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# HOUSING COMMISSION AGENDA

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

**WEDNESDAY, DECEMBER 13, 2017 AT 6:00 P.M.**

## **CALL TO ORDER**

ROLL CALL: Commissioners Davidson, Johnson, Long, McDonough, and Chairperson  
Rogers  
VACANT: None

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

At this time, members of the public may address the 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 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**

## **ANNOUNCEMENT, PRESENTATIONS, AND WRITTEN COMMUNICATION**

1. CITY OF LA QUINTA COMMUNITY WORKSHOP – JANUARY 13, 2018
2. UPDATE ON NEW HOUSING LAWS AND FUNDING SOURCES

## **CONSENT CALENDAR**

1. APPROVE SPECIAL JOINT MEETING OF THE LA QUINTA HOUSING AUTHORITY AND LA QUINTA HOUSING COMMISSION MINUTES OF NOVEMBER 20, 2017

**BUSINESS SESSION**

1. RECOMMEND FUNDING OPTION FOR AREA HOMELESS PREVENTION PROGRAMS
2. RECOMMEND APPROVAL OF FINANCIAL AND COMPLIANCE REPORT FOR WASHINGTON STREET APARTMENTS FOR YEAR END JUNE 30, 2017
3. RECOMMEND APPROVAL TO EXTEND THE PERIOD FOR DEVELOPMENT OR DISPOSITION OF PROPERTIES TRANSFERRED FROM THE FORMER REDEVELOPMENT AGENCY TO THE HOUSING AUTHORITY OF THE CITY OF LA QUINTA AS THE HOUSING SUCCESSOR, PURSUANT TO HEALTH AND SAFETY CODE 34176.1(E)

**STUDY SESSION** – NONE

**DEPARTMENT REPORTS** – NONE

**REPORTS AND INFORMATIONAL ITEMS** – NONE

**COMMISSIONERS' ITEMS**

**ADJOURNMENT**

The next regular quarterly meeting of the La Quinta Housing Commission will be held on March 14, 2018, commencing at 6:00 p.m., at the La Quinta Study Session Room, 78-495 Calle Tampico, La Quinta, CA 92253.

**DECLARATION OF POSTING**

I, Marilyn Monreal, Housing Secretary of the La Quinta Housing Commission of the City of La Quinta, do hereby declare that the foregoing Agenda for the Housing Commission meeting was posted on the City's website, and near the entrance to the Council Chambers at 78-495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78-630 Highway 111, and the La Quinta Cove Post Office at 51-321 Avenida Bermudas, on December 8, 2017.

DATED: December 7, 2017

Marilyn Monreal, Housing Secretary  
City of La Quinta, California

## **PUBLIC NOTICES**

The La Quinta City Study Session Room 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 Commission, arrangements 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 Commission during a Housing Commission meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the Secretary 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 Commission regarding any item(s) on this agenda will be made available for public inspection at The Hub counter at City Hall located at 78-495 Calle Tampico, La Quinta, California, 92253, during normal business hours.





**SPECIAL JOINT MEETING  
OF THE LA QUINTA HOUSING AUTHORITY  
AND LA QUINTA HOUSING COMMISSION  
MONDAY, NOVEMBER 20, 2017**

**MINUTES**

**CALL TO ORDER – Authority and Commission**

A special joint meeting of the La Quinta Housing Authority and La Quinta Housing Commission was called to order at 6:00 p.m. by Chairperson Fitzpatrick.

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

ROLL CALL: Commissioners: Davidson, Johnson, Long, McDonough, and Chairperson Rogers  
ABSENT: None

**PLEDGE OF ALLEGIANCE – Authority and Commission**

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

**VERBAL ANNOUNCEMENT – AB 23** was made by the Authority Secretary

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA – Authority and Commission** – None

**CONFIRMATION OF AGENDA – Authority and Commission** – Confirmed

**CONSENT CALENDAR – Authority**

**1. APPROVE SPECIAL MEETING MINUTES OF NOVEMBER 7, 2017**

**MOTION** – A motion was made and seconded by Authority Members Evans/Radi to approve the Consent Calendar as recommended. Motion passed unanimously.

**CONSENT CALENDAR – Commission**

**2. APPROVE MINUTES OF SEPTEMBER 13, 2017**

**MOTION** – A motion was made and seconded by Commissioners Rogers/McDonough to approve the Consent Calendar as recommended. Motion passed unanimously.

**BUSINESS SESSION - Authority and Commission** – None

## **STUDY SESSION – Authority and Commission**

### **1. UPDATE ON WASHINGTON STREET APARTMENTS PROJECT**

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

Authority Members and Commissioners discussed the project's tax credits; residents' relocation costs, including any applicable security deposits; relocation and project construction schedules, currently estimated to begin in May and be completed by October 2018; special accommodations related to the Americans with Disabilities Act, pets, parking, smoking, medical cannabis use, washing amenities, etc.; no change in rent during relocation period; the importance of ensuring continuity of in-home support services and communication; mental-health assistance; conducting interviews with each resident to determine his/her specific packing and moving needs; proving individual portable on demand storage units (PODs) to temporarily store residents' belongings, which will be stored off-site; being proactive in aiding residents with packing and implementing a community-approach where residents help pack each other and hold joint garage sales to purge unnecessary belongings; mail delivery; providing electronic disposal garbage bins and hand dollies; temporary utilities suspension at Washington Street Apartments during the rehabilitation period and subsequent reinstatement; and ensuring transportation arrangements with SunDial Paratransit Services or a third party vendor.

The Authority and Commission unanimously expressed support for the project, anticipated schedule, and staff's efforts in planning the residents' relocation.

### **2. DISCUSS HOMELESS PREVENTION FUNDING**

City Manager Spevacek provided a brief history on the City's efforts and contributions on homeless prevention.

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

Authority Members and Commissioners discussed Coral Mountain Apartment's proposal to make three units available for homeless housing; connecting Coral Mountain management with local homeless service providers; and, criteria used to determine an individual's success in the program.

City Manager Spevacek explained the background and source of housing revenue.

PUBLIC SPEAKER: Ms. Darla Burkett, Executive Director of Coachella Valley Rescue Mission (CVRM), Indio – thanked the City for its continuous support and contributions over the years; said the influx of homeless per night averaged 38 people since Roy's Desert

Resource Center (RDRS) closed in June of 2017; noted this additional homeless population was coming from the west end of the valley – Thousand Palms, Palm Springs, Cathedral City, Desert Hot Springs, etc.; explained the CVRM’s emergency shelter was capped at 75 beds, thus, the gym/multi-purpose room has been converted to house more beds and meet the needs of the community, but it also poses a Fire Department compliance issue. Mr. Burkett spoke about the different support services and assistance programs CVRM offers, such alcohol and drug rehabilitation, veterans’ specialist services, mental-health, shelter for families who are victims of domestic violence, the number of meals served per day has increased from 700 to 912-920, shower amenities, bus passes, and case management to get folks on the path to independent employment and independent living. She enumerated the challenges with this process, including limited income and the lack of affordable housing units. Ms. Burkett explained that the CVRM is uncomfortable with CVAG’s model – it works for families but most individuals need services first before they’re ready for an apartment. She explained the process from CVRM to housing and the services provided during that time. She added that the CVRM has about 30 people ready for the move into an apartment/house but finding rents they can afford is difficult.

Authority Members and Commissioners discussed CVRM’s case management services; the lack of incentives for homeowners to rent to such organizations; Section 8 California housing assistance program for families only, but not for single homeless population; 30% influx in expenses due to the RDRS’s closure; on-site mental health assistance; the diverse make up of homeless population – families, seniors /with disabilities, mental health and drug abuse; the inability to further expand in the current facility as it has been fully developed; and the strong collaboration with outside agencies.

PUBLIC SPEAKER: Ms. Linda Barrack, President and CEO of Martha’s Village and Kitchen (MVK), Indio – said homeless services are usually underfunded; MVK takes a valley-wide approach in dealing with this issue; noted there has been an influx of homeless from the west-end of the valley averaging 60 beds per night; MVK has been operating at capacity since RDRS’s closure; there has been a substantial increase of large homeless families, usually of eight or more; explained the sensitivity each case must be handled so that homeless do not lose their benefits; noted the wait for Section 8 housing assistance is 8 to 10 years. Ms. Barrack commended Desert Healthcare District (DHCD) for initiating the \$103,000 match program and said it was a magnificent gift that has to be handled properly and nurtured.

Authority Members and Commissioners discussed how the three affordable housing units at Coral Mountain apartments will be utilized; the support services needed for homeless population to stay on the recovery and stabilizing program and be successful; MVK’s success rate of homeless graduating from their program; the possibility of dedicating additional affordable housing units in other communities in the valley; and the infrastructure benefits and importance of providing homelessness prevention assistance, which if not prevented results in average tax-payer expense of \$44,000 per year in emergency room visits, incarcerations, police services responses, etc.

PUBLIC SPEAKER: Ms. Donna Craig, Chief Grants/Operations Officer with DHCD – said DHCD is committed to help raise matching funds to support homelessness efforts in the valley; noted the program included a \$103,000 DHCD contribution and a dollar for dollar match to each City contribution of up to \$103,000 to programs serving residents within the DHCD borders; and explained the process used to approve agreements and distribute the matching funds.

Authority Members and Commissioners discussed the verification method used to determine if a client was within the DHCD territory; criteria to set aside some affordable housing units for the homeless; the “No Place Like Home Program”; and, balancing the need of those that are homeless with those on affordable housing waiting lists since affordable housing prevents homelessness.

PUBLIC SPEAKER: Ms. Cheryll Dahlin, Management Analyst, Coachella Valley Association of Governments (CVAG), Palm Desert – showed a power point presentation on CVAG’s program.

PUBLIC SPEAKER: Mr. Damien O’Farrell, CEO of Path of Life Ministries, Riverside – explained the mission of Path of Life Ministries (POLM) to provide prevention, intervention and stabilization services.

Authority Members and Commissioners discussed Roy’s Desert Resource Center budget, services and transition plans; the frequency of case management services once housed; rapid rehousing; outreach to landlords to provide info on services available for struggling tenants (to prevent homelessness); scattering crisis stabilization housing around the Valley to be sensitive to neighborhoods; use of coordinated entry methods; basis of budget estimates; POLM hotline and office locations; need to address the causes of homelessness and the lack of affordable housing; importance of locating crisis housing along bus routes; timeline for La Quinta’s involvement; La Quinta’s fulfillment of its affordable housing obligation with a large number of units; need to concentrate of the needs within La Quinta such as a prevention program; rent stabilization programs formatted to prevent gifts of public funds; tying La Quinta grants to servicing those from 92253 zip; providing loans instead of grants so it’s a self-sustaining program; giving seniors a priority in any rental assistance program; explore larger rentals for senior group living; and, assigning restrictions on how La Quinta’s \$103,000 donation is used.

Councilmember Radi summarized three options for La Quinta’s \$250,000 budget:

1. Divide the budget equally between the two local agencies that service La Quinta, i.e. CVRM & MVK and forgoing DHCD’s matching funds;
2. Accept Coral Mountain Apartment’s trial offer, allocate \$103,000 to POLM for the SHCD matching funds, and divide the balance between CVRM & MVK; or
3. Allocate \$103,000 to POLM and split balance between CVRM & MVK. In addition, ask landlords to provide info on programs as part of their lease agreement and inform them that funds are available to renters for homeless prevention.



Authority Members and Commissioners expressed general support for option #2; interest in increasing the grant to \$100,000 to MVK; conditioning funds on periodic reports with metrics of those being served; reevaluation after six months; and, tenant repayment of all or a portion over time.

**PUBLIC HEARINGS – Authority and Commission** – None

**DEPARTMENTAL REPORTS – Authority and Commission** – None

**AUTHORITY MEMBERS' AND COMMISSIONERS' ITEMS**

Authority Member Peña invited the Commissioners to attend the Coachella Valley Association of Governments Valley-Wide Homelessness Committee meetings held on Wednesdays, at 10:00 a.m., every other month.

