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HOUSING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBER
78495 Calle Tampico, La Quinta

REGULAR MEETING
WEDNESDAY, JUNE 9, 2021 AT 4:00 P.M.

SPECIAL NOTICE

Teleconferencing and Telephonic Accessibility In Effect

Pursuant to Executive Orders N-25-20, N-29-20, N-33-20, N-35-20, and N-60-20 executed by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 *et seq.*), members of the Housing Commission, the City Manager, City Attorney, City Staff, and City Consultants may participate in this meeting by teleconference. Additionally, pursuant to the above-referenced executive orders, the public is not permitted to physically attend at City Hall the meeting to which this agenda applies, but any member of the public may listen or participate in the open session of this meeting as specified below.

Members of the public wanting to listen to this meeting may do so by tuning-in live via <http://laquinta.12milesout.com/video/live>.

Members of the public wanting to address the Housing Commission, either for public comment or for a specific agenda item, or both, are requested to send an email notification to Housing Specialist Doug Kinley at DKinley@LaQuintaCA.Gov, and specify the following information:

- 1) Full Name
- 2) City of Residence
- 3) Phone Number
- 4) Public Comment or Agenda Item Number
- 5) Subject
- 6) Written or Verbal Comments

The email “subject line” must clearly state “Written Comments” or “Verbal Comments.”

Verbal public comments – requests to speak must be emailed to Housing Specialist Doug Kinley no later than 3:00 p.m. on the day of the meeting; the City will facilitate the ability for a member of the public to be audible to the Housing Commission and general public for the item(s) by contacting him/her via phone and queuing him/her to speak during the discussion.

Only one person at a time may speak by telephone and only after being recognized by the **Housing Commission’s Chairperson.**

Written public comments, received prior to the adjournment of the meeting, will be distributed to the Housing Commission, incorporated into the agenda packet and public record of the meeting, and will not be read during the meeting unless, upon the request of the Housing Commission Chairperson, a brief summary of any public comment is asked to be read, to the extent the Commission Secretary can accommodate such request.

It would be appreciated that any email communications for public comments related to the items on the agenda, or for general public comment, are provided to the **City Manager’s Office** at the email address listed above prior to the commencement of the meeting. If that is not possible, and to accommodate public comments on items that may be added to the agenda after its initial posting or items that are on the agenda, every effort will be made to attempt to review emails received by the **City Manager’s Office** during the course of the meeting. The **Housing Commission’s Chairperson will endeavor to take a brief pause before action** is taken on any agenda item to allow the Commission Secretary to review emails and share any public comments received during the meeting. All emails received by the **City Manager’s Office**, at the email address above, until the adjournment of the meeting, will be included within the public record relating to the meeting.

CALL TO ORDER

ROLL CALL: Commissioners: Casto, Davidson, McDonough, Pacheco, Chairperson Gaeta-Mejia

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 email "Written Public Comments" to DKinley@LaQuintaCA.gov and limit your comments to three (3) minutes (approximately 350 words).** The 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 the Brown Act [Government Code Section 54654.2(b)].

CONFIRMATION OF AGENDA

ANNOUNCEMENT, PRESENTATIONS, AND WRITTEN COMMUNICATION - NONE

CONSENT CALENDAR

NOTE: Consent Calendar items are routine in nature and can be approved by one motion.

1. APPROVE SPECIAL MEETING MINUTES OF MAY 5, 2021
2. **RECOMMEND THE HOUSING AUTHORITY RECEIVE AND FILE THE LA QUINTA HOUSING AUTHORITY ANNUAL REPORT FOR FISCAL YEAR 2019/20 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34328**
3. **RECOMMEND THE HOUSING AUTHORITY RECEIVE AND FILE HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2019/20 REGARDING THE LOW- AND MODERATE-INCOME HOUSING ASSET FUND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1 (F) FOR THE LA QUINTA HOUSING AUTHORITY**

BUSINESS SESSION

1. DISCUSS **AND APPROVE THE FISCAL YEAR 2021/22 PROPOSED HOUSING AUTHORITY BUDGET**

COMMISSIONERS' ITEMS

ADJOURNMENT

The next regular quarterly meeting of the La Quinta Housing Commission will be held on September 8, 2021, commencing at 4:00 p.m., at the La Quinta Study Session Room, 78495 Calle Tampico, La Quinta, CA 92253, and via Zoom.

DECLARATION OF POSTING

I, Doug Kinley, Housing Specialist, do hereby declare that the foregoing Agenda for the La Quinta Housing Commission **meeting was posted on the City's website**, near the entrance to the Council Chambers at 78495 Calle Tampico, and the bulletin boards at the Stater Brothers Supermarket at 78630 Highway 111, and the La Quinta Cove Post Office at 51321 Avenida Bermudas, on June 3, 2021.

DATED: June 3, 2021

Doug Kinley MM

Doug Kinley, Housing Specialist
City of La Quinta, California

PUBLIC NOTICES

- The La Quinta City Hall Study Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City **Clerk's** office at (760) 777-7092, 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 (760) 777-7092. 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.



