



City Council agendas and staff reports
are available on the City's
web page: www.laquintaca.gov

AGENDA

SPECIAL JOINT MEETING OF THE HOUSING AUTHORITY AND HOUSING COMMISSION

CITY HALL STUDY SESSION
78-495 Calle Tampico, La Quinta

MONDAY, NOVEMBER 20, 2017, AT 6:00 P.M.

CALL TO ORDER

ROLL CALL HOUSING AUTHORITY:

Authority Members: Evans, Peña, Radi, Sanchez, Chairperson Fitzpatrick

ROLL CALL HOUSING COMMISSION:

Commissioners Davidson, Johnson, Long, McDonough, and Chairperson Rogers

VERBAL ANNOUNCEMENT – AB 23 [AUTHORITY SECRETARY]

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the Housing Authority and Housing Commission on any matter not listed on the agenda. *Please complete a "request to speak" form and limit your comments to three minutes.* The Housing Authority and Housing Commission values your comments; however in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by GC 54954.2(b).

CONFIRMATION OF AGENDA

CONSENT CALENDAR – HOUSING AUTHORITY

- | | <u>PAGE</u> |
|--|--------------------|
| 1. APPROVE SPECIAL MEETING MINUTES OF NOVEMBER 7, 2017 | 5 |

CONSENT CALENDAR – HOUSING COMMISSION

	<u>PAGE</u>
1. APPROVE MINUTES OF SEPTEMBER 13, 2017	7

BUSINESS SESSION – NONE

STUDY SESSION – HOUSING AUTHORITY AND HOUSING COMMISSION

	<u>PAGE</u>
1. UPDATE ON WASHINGTON STREET APARTMENTS PROJECT	9
2. DISCUSS HOMELESS PREVENTION FUNDING AND CORAL MOUNTAIN APARTMENTS HOMELESSNESS PREVENTION TRIAL PROGRAM	11

PUBLIC HEARINGS – NONE

DEPARTMENTAL REPORTS – NONE

HOUSING AUTHORITY MEMBERS' AND COMMISSIONERS' ITEMS

REPORTS AND INFORMATIONAL ITEMS – NONE

ADJOURNMENT

The next regular quarterly meeting of the Housing Authority will be held on January 16, 2018, at 4:00 p.m., in the City Council Chambers, 78-495 Calle Tampico, La Quinta, CA 92253.

The next regular quarterly meeting of the Housing Commission will be held on December 13, 2017, at 4:00 p.m., in the City Council Chambers, 78-495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Susan Maysels, Authority Secretary of the La Quinta Housing Authority, do hereby declare that the foregoing agenda for the Special Joint La Quinta Housing Authority and Housing Commission meeting was posted near the entrance to the Council Chambers at 78-495 Calle Tampico and on the bulletin boards at 51-321 Avenida Bermudas and 78-630 Highway 111, on November 16, 2017.

DATED: November 16, 2017

SUSAN MAYSELS, Authority Secretary
La Quinta Housing Authority

Public Notices

- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk's Office at 777-7103, twenty-four (24) hours in advance of the meeting and accommodations will be made.
- If special electronic equipment is needed to make presentations to the Housing Authority, arrangement should be made in advance by contacting the City Clerk's Office at 777-7103. A one (1) week notice is required.
- If background material is to be presented to the Housing Authority during a meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the City Clerk for distribution. It is requested that this take place prior to the beginning of the meeting.
- Any writings or documents provided to a majority of the Housing Authority regarding any item on this agenda will be made available for public inspection at the City Clerk counter at City Hall located at 78-495 Calle Tampico, La Quinta, California, 92253, during normal business hours.

[Click Here to Return to Agenda](#)



**SPECIAL HOUSING AUTHORITY
MINUTES
TUESDAY, NOVEMBER 7, 2017**

CALL TO ORDER

A special meeting of the La Quinta Housing Authority was called to order at 4:00 p.m. by Chairperson Fitzpatrick.

