housing Entitlement Status (Under Review)

Project	Catavina	Portola Springs	The Shores	Affirmed Housing	Total In Review
Very Low Income	-	-	-	-	-
Low Income	-	-	150	235	285
Mod. Income	-	-	-	60	60
Above Mod. Income	546	156	390	3	1,095
Total	546	156	540	298	1,440

The City is currently midway through the current RHNA cycle and has prepared a midway check in presentation for Council. The update will include:

- Current status overview
- 2025 Building permit update
- Entitlement projects that would impact RHNA

Legal Review:

This report has been reviewed by the City Attorney’s Office.

FINANCIAL IMPACT:

There are no financial impacts associated with this action.

ATTACHMENTS:

1. Presentation