**REPORTS AND INFORMATIONAL ITEMS** – None

**ADJOURNMENT**

There being no further business, it was moved and seconded by Authority Members Radi/Evans to adjourn at 9:00 p.m. Motion passed unanimously.

There being no further business, it was moved and seconded by Commissioners Long/Davidson to adjourn at 9:01 p.m. Motion passed unanimously.

Respectfully submitted,

MONIKA RADEVA, Deputy Secretary  
La Quinta Housing Authority



HOUSING COMMISSION MEETING: December 13, 2017

## STAFF REPORT

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**AGENDA TITLE:** RECOMMEND FUNDING OPTION FOR AREA HOMELESS PREVENTION PROGRAMS

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### RECOMMENDATION

Recommend approval to the Housing Authority of one of two funding options to provide assistance to area homeless service providers; Coachella Valley Rescue Mission, Martha's Village and Kitchen, Coachella Valley Association of Governments, and/or Path of Life Ministries.

### EXECUTIVE SUMMARY

- The Housing Commission (Commission) and Housing Authority (Authority) held a joint meeting on November 20, 2017, and recommended allocating up to \$250,000 of Housing Authority funds to area homeless service providers.
- Staff offers two funding options for consideration:
  - Option 1: Provide \$50,000 to Coachella Valley Rescue Mission (CVRM), \$100,000 to Martha's Village and Kitchen (Martha's Village), and \$20,000 to Path of Life Ministries (POLM).
  - Option 2: \$53,000 to CVRM, \$103,000 to Martha's Village, and \$103,000 Coachella Valley Association of Governments (CVAG) with a \$103,000 match donation from the Desert Healthcare District (DHD).

### FISCAL IMPACT

Authority funds are available in account number 243-0000-60532.

### BACKGROUND/ANALYSIS

On November 20, 2017, the Authority and Commission held a special joint meeting to speak with area homeless service providers and discussed funding options for their programs.

After the meeting with area providers and hearing their backgrounds, needs, and wishes, the Commission and Authority directed staff to provide funding programs for Commission and Authority consideration.

Staff proposes the following funding options:

Option 1:

Provide \$170,000 in total contributions as follows:

- The City has already provided CVRM with \$50,000 from the General Fund this fiscal year. An additional \$50,000 can be provided using the Authority as a funding source;
- Provide Martha's Village with \$100,000 for their services; and
- Partner with POLM to administer up to \$20,000 for a rent intervention/stabilization program for La Quinta residents.

Option 2:

Provide \$259,000 in total contributions, which breaks down to \$103,000 to each service provider as follows:

- \$53,000 to CVRM for a total of \$103,000 in contributions for the year;
- Provide Martha's Village with \$103,000 in funding for their services; and
- Provide \$103,000 in funding to CVAG which will be matched in-kind by DHD. The funds donated to CVAG would be stipulated to go directly to POLM, the service provider for CVAG's homeless program, and must be used to aid homeless individuals in the La Quinta area. Additionally, \$20,000 would be set aside for a rent intervention/stabilization program that will be administered by POLM.

Each organization will be required to provide a quarterly report on their use of the funds, indicate how many individuals from La Quinta were assisted, and what services they utilized.

## ALTERNATIVES

The Housing Commission could elect to have staff proceed with one of the funding options or direct staff with a new option.

Prepared by: Angela Ferreira, Management Specialist

Approved by: Frank J. Spevacek, Executive Director

HOUSING COMMISSION MEETING: December 13, 2017

## STAFF REPORT

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**AGENDA TITLE:** RECOMMEND APPROVAL OF FINANCIAL AND COMPLIANCE REPORT FOR WASHINGTON STREET APARTMENTS FOR YEAR END JUNE 30, 2017

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### RECOMMENDATION

Recommend approval of the Financial and Compliance Report for Washington Street Apartments for the year ended June 30, 2017.

### EXECUTIVE SUMMARY

- The United States Department of Agriculture (USDA) requires the Housing Authority (HA) to annually prepare and approve a financial audit (Attachment 1)
- No reportable conditions of non-compliance or internal control deficiencies were found.

**FISCAL IMPACT** – None.

### BACKGROUND/ANALYSIS

Washington Street Apartments is a 73-unit complex for very low and low-income senior and disabled households. The USDA provides rent subsidies, and an annual audit is required. Joyce Rethmeier, CPA prepared an audit and no reportable conditions of non-compliance or internal control deficiencies were found.

During the fiscal year ending June 30, 2017, operating revenues were \$635,001 and expenses were \$529,359, resulting in a net income of \$105,642. Non-operating expenditures (depreciation & amortization and asset fee) were \$100,915, resulting in an increase in net assets for the year of \$4,727.

### ALTERNATIVES

Staff has reviewed and verified the report and does not recommend an alternative.

Prepared by: Angela Ferreira, Management Specialist

Approved by: Frank J. Spevacek, Executive Director

Attachment: 1. Washington Street Apartments Financial and Compliance Report



**WASHINGTON STREET APARTMENTS**



**FINANCIAL AND COMPLIANCE REPORTS  
JUNE 30, 2017 AND 2016**

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# JOYCE E. RETHMEIER

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CERTIFIED PUBLIC ACCOUNTANT

## Independent Auditor's Report

To La Quinta Housing Authority  
Washington Street Apartments  
(An elderly housing development owned by  
La Quinta Housing Authority)  
La Quinta, CA

USDA Rural Development  
Moreno Valley Office  
Moreno Valley, CA

### Report on the Financial Statements

I have audited the accompanying financial statements of Washington Street Apartments (An elderly housing development owned by La Quinta Housing Authority), Case No. 04-033-764165310, which comprise the statements of financial position as of June 30, 2017 and 2016, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

My responsibility is to express opinions on these financial statements based on my audits. I conducted my audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

## Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Washington Street Apartments, as of June 30, 2017 and 2016, and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Other Information*

My audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information shown on pages 15-18 and 23-30 is presented for purposes of additional analysis and is not a required part of the financial statements.

The accompanying supplementary information shown on pages 15-18 and 23-30 is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the accompanying supplementary information show on pages 15-18 and 23-30 is fairly stated, in all material respects, in relation to the financial statements as a whole.

## Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued a report dated August 31, 2017, on my consideration of Washington Street Apartment's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Washington Street's internal control over financial reporting and compliance.



Joyce E. Rethmeier  
Certified Public Accountant  
August 31, 2017

**WASHINGTON STREET APARTMENTS**  
**( An elderly housing development owned by**  
**La Quinta Housing Authority )**  
**CASE NO. 04-033-764165310**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30,**

**ASSETS**

	<b>2017</b>	<b>2016</b>
<b>Current Assets</b>		
Cash	\$ 129,760	\$ 143,673
Rental assistance receivable	32,777	31,790
Tenant receivable	1,540	2,332
Prepaid expenses	7,815	8,422
Total Current Assets	171,892	186,217
 <b>Restricted Deposits and Funded Reserves</b>		
Cash restricted for tenant security deposits	27,204	27,978
Real estate tax and insurance reserve	20,792	19,371
Replacement reserve	905,544	864,926
	953,540	912,275
 <b>Rental Property</b>		
Land	3,447,094	3,447,094
Buildings & Improvements	2,748,477	2,748,477
	6,195,571	6,195,571
Less: Accumulated Depreciation	(797,019)	(704,992)
	5,398,552	5,490,579
 <b>Other Assets</b>		
Permanent loan fees, net of accumulated amortization of \$12,030 and \$10,642 in 2017 and 2016	5,904	7,292
Deposits	14,600	14,600
	20,504	21,892
 <b>Total Assets</b>	<b>\$ 6,544,488</b>	<b>\$ 6,610,963</b>

The accompanying notes are an integral part of these financial statements.

**WASHINGTON STREET APARTMENTS**  
**( An elderly housing development owned by**  
**La Quinta Housing Authority )**  
**CASE NO. 04-033-764165310**  
**STATEMENTS OF FINANCIAL POSITION (continued)**  
**JUNE 30,**

**LIABILITIES AND NET ASSETS**

	<u>2017</u>	<u>2016</u>
<b>Current Liabilities</b>		
Current portion of mortgage note payable	\$ 72,791	\$ 66,624
Accounts payable	8,010	150
Accrued expenses	11,018	22,454
Total Current Liabilities	<u>91,819</u>	<u>89,228</u>
 <b>Deposits and Prepaid Liabilities</b>		
Tenants' security deposits	27,125	27,913
Tenants' prepaid rents	1,056	1,269
	<u>28,181</u>	<u>29,182</u>
 <b>Long-Term Liabilities</b>		
Mortgage note payable, net of current portion	<u>1,835,974</u>	<u>1,908,766</u>
 <b>Total Liabilities</b>	 1,955,974	 2,027,176
 <b>Commitments</b>		
 <b>Net Assets</b>	 <u>4,588,514</u>	 <u>4,583,787</u>
  <b>Total Liabilities and Net Assets</b>	  <u>\$ 6,544,488</u>	  <u>\$ 6,610,963</u>

The accompanying notes are an integral part of these financial statements.

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**CASE NO. 04-033-764165310**  
**STATEMENTS OF ACTIVITIES**  
**FOR THE YEARS ENDED JUNE 30,**

	<u>2017</u>	<u>2016</u>
<b>Rental Income</b>		
Apartments	\$ 194,392	\$ 200,170
Tenant Assistance Payments	433,192	426,134
Potential Rental Income	<u>627,584</u>	<u>626,304</u>
Less V: Vacancies	(1,701)	(2,532)
Less Bad Debts	(2,066)	(851)
Total Rental Income	<u>623,817</u>	<u>622,921</u>
<b>Other Income</b>		
Laundry & Vending	4,487	2,610
Interest Income	3,114	1,714
Tenant Charges	3,583	2,538
Total Other Income	<u>11,184</u>	<u>6,862</u>
<b>Total Income</b>	<u>635,001</u>	<u>629,783</u>
<b>Expenses</b>		
Operating & Maintenance Expenses	323,321	252,247
Utilities Expenses	57,469	60,334
Taxes & Insurance	23,566	23,953
Interest on Mortgage Payable	125,003	131,861
Total Expenses	<u>529,359</u>	<u>468,395</u>
<b>Income/(Loss) from Operations</b>	<u>105,642</u>	<u>161,388</u>
<b>Non-Operating (Income) &amp; Expense</b>		
Interest Subsidy Income	(46,912)	(46,912)
Interest Subsidy Expense	46,912	46,912
Asset Management Fee	7,500	7,500
Depreciation & Amortization	93,415	93,415
Total Non-Operating Income & Expense	<u>(100,915)</u>	<u>(100,915)</u>
<b>Change in Net Assets</b>	4,727	60,473
Net Assets - Beginning of Year	<u>4,583,787</u>	<u>4,523,314</u>
Net Assets - End of Year	<u>\$ 4,588,514</u>	<u>\$ 4,583,787</u>

The accompanying notes are an integral part of these financial statements.

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**CASE NO. 04-033-764165310**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30,**

	<u>2017</u>	<u>2016</u>
<b>Operating Activities</b>		
Rental receipts	\$ 191,445	\$ 198,641
Rental subsidy	432,205	423,295
Interest receipts	3,114	1,714
Other receipts	7,829	5,148
Net tenant security deposits (paid) received	(14)	186
Payroll	(71,277)	(60,791)
Administrative	(75,610)	(71,437)
Professional fees	(7,150)	(8,075)
Management fee	(7,500)	-
Utilities	(57,319)	(60,433)
Maintenance	(156,447)	(97,248)
Insurance and taxes	(38,306)	(37,180)
Interest on mortgage note payable	(126,219)	(131,861)
<b>Net Cash From Operating Activities</b>	<u>94,751</u>	<u>161,959</u>
<b>Investing Activities</b>		
Reserve for Taxes & Insurance	(1,421)	(3,141)
Reserve for Replacement	(40,618)	(74,273)
<b>Net Cash From Investing Activities</b>	<u>(42,039)</u>	<u>(77,414)</u>
<b>Financing Activities</b>		
Mortgage Principal Payments	(66,625)	(60,984)
<b>Net Cash From Financing Activities</b>	<u>(66,625)</u>	<u>(60,984)</u>
<b>Net Increase/(Decrease) in Cash</b>	(13,913)	23,561
<b>Cash at Beginning of Period</b>	143,673	120,112
<b>Cash at End of Period</b>	<u>\$ 129,760</u>	<u>\$ 143,673</u>

The accompanying notes are an integral part of these financial statements.