PRESENT: Authority Members: Evans, Peña, Radi, Sanchez, Chairperson Fitzpatrick
ABSENT: None

VERBAL ANNOUNCEMENT – AB 23 was read by the Authority Secretary

PLEDGE OF ALLEGIANCE

Authority Member Evans led the audience in the pledge of allegiance.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PUBLIC SPEAKER: Brian Nava, Sunline Transit Agency – Mr. Nava spoke on the upcoming 11th Annual Fill the Bus Food Drive taking place on Thursday November 16th from 7 a.m. to 7 p.m. Mr. Nava requested that the City help in promoting the drive.

CONFIRMATION OF AGENDA – Confirmed

CONSENT CALENDAR - None

BUSINESS SESSION

1. INTERVIEW AND APPOINT ONE MEMBER TO THE HOUSING COMMISSION
(open: one Tenant age 62+ to fill a term ending June 30, 2020)

The Authority waived the presentation of the staff report, which is on file in the City Clerk's Office.

Chairperson Fitzpatrick thanked Ms. Davidson for her willingness to serve the City, and explained the process the Authority follows in conducting interviews and appointing members.

The Authority members thanked Ms. Davidson for her application and her willingness to serve the City of La Quinta.

MOTION – A motion was made and seconded by Authority Members Evans/Peña to appoint Gwendolyn Davidson to serve as a Housing Commissioner for an unexpired term ending in June 2020. Motion passed unanimously.

STUDY SESSION – None

PUBLIC HEARINGS – None

DEPARTMENTAL REPORTS – None

CHAIR AND AUTHORITY MEMBERS' ITEMS – None

REPORTS AND INFORMATIONAL ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Authority Members Peña/Sanchez to adjourn at 4:08 p.m. Motion passed unanimously.

Respectfully submitted,

PAM NIETO, Acting Authority Secretary
La Quinta Housing Authority



**HOUSING COMMISSION
MINUTES
WEDNESDAY, SEPTEMBER 13, 2017**

A regular meeting of the Housing Commission was called to order at 6:00 p.m. by Chairperson Rogers.

PRESENT: Commissioners Johnson, Long, McDonough, and Chairperson Rogers
ABSENT: None

PLEDGE OF ALLEGIANCE

Chairperson Rogers led the audience in the pledge of allegiance.

PUBLIC COMMENT ON MATTERS NOT ON AGENDA – None

CONFIRMATION OF AGENDA – Confirmed

ANNOUNCEMENT, PRESENTATIONS, AND WRITTEN COMMUNICATION

1. INTRODUCTION OF NEW CITY STAFF

Business Analyst Villalpando introduced Management Specialist Angela Ferreira who joined the La Quinta team in September; Mrs. Ferreira gave an overview of her background and previous experience.

Mr. Villalpando said that Commissioner Harland has resigned due health reasons; and that the City is accepting new applications.

CONSENT CALENDAR

1. APPROVE MINUTES OF MAY 17, 2017

Motion – A motion was made and seconded by Commissioners Johnson/Long to approve Consent Calendar Item No. 1 as recommended. Motion passed – ayes 3, noes 0, abstain 1 (McDonough), absent 0.

2. APPROVE MINUTES OF JUNE 7, 2017

Motion – A motion was made and seconded by Commissioners Long/Johnson to approve Consent Calendar Item No. 2 as recommended. Motion passed – ayes 3, noes 0, abstain 1 (McDonough), absent 0.

3. APPROVE MINUTES OF JULY 12, 2017

Motion – A motion was made and seconded by Commissioners Johnson/ McDonough to approve the Consent Calendar Item No. 3 as recommended. Motion passed unanimously.

BUSINESS SESSION – None

STUDY SESSION

1. REVIEW 2017/18 HOUSING COMMISSION ACTIVITY

Business Analyst Villalpando presented the staff report, which is on file at the Clerk's Office.

The Commission discussed:

- Tour of the affordable homes in the La Quinta Cove – staff explained that since the homes were occupied a tour would not be appropriate;
- Future affordable housing development opportunities;
- Current affordable housing agreements;
- The City's affordable housing survey for tenants and property managers;
- The 2017/18 Commission meeting schedule.

DEPARTMENT REPORTS – None

REPORTS AND INFORMATIONAL ITEMS – None

COMMISSIONERS' ITEMS

The Commission will review the affordable housing survey and provide feedback to staff regarding the survey questions and possible on-site drop-off locations at Washington Street Apartments, Miraflores, and Watercolors developments.

ADJOURNMENT

A motion was made and seconded by Commissioners Long/Johnson to adjourn the meeting at 6:18 p.m. Motion passed unanimously.

Respectfully submitted,

Marilyn Monreal, Management Assistant
City of La Quinta, California

City of La Quinta

JOINT HOUSING AUTHORITY AND HOUSING COMMISSION: November 20, 2017 STAFF REPORT

AGENDA TITLE: WASHINGTON STREET APARTMENTS PROJECT UPDATE

RECOMMENDATION

Receive Washington Street Apartments project update and provide comment and questions.

EXECUTIVE SUMMARY

- On June 6, 2017, the Housing Authority (HA) approved an Affordable Housing and Property Disposition Agreement (Agreement) with Coachella Valley Housing Coalition (CVHC) and a Relocation Plan for Washington Street Apartments.
- On September 20, 2017 the California Tax Credit Allocation Committee (CTCAC) awarded the project both Federal and State tax credits.
- CVHC subsequently sold the tax credits, which yielded \$1.07 for the Federal credits and \$0.89 for the State credits; CVHC's project financial plan anticipated \$0.96 and \$0.80 for the Federal and State credits, respectively.
- The project will be transferred to Washington Street Apartments LP (partnership of CVHC and their tax credit investor) on or before March 20, 2018.

FISCAL IMPACT – None.

BACKGROUND/ANALYSIS

On June 6, 2017, the HA approved the Agreement with CVHC and a Relocation Plan for Washington Street Apartments. CVHC subsequently submitted a 9% tax credit application to CTCAC to raise capital substantially to rehabilitate and develop the Washington Street Apartments project, a 138-unit senior and disabled adult community. The tax credits were awarded on September 20, 2017. This award establishes March 20, 2018 as the outside date for the property transfer and requires the project to be construction ready at that time. Additionally, all phases must be complete by December 31, 2019 in order to avoid losing credits.

CVHC subsequently put the awarded credits along with a project description out to the tax credit investment community. This project was very well received due to its location, size, and CVHC's track record. Bank of America generated the highest offer

at \$1.07 for federal credits and \$0.89 for state credits; CVHC's project financing plan anticipated \$0.96 and \$0.80 for the Federal and State credits, respectively. These higher yields will generate roughly an additional \$1.5 million in equity. The bid is also based upon the current amount of HA investment (\$17,425,000), which means this increased equity cannot not be used to decrease the amount of HA investment. Since these funds must be used on this project, CVHC proposed that temporary offsite relocation for the 72 households and management be considered to expedite unit rehabilitation, shorten the construction schedule, and minimize resident disruption.

In consideration of the aforementioned, staff developed a conceptual relocation plan based on a more accurately defined construction schedule, contacted local movers, hotels, storage and housing opportunities. This revised relocation strategy was presented to residents on November 7, 2017. Key points and benefits of this approach are as follows:

- A local hotel can accommodate all residents and management at one time;
- Residents would save on utility and meal expenses; included with a hotel stay;
- Apartment rehabilitation can occur concurrently with new construction, shortening the overall construction time frame by 6 months;
- Relocation would start May 1, 2018 and be complete before October 31, 2018; and
- Residents would avoid construction disruption and the builder will have several months of access to the entire site.

Both the residents and management approved this new relocation strategy.

This offsite temporary relocation plan will require that the current approved relocation plan be amended before March 2018. Staff is currently developing an amended plan that can be circulated for the mandatory 30-day public review and comment period. They anticipate bringing it forward to the Housing Commission and Housing Authority for consideration in February 2018.