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**CASE NO. 04-033-764165310**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30,**

	<u>2017</u>	<u>2016</u>
<b>Operating Activities</b>		
Increase in net assets	\$ 4,727	\$ 60,473
<b>Adjustments to Reconcile Increase/(Decrease) in Net Assets to Net Cash From Operating Activities</b>		
Depreciation & Amortization	93,415	93,415
Decrease (Increase) in Assets:		
Rental Assistance Receivable	(987)	344
Tenant Receivables	792	(1,256)
Receivable - Other	-	1,598
Prepaid Expenses	607	(214)
Cash restricted for tenant security deposits	774	(1,000)
Increase (Decrease) in Liabilities:		
Accounts Payable	7,860	(1,195)
Accrued Expenses	(11,436)	8,467
Security Deposits - Liability	(788)	400
Prepaid Rents	(213)	927
<b>Net Cash From Operating Activities</b>	<u>\$ 94,751</u>	<u>\$ 161,959</u>
<b>Supplemental Disclosures</b>		
Interest Subsidy	\$ 46,912	\$ 46,912

The accompanying notes are an integral part of these financial statements.

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Years Ended June 30, 2017 and 2016**

**A. Organization**

Washington Street Apartments ("the Project") is an elderly housing development owned by La Quinta Housing Authority (herein referred to as the Project). The Project operates a 73-unit elderly housing development for low-income seniors, as defined in Section 521 of the Housing Act of 1949. The Project commenced rental operations in November 2008.

Legal title to the Project is held by La Quinta Housing Authority, a government agency. The accompanying financial statements are those of the Project and do not represent the financial statements of La Quinta Housing Authority.

The Project operates as an enterprise fund and, as such, follows governmental accounting standards and uses the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded in the accounting period in which they are earned and become measurable. Expenses are recorded in the period incurred, if measurable.

**B. Significant Accounting Policies**

A summary of the Project's significant accounting policies consistently applied in the preparation of the accompanying financial statements are as follows:

*Basis of Accounting*

The Project utilized the accrual basis of accounting, whereby income is recognized as earned and expenses are recognized as obligations are incurred.

*Cash and Cash Equivalents*

Cash and cash equivalents consist of short-term investments with an original maturity of three months or less, cash on deposit, money market funds and certificates of deposit.

*Tenant Receivable and Bad Debt Policy*

Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

*Compensated Absences*

Compensated absences are not accrued. Accounting principles generally accepted in the United States of America require that compensated absences be accrued. However, the effect of not accruing compensated absences is not materially different from the result that would have been obtained had compensated absences been accrued.



**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Years Ended June 30, 2017 and 2016**

**B. Significant Accounting Policies – (Continued)**

*Rental Property*

Rental property is recorded at cost. Improvements are capitalized, while expenditures for maintenance and repairs are expensed as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statements of operations. The rental property is depreciated over estimated service lives as follows:

Buildings & Improvements	30	years	straight-line
Land Improvements	15	years	accelerated
Furnishings & Equipment	5-7	years	accelerated

The Project reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. There were no impairment losses recognized in 2017 and 2016.

*Estimates*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

*Advertising*

Advertising costs are expensed when incurred. During 2017 there was no advertising expense. During 2016 there was \$628 in advertising expense.

*Date of Management's Review*

Subsequent events were evaluated through August 31, 2017, which is the date the financial statements were available to be issued.

*Income Taxes*

Neither the Project nor the governmental owner are subject to income tax.

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Years Ended June 30, 2017 and 2016**

**C. Mortgage Payable**

*Rural Development*

The mortgage note was assumed by the Project and is payable to Rural Development in monthly installments of \$7,107, at an interest rate of 10% and a term of 30 years, maturing in the year 2036. As part of the Loan Agreement, the Partnership entered into an Interest Credit and Rental Assistance Agreement that reduces the monthly mortgage payment to \$3,198, which effectively lowers the interest rate to approximately 1% over the term of the loan. The mortgage liability of the Partnership is limited to the underlying value of the real estate collateral pledged.

Under the loan agreement, the Project is required to make monthly escrow deposits for real estate, taxes and insurance premiums, and is subject to operating and return to owner restrictions.

The Project's real and personal property are pledged as collateral for the trust deed note.

Maturities of the mortgage notes in each of the next five years are approximated as follows:

2018	23,474
2019	25,932
2020	28,648
2021	31,648
2022	34,961
Thereafter	483,977
	\$ 628,640

There has been no significant change in interest rates available to the Project. Therefore, the fair value of the mortgage notes approximates the book value.

*Provident Savings Bank, FSB*

The Project is financed under a first deed of trust with Provident Savings Bank, FSB, dated October 31, 2008 in the original amount of \$1,572,031. Monthly installments are \$12,873 through October 2038. The interest rate on the note is 8.36%.

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Years Ended June 30, 2017 and 2016**

**C. Mortgage Payable (continued)**

Maturities of the mortgage notes in each of the next five years are approximated as follows:

2018	49,317
2019	53,602
2020	58,259
2021	63,322
2022	68,821
Thereafter	986,805
	\$ 1,280,126

**D. Commitments and Contingencies**

*Rental Assistance Agreement*

The Project has entered into a Rental Assistance Agreement with Rural Development commencing February 2017, providing rental assistance for 72 units. The agreement provides for a maximum rental assistance commitment of \$433,169. The agreement expires when funds are fully expired, but is then renewable under contract with Rural Development pending congressional approval of budget authority.

**E. Current Vulnerability Due to Certain Concentrations**

The Project's sole asset is Washington Street Apartments. The Project's operations are concentrated in the affordable housing real estate market. In addition, the Project operates in a heavily regulated environment. The operations of the Project are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, Rural Development and the State Housing Agency. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by Rural Development or the State Housing Agency. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

**F. Concentration of Credit Risk**

The Project maintains its cash in financial institutions insured by Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. As of June 30, 2017, the cash balance did not exceed those limits. The Project has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on cash and cash equivalents.

**SUPPLEMENTAL INFORMATION**

**WASHINGTON STREET APARTMENTS**  
**( An elderly housing development owned by**  
**La Quinta Housing Authority )**  
**CASE NO. 04-033-764165310**  
**REPLACEMENT RESERVE RECONCILIATION**  
**FOR THE YEAR ENDED JUNE 30, 2017**

Reserve requirement 6/30/16 (Per Rural Development area office)	(1)	711,012
Required annual reserve deposit (From loan agreement and any subsequent amendments)	(2)	64,800
Actual reserve account deposit		119,858
Total all authorized <u>regular</u> reserve withdrawals *	(3)	20,475
Total all authorized <u>excess</u> reserve withdrawals *		58,765
Total all unauthorized reserve withdrawals *		-
Required reserve balance 06/30/17 (1)+(2)-(3)=(5)	(5)	755,337
Verified Balance 06/30/17		905,544
Amount account over (+) under (-) funded		150,207

\* Detail of all reserve withdrawals during the fiscal year:

<u>Purpose</u>	<u>Date</u>	<u>Regular Reserve</u>	<u>Excess Reserve</u>	<u>Authorized</u>
A/C Units A2, J1 & Community	07/25/16	10,800		yes
A/C & Heating Unit E2	01/18/17	2,875		yes
A/C Package Unit E7, J8	02/28/17	6,800		yes
ADA Asphalt Access Ramp	03/30/17		45,165	yes
2 Ton Compressor Unit G7	06/09/17		2,000	yes
A/C, Blower Motor Unit G8, C8, G7	06/21/17		8,200	yes
Replace 2 Ton A/C	06/27/17		3,400	yes
Subtotal		20,475	58,765	

See Independent Auditor's Report.

**WASHINGTON STREET APARTMENTS**  
**( An elderly housing development owned by**  
**La Quinta Housing Authority )**  
**CASE NO. 04-033-764165310**  
**SURPLUS CASH CALCULATION**  
**FOR THE YEAR ENDED JUNE 30, 2017**

**Surplus Cash:**

Cash available:

Ending cash balance (Part I, Line 33 of RD 3560-7)	150,552
Subtract tax & insurance escrow amount from proposed budget (Budget Tax liability from budget (line 34-36)(0 mos) + Insur. (line 37-39)(11 mos)	22,498
Subtract 2% remaining initial operating (Balance in MFIS 2% Tracked Account)	-
Subtract accounts payable (Balance sheet line #22 of 3560-10)	19,028
Cash available	109,026

**Cash required:**

Proposed O & M expense (Proposed part 1, line 16 of 3560-7)	355,460
Subtract annual tax & insurance (Proposed part 2, line 40 of 3560-7)	24,544
Subtotal	330,916
Multiply subtotal by 20%	20%
Cash required	66,183
Surplus Cash (Cash available subtract cash required)	\$ 42,843

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Year Ended June 30, 2017**

**1. Management Fee Calculation**

The management fee is based on a fee per unit occupied by tenants during the month.

Total Qualified Units (73 * 12 months)	876
Less: Rent Free Unit	(12)
Vacancies	0
Total Occupied Units	864
Fee Per Unit (Effective July 1, 2009)	62
Management Fee Expense	<u>\$ 53,568</u>

**2. Insurance Disclosure**

The Project maintains Insurance coverage as follows:

	<u>Deductible</u>	<u>Coverage</u>
Building Insurance	\$5,000	\$347,121,063
Comprehensive Business Liability	No Deductible	\$2,000,000 per occurrence
Fidelity / Employee Dishonesty	No Deductible	\$750,000
Earthquake Insurance	\$25,000	\$55,135,000

**3. Return to Owner**

In accordance with the Loan Agreement, the annual return to owner is as follows:

Asset Management Fee	<u>\$ 7,500</u>
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**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Year Ended June 30, 2017**

**4. Project Accounts**

<u>Account Type</u>	<u>Account Title</u>	<u>Account Number</u>	<u>Financial Institution</u>	<u>Interest Rate</u>	<u>Balance</u>
Checking	Operating Account	2120367221	California Bank & Trust	-	98,664
Savings	Operating Savings	2110112028	Union Bank	.25%	30,896
Checking	Tax & Insurance	2120367491	California Bank & Trust	-	20,792
Checking	Security Deposit	2120276859	California Bank & Trust	.05%	27,204
Checking	Replacement Reserve	2120277909	California Bank & Trust	.07%	104,039
Money Market Funds	Replacement Reserve	6985-3773	California Bank & Trust	0.11%	657
Certificates of Deposit	Replacement Reserve	6985-3773	California Bank & Trust	1.10%	170,000
Certificates of Deposit	Replacement Reserve	6985-3773	California Bank & Trust	1.10%	184,671
Certificates of Deposit	Replacement Reserve	6985-3773	California Bank & Trust	1.0 %	245,000
Certificates of Deposit	Replacement Reserve	2110153387	Union Bank	.05%	201,176



# JOYCE E. RETHMEIER

CERTIFIED PUBLIC ACCOUNTANT

## **Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

To La Quinta Housing Authority  
Washington Street Apartments  
(An elderly housing development owned by  
La Quinta Housing Authority)  
La Quinta, CA

USDA Rural Development  
Moreno Valley Office  
Moreno Valley, CA

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Washington Street Apartments (An elderly housing development owned by La Quinta Housing Authority), RD Case No. 04-033-764165310, which comprise the statements of financial position as of June 30, 2017, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued my report thereon dated August 31, 2017.

### **Internal Control over Financial Reporting**

In planning and performing my audit of the financial statements, I considered Washington Street Apartments internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Washington Street Apartments internal control. Accordingly, I do not express an opinion on the effectiveness of the entity's internal control over financial reporting.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether Washington Street Apartments financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Joyce E. Rethmeier  
Certified Public Accountant  
August 31, 2017

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**Year Ended June 30, 2017 and 2016**

**Reportable Conditions of Non-Compliance**

There were no findings in 2017.

**Auditee's Comments on Prior Audit Resolution Matters Related to United States Department of Agriculture Rural Development Programs.**

There were no findings in 2016.

**WASHINGTON STREET APARTMENTS**  
**(An elderly housing development owned by**  
**La Quinta Housing Authority)**  
**Case No. 04-033-764165310**  
**SCHEDULE OF EXPENDITURES AND FEDERAL AWARDS**  
**FOR THE YEARS ENDED JUNE 30, 2017 AND JUNE 30, 2016**

Federal Grantor/Pass-through Grantor/Program Title	CFDA Number	Federal Expenditures	
		2017	2016
U.S. Department of Agriculture Rural Development			
Farmers Home Administration pursuant to Section 521 of the Housing Act of 1949, Sec. 515 Rural Rental Housing Loans	10.415	\$ 628,640	\$ 649,889
Rental Assistance	10.427	433,192	426,134
Total		<u>\$1,061,832</u>	<u>\$1,076,023</u>

**NOTES TO SCHEDULES OF EXPENDITURES OF FEDERAL AWARDS**

**NOTE A-BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Washington Street Apartments (An elderly housing development owned by La Quinta Housing Authority), RD Case No. 04-033-764165310, and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Washington Street Apartments, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Washington Street Apartments.

**NOTE B-SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**NOTE C-U.S. Department of Agriculture Rural Development Loan Program**

Washington Street Apartments (An elderly housing development owned by La Quinta Housing Authority), RD Case No. 04-033-764165310 has received a direct loan under Section 521 of the National Housing Act. The loan balance outstanding at the beginning of the year is included in the federal expenditures presented in the Schedule. Washington Street Apartments received no additional loans during the year. The balance of the loan outstanding at June 30, 2017 under CFDA Number 10.415, Section 521 was \$628,640.

See independent auditor's report on additional information

**MULTI-FAMILY HOUSING  
BORROWER BALANCE SHEET  
PART I - BALANCE SHEET**

<b>PROJECT NAME</b>	<b>BORROWER NAME</b>	<b>BORROWER ID AND PROJECT NO.</b>
WASHINGTON STREET APARTMENTS	LA QUINTA HOUSING AUTHORITY	04-033-764165310

	BEGINNING DATES>	CURRENT YEAR	PRIOR YEAR	COMMENTS
	ENDING DATE>	(7 - 01 - 16)	(7 - 01 - 15)	

**ASSETS**

**CURRENT ASSETS**

1. GENERAL OPERATING ACCOUNT .....		129,560	143,473	
2. R.E. TAX & INSURANCE ACCOUNT .....		20,792	19,371	
3. RESERVE ACCOUNT.....		905,544	864,926	
4. SECURITY DEPOSIT ACCOUNT .....		27,204	27,978	
5. OTHER CASH (identify) Petty Cash.....		200	200	
6. OTHER .....				
7. TOTAL ACCOUNTS RECEIVABLE (Attach list) .....		34,317	34,122	
ACCTS RCVBLE 0-30 DAYS     \$ _____				
ACCTS RCVBLE 30-60 DAYS   \$ _____				
ACCTS RCVBLE 60-90 DAYS   \$ _____				
ACCTS RCVBLE OVER 90 DAYS  \$ _____				
8. LESS: ALLOWANCE FOR DOUBTFUL ACCOUNTS .....				
9. INVENTORIES (supplies).....		(           )	(           )	
10. PREPAYMENTS .....		7,815	8,422	
11. _____				
12. <b>TOTAL CURRENT ASSETS (Add 1 thru 11).....</b>		<b>1,125,432</b>	<b>1,098,492</b>	

**FIXED ASSETS**

13. LAND .....		3,447,094	3,447,094	
14. BUILDINGS .....		2,748,477	2,748,477	
15. LESS: ACCUMULATED DEPRECIATION .....		(797,019)	(704,992)	
16. FURNITURE & EQUIPMENT .....				
17. LESS: ACCUMULATED DEPRECIATION .....				
18. DEFERRED FINANCING COSTS		5,904	7,292	
19. <b>TOTAL FIXED ASSETS (Add 13 thru 18).....</b>		<b>5,404,456</b>	<b>5,497,871</b>	

**OTHER ASSETS**

20. DEPOSITS		14,600	14,600	
21. <b>TOTAL ASSETS (Add 12, 19, and 20).....</b>		<b>6,544,488</b>	<b>6,610,963</b>	

**LIABILITIES AND OWNERS EQUITY**

**CURRENT LIABILITIES**

22. TOTAL ACCOUNTS PAYABLE (Attach list) .....		19,028	22,604	
ACCTS PAYABLE 0-30 DAYS     \$ _____				
ACCTS PAYABLE 30-60 DAYS   \$ _____				
ACCTS PAYABLE 60-90 DAYS   \$ _____				
ACCTS PAYABLE OVER 90 DAYS  \$ _____				
23. NOTES PAYABLE (Attach list) ACCRUED EXPENSE .....			0	
24. SECURITY DEPOSITS .....		27,125	27,913	
25. <b>TOTAL CURRENT LIABILITIES (Add 22 thru 24) .....</b>		<b>46,153</b>	<b>50,517</b>	

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

**LONG TERM LIABILITIES**

- 26. NOTES PAYABLE RURAL DEVELOPMENT
- 27. OTHER (*Identify*) Provident Bank Mortgage  
                                     Tenants' prepaid rents\_
- 28. **TOTAL LONG-TERM LIABILITIES** (*Add 26 and 27*)....
- 29. **TOTAL LIABILITIES** (*Add 25 and 28*) .....
- 30. OWNER'S EQUITY (Net Worth) (*21 minus 29*) .....
- 31. **TOTAL LIABILITIES AND OWNER'S EQUITY**  
       (*Add 29 and 30*)

	628,639	649,889	
	1,280,126	1,325,501	
	1,056	1,269	
	1,909,821	1,976,659	
	1,955,974	2,027,176	
	4,588,514	4,583,787	
	6,544,488	6,610,963	

**Warning:**  
 Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both."

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
 (*Date*)

\_\_\_\_\_  
 (*Signature of Borrower or Borrower's Representative*)

\_\_\_\_\_  
 (*Title*)

**PART II-THIRD PARTY VERIFICATION OF REVIEW**

I/We have reviewed the borrower's records. The accompanying balance sheet, and statement of actual budget and income on Form RD 3560-7, is a fair presentation of the borrower's records.

I/We certify that no identity of interest exists between me/us and any individual or organization doing business with the project or borrower.

\_\_\_\_\_  
 (*Date*)

\_\_\_\_\_  
 (*Signature*)

\_\_\_\_\_  
 (*Name and Title*)

\_\_\_\_\_  
 (*Address*)

In lieu of the above verification and signature, a review completed, dated and signed by a person or firm qualified by license or certification is attached.

( 05-06)

**MULTIPLE FAMILY HOUSING PROJECT BUDGET**

<b>PROJECT NAME</b> WASHINGTON STREET APARTMENTS		<b>BORROWER NAME</b> LA QUINTA REDEVELOPMENT AGENCY		<b>BORROWER ID AND PROJECT NO.</b> 04-033-764175310	
<b>Reporting Period</b> <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly	<b>Budget Type</b> <input type="checkbox"/> Initial <input checked="" type="checkbox"/> Regular Report <input type="checkbox"/> Rent Change <input type="checkbox"/> SMK <input type="checkbox"/> Other Servicing	<b>Project Rental</b> <input type="checkbox"/> Family <input checked="" type="checkbox"/> Elderly <input checked="" type="checkbox"/> Longregate <input type="checkbox"/> Group home <input type="checkbox"/> Mixed <input type="checkbox"/> LH	<b>Project Type</b> <input type="checkbox"/> Full Profit <input checked="" type="checkbox"/> Limited Profit <input type="checkbox"/> Non-Profit	<b>The following utilities are master</b> <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Trash <input type="checkbox"/> Other	
				<input type="checkbox"/> I hereby request units of KA. Current or KA ur #	
				<b>Borrower Accounting Method</b> <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual	

**PART I - CASH FLOW STATEMENT**

	CURRENT BUDGET (07/01/16) (06/30/17)	ACTUAL (07/01/16) (06/30/17)	PROPOSED BUDGET (07/01/17) (06/30/18)	COMMENTS or (YTD)
<b>BEGINNING DATES &gt;</b>				
<b>ENDING DATES &gt;</b>				
<b>OPERATIONAL CASH SOURCES</b>				
1. Rental Income .....	627,264	190,625		
2. RHS Rental Assistance Received .....		433,192		
3. Occupancy Surcharges Received .....				
4. Laundry and Vending .....	1,739	4,487		
5. Interest Income .....	2,025	3,114		
6. Tenant Charges .....	700	3,583		
7. Other - Project Sources .....	-			
8. Less (Vacancy and Contingency Allowance) .....	(12,545)			
9. Less (Agency Approved Incentive Allowance) .....	-			
10. <b>SUB-TOTAL ((1 thru 7) - (8 &amp; 9))</b> .....	<b>619,183</b>	<b>635,001</b>		
<b>NON-OPERATIONAL CASH SOURCES</b>				
11. Cash - Non Project .....	-			
12. Authorized Loan (Non-RHS) .....	-			
13. Transfer From Reserve .....	25,300	79,240		
14. <b>SUB-TOTAL (11 thru 13)</b> .....	<b>25,300</b>	<b>79,240</b>		
16. <b>TOTAL CASH SOURCES (10+14)</b> .....	<b>644,483</b>	<b>714,241</b>		
<b>OPERATIONAL CASH USES</b>				
17. Total O&M Expenses (From Part II) .....	353,896	325,116		
17. RHS Debt Payment .....	38,370	38,370		
18. RHS Payment (Overage) .....				
19. RHS Payment (Late Fee) .....				
20. RHS Payment (Occupancy Surcharge) .....				
21. Tenant Utility Payments .....	-			
22. Transfer to Reserve .....	64,800	119,858		
23. Return to Owner <b>Asset Management Fee</b> .....	7,500	7,500		
24. <b>SUB-TOTAL (17 thru 23)</b> .....	<b>464,566</b>	<b>490,844</b>		
<b>NON-OPERATIONAL CASH USES</b>				
25. Authorized Debt Payment (Non-RHS) .....	154,474	154,474		
26. Annual Capital Budget (From Part III, Lines 4-6)' .....	25,300	79,240		
27. Miscellaneous .....	-			
28. <b>SUB-TOTAL (25 thru 27)</b> .....	<b>179,774</b>	<b>233,714</b>		
29. <b>TOTAL CASH USES (24+28)</b> .....	<b>644,340</b>	<b>724,558</b>		
30. <b>NET CASH (DEFICIT) (16-19)</b> .....	<b>142</b>	<b>(10,317)</b>		
<b>CASH BALANCE</b>				
31. Beginning Cash Balance .....	141,395	163,044		
32. Accrual to Cash Adjustment .....		(2,175)		
33. Ending Cash Balance (30+31+32) .....	<b>141,537</b>	<b>150,552</b>	-	

*Public reporting burden for this collection of information is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to U.S. Department of Agriculture, Clearance Officer, STOP 7602, 1400 Independence Avenue, S.W., Washington, D.C. 20250-7602. Forward to the local USDA office only. You are not required to respond to this collection of information unless it displays a currently valid OMB control number.*

See independent auditor's report on additional information.

**PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE**

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. Maintenance and Repairs Payroll .....	32,120	33,402		
2. Maintenance and Repairs Supply .....	13,380	11,662		
3. Maintenance and Repair Contract .....	17,800	9,912		
4. Painting and Decorating .....	3,500	4,434		
5. Snow Removal .....	-	-		
6. Elevator Maintenance/Contract .....	-	-		
7. Grounds .....	33,900	27,442		
8. Services .....	5,300	4,206		
9. Annual Capital Budget (From Part V - Operating)	18,594	19,760		
10. Other Operating Expenses .....	-	-		
<b>11. SUB-TOTAL MAINT. &amp; OPERATING (1 thru 10)</b> .....	<b>124,594</b>	<b>110,818</b>		
12. Electricity .....	8,570	7,491		
13. Water .....	25,000	16,014		
14. Sewer .....	26,040	24,595		
15. Fuel (Oil/Coal/Gas) .....	1,600	1,697		
16. Garbage & Trash Removal .....	8,300	7,672		
17. Other Utilities .....	-	-		
<b>18. SUB-TOTAL UTILITIES (12 thru 17)</b> .....	<b>69,510</b>	<b>57,469</b>		
19. Site Management Payroll .....	31,985	35,265		
20. Management Fee .....	53,568	53,568		
21. Project Auditing Expense .....	7,000	7,000		
22. Project Bookkeeping/Accounting .....	-	-		
23. Legal Expenses .....	2,000	150		
24. Advertising .....	650	-		
25. Telephone & Answering Service .....	2,600	2,356		
26. Office Supplies .....	3,650	3,887		
27. Office Furniture & Equipment .....	-	-		
28. Training Expense .....	1,000	124		
29. Health Ins. & Other Emp. Benefits .....	9,694	9,230		
30. Payroll Taxes .....	5,988	6,117		
31. Workman's Compensation .....	7,693	7,742		
32. Other Administrative Expenses .....	9,540	7,824		
<b>33. SUB-TOTAL ADMINISTRATIVE (19 thru 32)</b> .....	<b>135,368</b>	<b>133,263</b>		
34. Real Estate Taxes .....	-	-		
35. Special Assessments .....	-	-		
36. Other Taxes, Licenses & Permits .....	-	12		
37. Property & Liability Insurance .....	12,270	11,957		
38. Fidelity Coverage Insurance .....	64	50		
39. Other Insurance E & O Earthquake .....	12,090	11,547		
<b>40. SUB-TOTAL TAXES &amp; INSURANCE (34 thru 39)</b> .....	<b>24,424</b>	<b>23,566</b>		
<b>41. TOTAL O&amp;M EXPENSES (11+18+33+40)</b> .....	<b>353,896</b>	<b>325,116</b>		

See independent auditor's report on additional information.



**PART III – ACCOUNT BUDGETING/STATUS**

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
<b>RESERVE ACCOUNT:</b>				
1 BEGINNING BALANCE.....	761,439	864,926	-	
2 TRANSFER TO RESERVE.....	64,800	119,858	-	
TRANSFER FROM RESERVE.....				
3 OPERATING DEFICIT.....	-		-	
4 ANNUAL CAPITAL BUDGET (Part V - Reserve)	25,300	79,240	-	
5 EQUIPMENT REPAIR & REPLACEMENT.....	-		-	
6 OTHER NON-OPERATING EXPENSES.....	-		-	
7 TOTAL (3 thru 6).....	25,300	79,240	-	
8 ENDING BALANCE [(1+2)-7].....	800,939	905,544		

**GENERAL OPERATING ACCOUNT:\***

BEGINNING BALANCE.....	143,673	
ENDING BALANCE.....	129,760	

**REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:\***

BEGINNING BALANCE.....	19,371	
ENDING BALANCE.....	20,792	

**TENANT SECURITY DEPOSIT ACCOUNT:\***

BEGINNING BALANCE.....	27,978	
ENDING BALANCE.....	27,204	

*\*(Complete upon submission of actual expenses.)*

NUMBER OF APPLICANTS ON WAITING LIST..		RESERVE ACCT. REQ. BALANCE.....	-
NUMBER OF APPLICANTS NEEDING RA..		AMOUNT AHEAD/BEHIND.....	-

See independent auditor's report on additional information.

**PART IV -- RENT SCHEDULE AND UTILITY ALLOWANCE**

**A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE:**

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE
BR SIZE	UNIT TYPE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
1	M	72	\$726	\$861		\$ 627,264	\$ 743,904		\$ 79
1	M	1							
									\$ 7,252
CURRENT RENT TOTALS						\$ 627,264	\$ 743,904	\$ 7,252	
			BASIC			NOTE		HUD	

**B. PROPOSED RENTS - Effective Date: \_\_\_/\_\_\_/\_\_\_ No change**

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH		
BR SIZE	UNIT TYPE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD
1	M	72	\$ 726	\$ 861		\$ 627,264	\$ 743,904	\$ -
1	M	1						
CURRENT RENT TOTALS						\$ 627,264	\$ 743,904	\$ -
			BASIC			NOTE		HUD

**C. PROPOSED UTILITY ALLOWANCE - Effective Date: \_\_\_/\_\_\_/\_\_\_**

**MONTHLY DOLLAR ALLOWANCES**

BR SIZE	UNIT TYPE	NUMBER	ELECTRIC	GAS	WATER	SEWER	TRASH	OTHER	TOTAL
1	N	72	65	15					80
1	N	1							

See independent auditor's report on additional information.

**PART V - ANNUAL CAPITAL BUDGET**

	Proposed Number of Units/Items	Proposed from Reserve	Actual from Reserve	Proposed from Operating	Actual from Operating	Actual Total Cost	Total Actual Units/Items
<b>Appliances:</b>							
Range	4	-		1920	493	493	1
Refrigerator	4	-		2,600	640	640	1
Range Hood	4			312			
Washers & Dryers	-	-					
Appliances - Other	10	-		600			
<b>Carpet &amp; Vinyl:</b>							
1 Br.	15	9,000		-	7,840	7,840	9
2 Br.	-						
Common Area	-	-					
<b>Cabinets:</b>							
Kitchens	-	-					
Bathroom	-			-			
Common Area	-						
<b>Doors:</b>							
Exterior	-			-			
Interior	5			675			
Other	7			917			
<b>Window Coverings:</b>							
List:	8			800			
<b>Heating &amp; Air Conditioning:</b>							
Heating- Laundry Swamp Cooler	3	9,900		-	648	648	2
Air Conditioning	-	-	34,075		1,090	35,165	12
Common Area Laundry Cooler	1	-		1,600	1,600		
<b>Plumbing:</b>							
Water Heater	5	2,400		1,600	2,317	2,317	4
Bath Sinks	-			-			
Kitchen Sinks	6	-		810			
Faucets	6	-		300			
Toilets	-			-			
Other	1	-		1,350			
<b>Major Electrical:</b>							
List: Electrical Fixtures	-			-			
<b>Structures:</b>							
Windows	2	-		400			
Screens	-						
Walls	-						
Roofing	-			-			
Siding	-						
Exterior Painting	-						
Other	-			-			
<b>Paving:</b>							
Asphalt- Pedestrian Sidewalk	1	4,000					
Concrete	-	-	45,165			45,165	
Seal & Stripe	-	-					
Other- Pedestrian Sidewalk	-	-					
<b>Landscape &amp; Grounds:</b>							
Landscaping	-			-	2,000	2,000	
Lawn Equipment	-						
Fencing	1	-		500			
Recreating Area	-						
Other- Signs/ Picnic Table	1	-		1,500			
<b>Accessibility Features:</b>							
Detail		-					
<b>Automation Equipment:</b>							
Site Management							
Common Area							
<b>Other:</b>							
Chair					356	356	1
List: Smoke Alarm	10	-		360	1,605	1,605	
List: Scanner	2	-		350	846	846	
List: Mats	2	-		2,000	108	108	
Tables					217	218	
<b>TOTAL CAPITAL EXPENSES:</b>	<b>98</b>	<b>25,300</b>	<b>79,240</b>	<b>18,594</b>	<b>19,760</b>	<b>97,401</b>	<b>30</b>

See independent auditor's report on additional information.

**PART VI - SIGNATURES, DATES AND COMMENTS**

**Warning:** Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry shall be fined under this title or imprisoned not more than five years, or both.

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(Signature of Borrower or Borrower's Representative)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
AGENCY APPROVAL (*Rural Development Approval Official*)

\_\_\_\_\_  
DATE:

\_\_\_\_\_  
COMMENTS:

## Performance Standards Borrower Self-Certification Letter

September 11, 2017

USDA Rural Development  
22690 March Memorial Dr. Suite 280  
Moreno Valley, CA 92553-9035

In accordance with the criteria specified in Section 5; Paragraph 4.32 C. of the USDA Rural Development Handbook (HB-2-3560) for the year ended June 30, 2017, the borrower must self-certify that Washington Street Apartments is in compliance with the nine performance standards. The following is a summary of our compliance with the performance standards.

1. The required accounts are properly maintained and tracked separately. The accounts we maintain are marked below:

Operating Account(s)       Security Deposit Acct  
 Tax & Insurance Acct       Reserve Acct  
 Operating Reserve

2. The payments from operating account(s) are disclosed and accurately represented.
3. The reserve account(s):
  - a. is on schedule with the Agency required minimum funding requirements;
  - b. is maintained in a supervised bank account that requires the Agency's countersignature on all withdrawals;
  - c. is on schedule with contributions to the reserve account for the current year with the Agency required minimum funding; and
  - d. has no encumbrances on the reserve funds.
4. The tenant security deposits accounts are fully funded and are maintained in separate accounts.
5. The payment of owner return was:

paid in the amount of \_\_\_\_\_ for 2017 fiscal year and was in accordance with the Agency's requirements OR  
 not paid during the reporting year OR  
 not allowable due to our nonprofit status OR

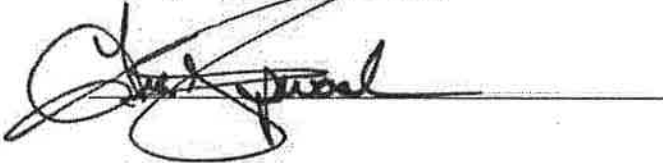
X not allowable due to our nonprofit status. However, an asset management fee in the amount of \$7,500.00 was paid for 2015-2016 fiscal year.

6. The borrower has maintained proper insurance in accordance with the requirements in 7 CFR 3560.105. Coverage maintained for Washington Street Apartments is as follows:

<u>  </u> <u>x</u> Liability Insurance	<u>  </u> Flood Insurance
<u>  </u> <u>x</u> Property Insurance	<u>  </u> <u>x</u> Earthquake Insurance
<u>  </u> <u>x</u> Fidelity Bond	<u>  </u> <u>x</u> Other: <u>E &amp; O</u>

7. All financial records are adequate and suitable for examination.
8. There have been no changes in the ownership of Washington Street Apartments, other than those approved by the Agency and identified in the certification.
9. The real estate taxes (property taxes) are paid in accordance with state and/or local requirements. As of 2017, there are no delinquent real estate taxes (property taxes).

I certify that the above is true, accurate and is properly supported by documentation kept in our files.



***Frank J. Spevacek, Executive Director***

\_\_\_\_\_  
**PRINTED SIGNATURE**

**La Quinta Housing Authority**  
**BORROWER NAME**

HOUSING COMMISSION MEETING: December 13, 2017

## STAFF REPORT

---

**AGENDA TITLE:** RECOMMEND APPROVAL TO EXTEND THE PERIOD FOR DEVELOPMENT OR DISPOSITION OF PROPERTIES TRANSFERRED FROM THE FORMER REDEVELOPMENT AGENCY TO THE HOUSING AUTHORITY OF THE CITY OF LA QUINTA AS THE HOUSING SUCCESSOR, PURSUANT TO HEALTH AND SAFETY CODE 34176.1(E)

---

### RECOMMENDATION

Recommend approval to extend the period for development or disposition of properties transferred from the former Redevelopment Agency to the La Quinta Housing Authority as the housing successor, pursuant to Health and Safety Code 34176.1 (e)

### EXECUTIVE SUMMARY

- On August 31, 2012, the Finance Department approved an asset transfer list of properties (Attachment 1) that were transferred from the former Redevelopment Agency to the City of La Quinta (Agency) to the La Quinta Housing Authority (Authority) and recognized the properties as housing assets.
- Pursuant to Health and Safety Code Section 33334.16, the Agency had five (5) years from August 31, 2012, to either develop or dispose of the properties with the net proceeds returned to the Low and Moderate-Income Housing Fund. The five (5) year term expired August 31, 2017.
- Staff requests that the Housing Commission (Commission) recommend approval to extend the five (5) year time frame to August 31, 2022.