Prepared by: Jon McMillen, Development Consultant

Approved by: Frank J. Spevacek, Executive Director

City of La Quinta

JOINT HOUSING AUTHORITY AND HOUSING COMMISSION MEETING: November 20, 2017 STAFF REPORT

AGENDA TITLE: DISCUSS HOMELESS PREVENTION FUNDING AND CORAL MOUNTAIN APARTMENTS HOMELESSNESS PREVENTION TRIAL PROGRAM

RECOMMENDATION

Discuss and provide staff with direction.

EXECUTIVE SUMMARY

- The City has provided an annual contribution of \$50,000 to the Coachella Valley Rescue Mission (CVRM) for its homeless prevention program; they are seeking an increase to \$100,000.
- Martha's Village & Kitchen (Martha's Village) offers family housing, food services, emergency services, case management, career, education, recovery services, and free child care to its clients that are in need of assistance.
- Coachella Valley Association of Governments (CVAG) has contracted with Path of Life Ministries to provide Homeless Prevention, Diversion Services and Crisis Stabilization Housing for the west end of the Coachella Valley. Desert Health Care District (DHCD) will match funds up to \$103,000 for this program.
- Coral Mountain Apartments has agreed to partner with Martha's Village to offer 3 units for a trial Homeless Prevention Program
- The La Quinta Housing Authority (HA) could provide \$250,000 towards homeless preventions programs.

FISCAL IMPACT

The City has funded homeless programs from the General Fund; \$50,000 has been annually budgeted. The Successor Agency to the La Quinta Redevelopment Agency has concluded redevelopment wind-down activities, which allows repayment of the City loan to the former redevelopment agency. The total annual loan payment will be \$3.1 million dollars; 20% of this amount or \$622,000 must be used for affordable housing preservation and development programs. These funds are allocated to the Housing Authority.

BACKGROUND/ANALYSIS

The issue of homelessness is prevalent across the country creating a need for transitional housing.

Since closure of Roy's Desert Resource Center (Roy's), many area homeless resource providers have been impacted. As a result, both CRVM and Martha's Village have seen an increase in their clientele and are requesting assistance from Coachella Valley cities.

Traditionally, the City has annually provided CVRM with \$50,000 from the General Fund for the Emergency Shelter and Gateway Program. CVRM offers emergency overnight shelter, meals, showers, a medical clinic and a 9-month rehabilitation program. Last year, over 96% of Gateway program clients attained permanent employment, built savings and transitioned to permanent housing within 30 days of graduating.

Martha's Village offers family housing, food services, emergency services, case management, career, education and recovery services, and free childcare to its clients. Over 90% of their residential clients successfully exit to safe, permanent housing and pass on their life skills to their children and family. In 2017, Martha's Village received a Community Services Grant from the City for \$2,760.

CVAG has partnered with Path of Life Ministries to provide Homeless Prevention and Diversion Services (rapid rehousing, emergency rental assistance, housing navigation assistance, and supportive services such as security deposits, utility assistance, and case management services), and Crisis Stabilization Housing which ensures that individuals in emergency housing exit quickly into stable non-emergency housing. DHCD has promised to match funding up to \$103,000 for this program, however, funds can only be used on homeless individuals that are identified in west Coachella Valley (west of Cook Street).

Owners of Coral Mountain Apartments (Apartments) have proposed a trial program that would provide up to 3 units for a Homelessness Prevention Program (Program). The Program would be implemented in partnership with Martha's Village and utilize their services and expertise.

Since the Housing Authority can invest in homeless shelter and diversion services, staff is seeking Commission and Authority input regarding investing up to \$250,000 annually in these services. All of the aforementioned providers will be attending the Joint Authority/Commission meeting to further outline their services. Staff will be seeking direction regarding whether or not the Authority should invest in one or more of these programs. If there is interest, the Commission could consider a program structure and funding strategy on December 13 and the Authority on December 19.

Prepared by: Angela Ferreira, Management Specialist
Approved by: Frank J. Spevacek, Executive Director