### FISCAL IMPACT

The Authority will continue to pay for the maintenance of the properties until they are sold or developed for affordable housing.

### BACKGROUND/ANALYSIS

The Authority serves as the successor housing agency to the Agency. When the Authority assumed the Agency's housing assets and functions, the Agency transferred properties to the Authority pursuant to the Housing Asset Transfer list approved by the Department of Finance (DOF).

Health and Safety Code Sections 33334.16 and 34176.1 (e) require that the Authority initiate activities to develop affordable housing on the properties within five (5) years from the date the DOF approved the transfer of the properties as housing assets, which was August 31, 2017.

This recommendation will extend the deadline by five (5) years to August 31, 2022. This will give staff additional time to carry out plans to either develop the properties with Low- and Moderate-Income housing or sell the properties and deposit the proceeds into the Low- and Moderate-Income Housing Fund to be used for future affordable housing development.

### ALTERNATIVES

Staff does not recommend an alternative.

Prepared by: Angela Ferreira, Management Specialist

Approved by: Frank J. Spevacek, Executive Director

- Attachments:
1. Subject Properties
  - 1-A APNs 600-030-004, 600-030-020, 600-030-021
  - 1-B. APN 770-174-002 Title Report
  - 1-C. APN 773-233-019 Title Report
  - 1-D. APN 773-223-022 Title Report
  - 1-E. APN 773-234-015 Title Report



Attachment 1  
Subject Properties

Attachment	Assessor's Parcel Number(s)	Location	Square Feet/Acres
1-A	600-030-004, 020, 021	Northeast Corner of Dune Palms and West Ward Ho Drive	5.82 Acres
1-B	770-174-002	Northwest Section of Washington Street and Avenida La Fonda	11,326 Square Feet
1-C	773-233-019	Southeast Section of Avenida Villa and Calle Sonora	4,792 Square Feet
1-D	773-223-022	Southeast Corner of Avenida Herrera and Calle Sonora	4,792 Square Feet
1-E	773-234-015	Northeast Section of Avenida Navarro and Calle Durango	4,792 Square Feet





# Lawyers Title COMPANY

**Primary Owner:** HOUSING AUTHORITY OF CITY OF LA QUINTA  
**Secondary Owner:**  
**Mail Address:** 78495 CALLE TAMPICO  
 LA QUINTA CA 92253  
**Site Address:** 46160 DUNE PALMS RD  
 LA QUINTA CA 92253  
**County:** RIVERSIDE  
**Assessor Parcel Number:** 600-030-004  
**Housing Tract Number:**  
**Lot Number:**  
**Page Grid:** 849-J2  
**Legal Description:** Abbreviated Description: CITY:LA QUINTA  
 SEC/TWN/RNG/MER:SEC 29 TWN 05S RNG 07E  
 1.56 ACRES M/L IN POR NE 1/4 OF SEC 29 T5S  
 R7E FOR TOTAL DESCRIPTION SEE ASSESSORS  
 MAPS City/Muni/Twp: LA QUINTA

### Property Characteristics

<b>Bedrooms :</b>	<b>Year Built :</b>	<b>Square Feet :</b>
<b>Bathrooms :</b>	<b>Garage :</b>	<b>Lot Size : 1.56 AC</b>
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Number of Units : 0</b>
<b>Zoning :</b>	<b>Pool :</b>	<b>Use Code : Residential-Vacant Land</b>
<b>No of Stories :</b>		
<b>Building Style :</b>		

### Sale Information

<b>Transfer Date :</b> 10/07/2011	<b>Seller :</b> LA QUINTA HOUSING AUTHORITY,	
<b>Transfer Value :</b> N/A	<b>Document # :</b> 2011-0444036	<b>Cost/Sq Feet :</b>
<b>Title Company :</b> NONE AVAILABLE		

### Assessment & Tax information

<b>Assessed Value :</b>	<b>Percent Improvement :</b>	<b>Homeowner Exemption :</b>
<b>Land Value :</b>	<b>Tax Amount :</b>	<b>Tax Rate Area : 20-026</b>
<b>Improvement Value :</b>	<b>Tax Account ID : 600030004</b>	<b>Tax Status : Current</b>
<b>Market Improvement Value :</b>	<b>Market Land Value :</b>	<b>Market Value :</b>
<b>Tax Year : 2017</b>		

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**Lawyers Title - Inland Empire**



# Lawyers Title COMPANY

**Primary Owner:** HOUSING AUTHORITY OF CITY OF LA QUINTA  
**Secondary Owner:**  
**Mail Address:** 78495 CALLE TAMPICO  
 LA QUINTA CA 92253  
**Site Address:** 46150 DUNE PALMS RD  
 LA QUINTA CA 92253  
**County:** RIVERSIDE  
**Assessor Parcel Number:** 600-030-020  
**Housing Tract Number:**  
**Lot Number:**  
**Page Grid:** 849-J2  
**Legal Description:** Abbreviated Description: CITY:LA QUINTA  
 SEC/TWN/RNG/MER:SEC 29 TWN 05S RNG 07E .88  
 ACRES M/L IN POR NE 1/4 OF SEC 29 T5S R7E  
 FOR TOTAL DESCRIPTION SEE ASSESSORS  
 MAPS City/Muni/Twp: LA QUINTA

### Property Characteristics

Bedrooms : 2	Year Built : 1948	Square Feet : 882 SF
Bathrooms : 0.75	Garage :	Lot Size : 38,332 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Single Family Residential
No of Stories : 1		
Building Style :		

### Sale Information

Transfer Date : 10/00/2011	Seller : N/A	
Transfer Value : N/A	Document # : 2011-0444036	Cost/Sq Feet : N/A
Title Company :		

### Assessment & Tax Information

Assessed Value :	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount :	Tax Rate Area : 20-011
Improvement Value :	Tax Account ID : 600030020	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2017		

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**Lawyers Title - Inland Empire**



# Lawyers Title COMPANY

**Primary Owner:** HOUSING AUTHORITY OF CITY OF LA QUINTA  
**Secondary Owner:**  
**Mail Address:** 78495 CALLE TAMPICO  
 LA QUINTA CA 92253  
**Site Address:** 46176 DUNE PALMS RD  
 LA QUINTA CA 92253  
**County:** RIVERSIDE  
**Assessor Parcel Number:** 600-030-021  
**Housing Tract Number:**  
**Lot Number:**  
**Page Grid:** 849-J2

**Legal Description:** Abbreviated Description: CITY:LA QUINTA  
 SEC/TWN/RNG/MER:SEC 29 TWN 05S RNG 07E  
 3.38 ACRES M/L IN POR NE 1/4 OF SEC 29 T5S  
 R7E FOR TOTAL DESCRIPTION SEE ASSESSORS  
 MAPS City/Muni/Twp: LA QUINTA

### Property Characteristics

Bedrooms : 2	Year Built : 1950	Square Feet : 942 SF
Bathrooms : 1	Garage :	Lot Size : 3.38 AC
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Single Family Residential
No of Stories : 1		
Building Style :		

### Sale Information

Transfer Date : 03/04/2011	Seller : LA QUINTA REDEVELOPMENT AGENCY,	
Transfer Value : N/A	Document # : 2011-0100369	Cost/Sq Feet : N/A
Title Company : NONE AVAILABLE		

### Assessment & Tax Information

Assessed Value :	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount :	Tax Rate Area : 20-011
Improvement Value :	Tax Account ID : 600030021	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2017		

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**Lawyers Title - Inland Empire**

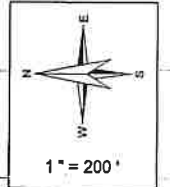
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 22 2012

POR. NE 174, SEC. 29, T5SR7E  
CITY OF LA QUINTA

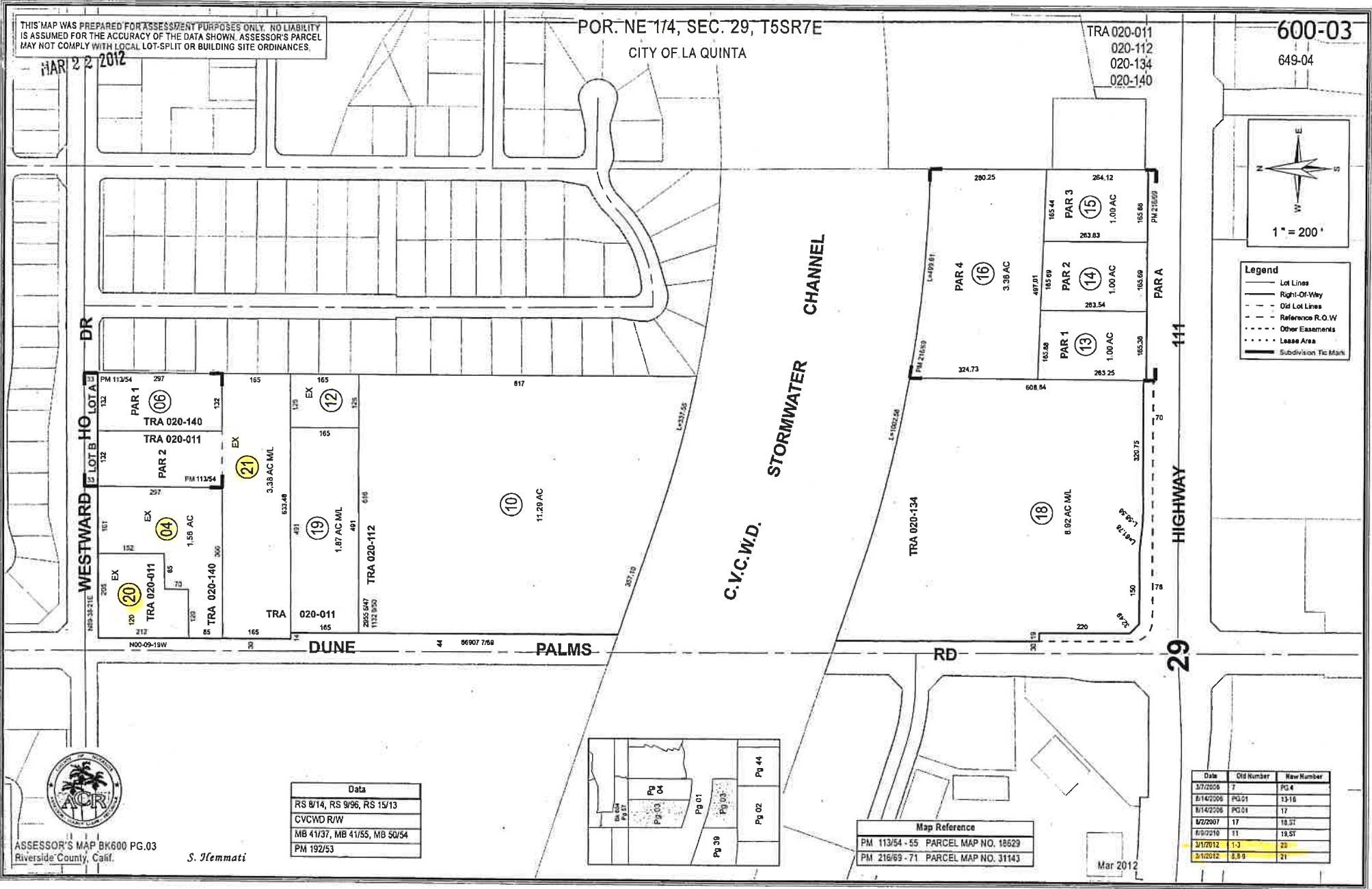
TRA 020-011  
020-112  
020-134  
020-140

600-03  
649-04



**Legend**

- Lot Lines
- - - Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- ..... Other Easements
- ..... Lease Area
- Subdivision Tie Mark



ASSESSOR'S MAP BK600 PG.03  
Riverside County, Calif.

S. Hemmati

Data	
RS 8/14, RS 9/96, RS 15/13	
CVCWD R/W	
MB 41/37, MB 41/55, MB 50/54	
PM 192/53	

Pg 01	Pg 02	Pg 03	Pg 04
Pg 05	Pg 06	Pg 07	Pg 08
Pg 09	Pg 10	Pg 11	Pg 12

**Map Reference**

PM 113/54 - 55	PARCEL MAP NO. 18629
PM 215/69 - 71	PARCEL MAP NO. 31143

Date	Old Number	New Number
3/7/2006	7	PG 4
8/14/2006	PG 01	13-16
8/14/2006	PG 01	17
4/2/2007	17	18, 57
4/5/2010	11	19, 57
3/17/2012	1-3	20
3/1/2012	3, 9, 9	21

Mar 2012



# Lawyers Title COMPANY

**Primary Owner:** HOUSING AUTHORITY OF CITY OF LA QUINTA  
**Secondary Owner:**  
**Mail Address:** 78495 CALLE TAMPICO  
 LA QUINTA CA 92253  
**Site Address:** 51319 WASHINGTON ST  
 LA QUINTA CA 92253  
**County:** RIVERSIDE  
**Assessor Parcel Number:** 770-174-002  
**Housing Tract Number:**  
**Lot Number:** 191  
**Page Grid:** 849-G7  
**Legal Description:** Lot: 191 Abbreviated Description: LOT:191 CITY:LA QUINTA SUBD:DESERT CLUB TRACT LOT 191 MB 021/061 DESERT CLUB TR UNIT 5 City/Muni/Twp: LA QUINTA

### Property Characteristics

Bedrooms : 1	Year Built : 1950	Square Feet : 866 SF
Bathrooms : 2	Garage : Carport	Lot Size : 11,326 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Single Family Residential
No of Stories : 1		
Building Style :		

### Sale Information

Transfer Date : 03/03/2011	Seller : LA QUINTA REDEVELOPMENT AGENCY,	
Transfer Value : N/A	Document # : 2011-0098614	Cost/Sq Feet : N/A
Title Company : NONE AVAILABLE		

### Assessment & Tax information

Assessed Value :	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount :	Tax Rate Area : 20-016
Improvement Value :	Tax Account ID : 770174002	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2017		

Data Deemed Reliable, But Not Guaranteed.  
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**Lawyers Title - Inland Empire**

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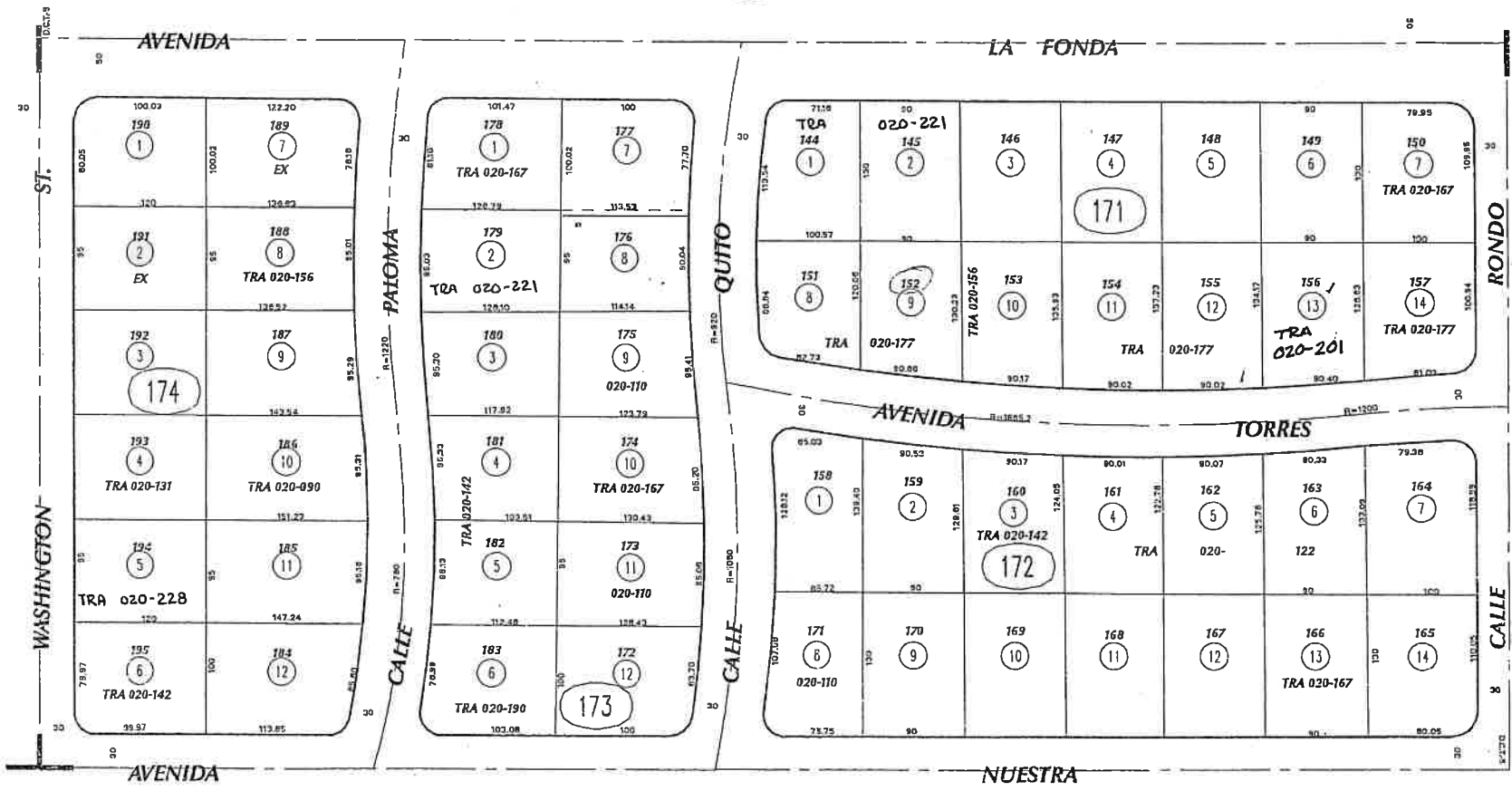
POR. SE 6 T. 6S., R. 7E  
CITY OF LA QUINTA

T.R.A. 020-016 020-156  
020-090 020-167  
020-110 020-177  
020-122 020-190  
020-131 020-221  
020-142 020-228

170-17  
769-14

MAY 18 2006

1" = 100'  
ANGLE = 0



MB 21/61 DESERT CLUB TRACT UNIT 5

ASSESSOR'S MAP BK770 PG.17  
Riverside County, Calif. CSR

Apr 2006

ASDA





# Lawyers Title COMPANY

**Primary Owner:** HOUSING AUTHORITY OF CITY OF LA QUINTA  
**Secondary Owner:**  
**Mail Address:** 78495 CALLE TAMPICO  
 LA QUINTA CA 92253  
**Site Address:**  
 LA QUINTA CA 92253  
**County:** RIVERSIDE  
**Assessor Parcel Number:** 773-233-019  
**Housing Tract Number:**  
**Lot Number:** 8  
**Page Grid:**

**Legal Description:** Lot: 8 Block: 94 Abbreviated Description: LOT:8  
 BLK:94 LOT 8 BLK 94 MB 018/075 SANTA  
 CARMELITA VALE LA QUINTA UNIT 11  
 City/Muni/Twp: LA QUINTA

### Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 4,792 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Vacant Land (General)
No of Stories :		
Building Style :		

### Sale Information

Transfer Date : 03/03/2011	Seller : LA QUINTA REDEVELOPMENT AGENCY,	
Transfer Value : N/A	Document # : 2011-0098612	Cost/Sq Feet :
Title Company : NONE AVAILABLE		

### Assessment & Tax Information

Assessed Value :	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount :	Tax Rate Area : 20-017
Improvement Value :	Tax Account ID : 773233019	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2017		

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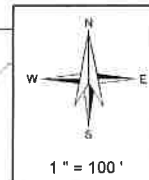
NE 1/4, SEC. 12, T.6S., R.6E.

CITY OF LA QUINTA

T.R.A. 020-017  
020-104  
020-143

773-23

25-59



**Legend**

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R O W
- - - Other Easements
- Lease Area
- Subdivision Tic Mark

CALLE

LOTA

DURANGO

DRIVE

MARTINEZ

MENDOZA

VILLA

NAVARRO

BERMUDAS

(AVENIDA SERRA)

AVENIDA

AVENIDA

AVENIDA

AVENIDA

AVENIDA

EISENHOWER

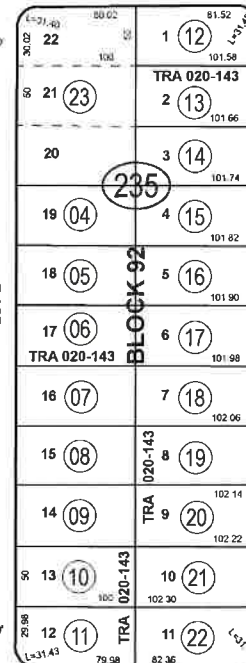
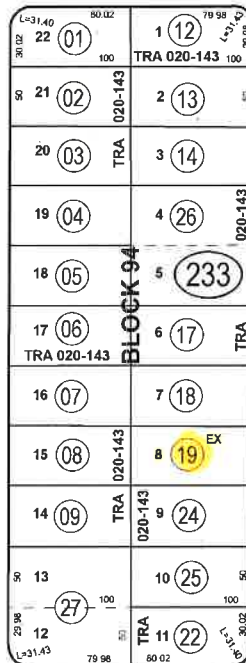
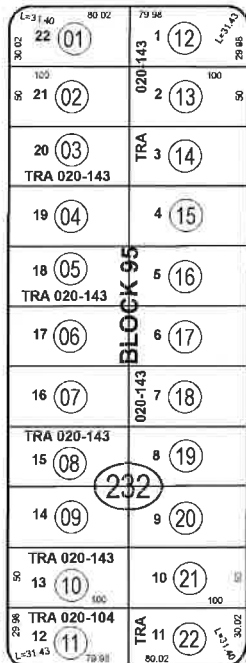
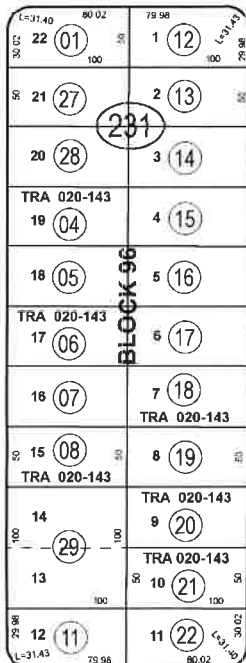
AVENIDA

AVENIDA

AVENIDA

AVENIDA

AVENIDA



CALLE

LOT G

SORONA

S 89 59 53 E



ASSESSOR'S MAP BK773 PG 23  
Riverside County, Calif.

JHernandez

Data \*  
25-B-17, 25-B-90

Pg 17	Pg 18	Bk 770 Pg 18
Pg 22	Pg 23	Bk 770 Pg 28
Pg 26	Pg 27	Bk 770 Pg 29

Map Reference \*  
MB 18/75 SANTA CARMELITA AT VALE LA QUINTA NO. 11

Jan 2016

Date *	Old Number *	New Number *
6/1/1969	234-1-3	23
6/1/1980	233-2-3	24, 25
4/1/1984	233-15, 16	26
7/1/1988	231-2-3	23
6/1/1989	231-2-3	24, 25
5/1/1991	10 11	233, 27
4/1/1992	24, 25	231-26
8/1/1993	231-26	27, 28
1/14/2016	231-8, 10	29



# Lawyers Title COMPANY

**Primary Owner:** HOUSING AUTHORITY OF CITY OF LA QUINTA  
**Secondary Owner:**  
**Mail Address:** 78495 CALLE TAMPICO  
 LA QUINTA CA 92253  
**Site Address:**  
 LA QUINTA CA 92253  
**County:** RIVERSIDE  
**Assessor Parcel Number:** 773-223-022  
**Housing Tract Number:**  
**Lot Number:** 11  
**Page Grid:**  
**Legal Description:** Lot: 11 Block: 76 Abbreviated Description: LOT:11  
 BLK:76 LOT 11 BLK 76 MB 018/070 SANTA  
 CARMELITA VALE LA QUINTA UNIT 10  
 City/Muni/Twp: LA QUINTA

### Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 4,792 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Vacant Land (General)
No of Stories :		
Building Style :		

### Sale Information

Transfer Date : 03/03/2011	Seller : LA QUINTA REDEVELOPMENT AGENCY,	
Transfer Value : N/A	Document # : 2011-0098611	Cost/Sq Feet :
Title Company : NONE AVAILABLE		

### Assessment & Tax Information

Assessed Value :	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount :	Tax Rate Area : 20-017
Improvement Value :	Tax Account ID : 773223022	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2017		

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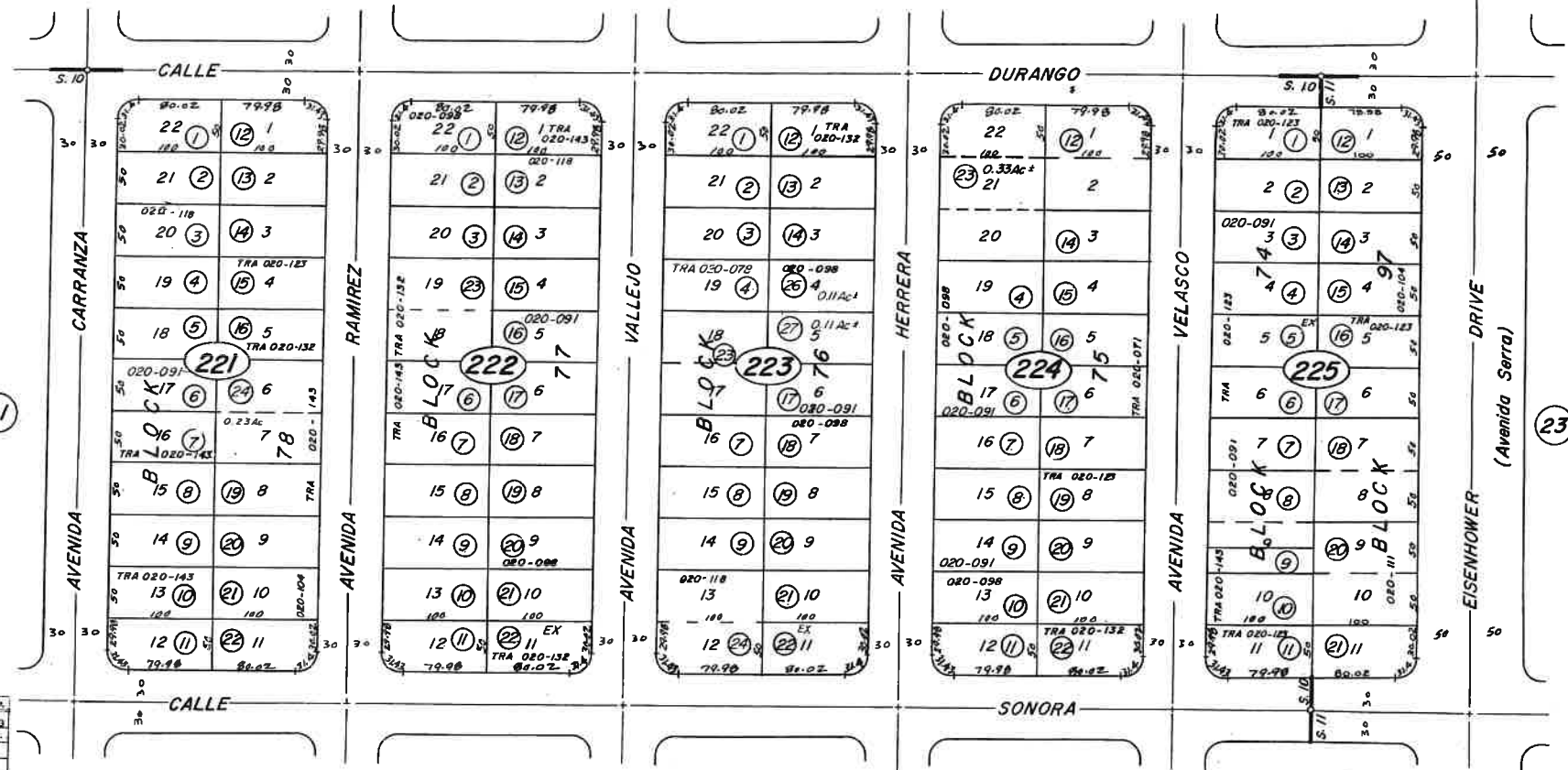
**Lawyers Title - Inland Empire**

25-59

773-22

T. R. A. 020-017 020-111  
 020-071 020-118  
 020-078 020-123  
 020-091 020-132  
 020-098 020-132  
 020-104 020-143

POR. N1/2 SEC. 12 T. 6S R. 6E



DATE	OLD No.	NEW No.
4-1-69	223-242	223-242
3/77	223-242	223-242
4/79	223-242	23
4/79	221-17	23
4/81	223-242	25
10/85	223-242	26, 27
8/91	224-1-5	23
10-91	18, 23	221-24

Santa Carmelita At Vale La Quinta Unit No. 10 MB 18/70  
 " " " " " Unit No. 11 MB 18/75

Date: 25-B-17  
 25-B-90

MARCH 1967

ASSESSOR'S MAP BK. 773 PG. 22  
 RIVERSIDE COUNTY, CALIF.



# Lawyers Title COMPANY

**Primary Owner:** HOUSING AUTHORITY OF CITY OF LA QUINTA  
**Secondary Owner:**  
**Mail Address:** 78495 CALLE TAMPICO  
 LA QUINTA CA 92253  
**Site Address:**  
 LA QUINTA CA 92253  
**County:** RIVERSIDE  
**Assessor Parcel Number:** 773-234-015  
**Housing Tract Number:**  
**Lot Number:** 4  
**Page Grid:**  
**Legal Description:** Lot: 4 Block: 93 Abbreviated Description: LOT:4  
 BLK:93 LOT 4 BLK 93 MB 018/075 SANTA  
 CARMELITA VALE LA QUINTA UNIT 11  
 City/Muni/Twp: LA QUINTA

### Property Characteristics

Bedrooms :	Year Built :	Square Feet :
Bathrooms :	Garage :	Lot Size : 4,792 SF
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Vacant Land (General)
No of Stories :		
Building Style :		

### Sale Information

Transfer Date : 03/03/2011	Seller : LA QUINTA REDEVELOPMENT AGENCY,	
Transfer Value : N/A	Document # : 2011-0098613	Cost/Sq Feet :
Title Company : NONE AVAILABLE		

### Assessment & Tax Information

Assessed Value :	Percent Improvement :	Homeowner Exemption :
Land Value :	Tax Amount :	Tax Rate Area : 20-017
Improvement Value :	Tax Account ID : 773234015	Tax Status : Current
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2017		

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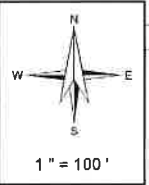
**Lawyers Title - Inland Empire**

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NE 1/4, SEC. 12, T.6S., R.6E.  
CITY OF LA QUINTA

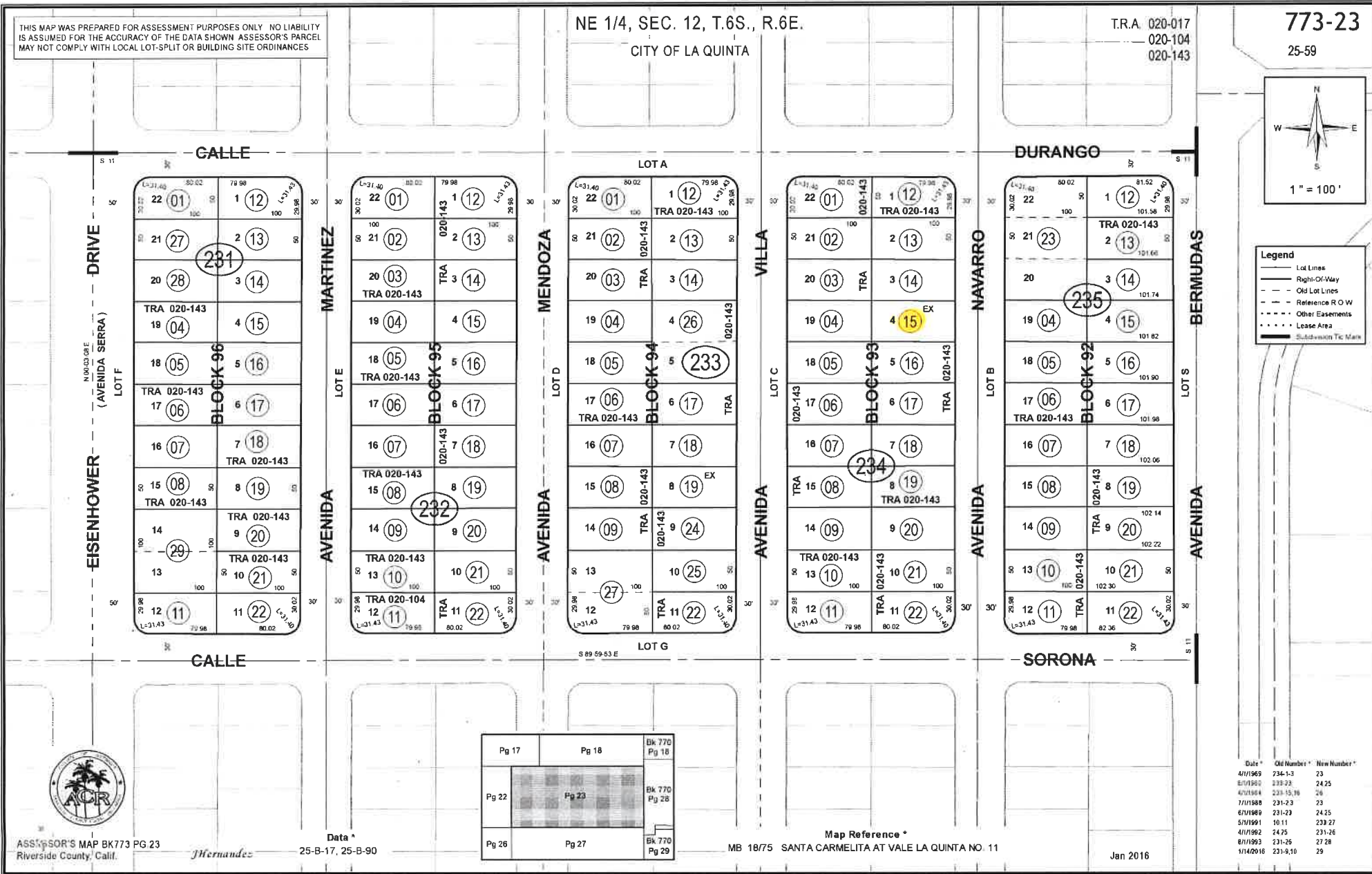
T.R.A 020-017  
020-104  
020-143

773-23  
25-59



**Legend**

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R O W
- ..... Other Easements
- ..... Lease Area
- Subdivision Tie Mark



ASSESSOR'S MAP BK773 PG 23  
Riverside County, Calif.

JHernandez

Data \*  
25-B-17, 25-B-90

Pg 17	Pg 18	Bk 770 Pg 18
Pg 22	Pg 23	Bk 770 Pg 28
Pg 26	Pg 27	Bk 770 Pg 29

Map Reference \*  
MB 18/75 SANTA CARMELITA AT VALE LA QUINTA NO. 11

Jan 2016

Date *	Old Number *	New Number *
4/1/1969	234-1,3	23
6/1/1960	233-23	24,25
4/2/1964	231-15,16	26
7/1/1988	231-23	23
6/1/1989	231-23	24,25
5/1/1991	10-11	233,27
4/1/1992	24,25	231-26
8/1/1993	231-26	27,28
1/14/2016	231-9,10	29