HOUSING COMMISSION
SPECIAL MEETING
MINUTES
WEDNESDAY, MAY 5, 2021

CALL TO ORDER

A meeting of the La Quinta Housing Commission (Commission) was called to order at 4:00 p.m. by Chairperson Gaeta-Mejia.

This meeting was held by teleconference pursuant to Executive orders N-25-20, N-29-20, N-33-20, and N-35-20, executed to by the Governor of California in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions of the Ralph M. Brown Act (Government Code § 54950 et seq.).

PRESENT: Commissioners Casto, Davidson, McDonough, Pacheco,
Chairperson Gaeta-Mejia

ABSENT: None

STAFF PRESENT: Housing Specialist Kinley, Assistant to City Manager Villalpando, Interim Finance Director Martinez, and Commission Secretary Camarena

PLEDGE OF ALLEGIANCE

Chairperson Gaeta-Mejia led the audience in the Pledge of Allegiance.

CONFIRMATION OF AGENDA - Confirmed

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Specialist Kinley said no requests for WRITTEN PUBLIC COMMENTS or VERBAL COMMENTS have been received for this meeting.

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS

- None

CONSENT CALENDAR

1. APPROVE REGULAR MEETING MINUTES OF March 10, 2021

MOTION – A motion was made and seconded by Commissioners Casto/Davidson to approve the Consent Calendar as recommended. Motion passed Unanimously.

BUSINESS SESSION - None

STUDY SESSION

1. REVIEW FISCAL YEAR 2021-22 PROPOSED HOUSING AUTHORITY BUDGET

Interim Finance Director Martinez provided a presentation for the 2021-22 Proposed Housing Authority Budget.

Staff discussed the budget schedule; revenue projections and expense projections for funds 241, 243, 249; and Housing Fund Balances currently having no anticipated changes.

Per Commission's request, Assistant to City Manager Villalpando provided a brief update on the Dune Palms Mobile Home Park; discussed the funds set aside for the evaluation and explained how funds are to be utilized for any upgrades needed such as road work. Commission questioned whether enough funds have been set aside. Staff explained at this time funds are sufficient, and adjustments can be made as needed.

STAFF REPORTS AND INFORMATIONAL ITEMS

COMMISSIONER'S ITEMS – None

ADJOURNMENT

There being no further business, a motion was made and seconded by Commissioners Pacheco/Davidson to adjourn the meeting at 4:15 p.m. Motion passed Unanimously.

Respectfully submitted,

Reyna Camarena

REYNA CAMARENA, Commission Secretary
City of La Quinta, California

City of La Quinta

HOUSING COMMISSION MEETING: June 9, 2021

STAFF REPORT

AGENDA TITLE: RECOMMEND THE HOUSING AUTHORITY RECEIVE AND FILE THE LA QUINTA HOUSING AUTHORITY ANNUAL REPORT FOR FISCAL YEAR 2019/20 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34328

RECOMMENDATION

Recommend the Housing Authority receive and file the Fiscal Year 2019/20 La Quinta Housing Authority Annual Report.

EXECUTIVE SUMMARY

- California Health and Safety Code Section 34328 requires the Housing Authority (Authority) to prepare and file an Annual Report (Report).
- The Report (Attachment 1) presents all Authority activities for 2019/20.
- The Report will be posted **on the City's website** and filed with the City Clerk.

FISCAL IMPACT – None.

BACKGROUND/ANALYSIS

The Report reviews **the Authority's assets, budget, housing unit compliance, and affordable housing activities** during 2019/20, and includes the following findings:

- No bonds were issued nor were any affordable housing commitments made.
- After transferring ownership of the Washington Street Apartments project to Coachella Valley Housing Coalition on March 15, 2018, the project has been completed and is open officially as of November 21, 2019.
- The Authority remains in compliance with the Housing Affordability requirement wherein 50 percent of 1352 total Authority assisted rental units are available to persons of very-low income.
- The Authority has 391 silent second trust deed loans, and 1 residential rehabilitation loan, all of which provide affordability covenants and are monitored for compliance.
- The Authority did not issue any domestic violence related termination notices.

ALTERNATIVES

As this is a receive and file action no alternatives are presented.

Prepared by: Doug Kinley, Management Specialist

Approved by: Gilbert Villalpando, Assistant to City Manager

Attachment: 1. La Quinta Housing Authority Annual Report



Wolff Waters Place

La Quinta

— GEM of the DESERT —

Introduction

[About This Annual Report](#)

SUMMARY

California Health and Safety Code (“HSC”) Section 34328 states that “at least once a year, an authority shall file with the clerk of the respective city or county and with the Department of Housing and Community Development (“HCD”) a report of its activities for the preceding year”(“Annual Report”). This Annual Report for the La Quinta Housing Authority (“Authority”) covers all the activities that have occurred during the 2019-20 Fiscal Year (“FY 19-20”), including housing unit compliance with affordability requirements, activities concerning existing debt obligations, as well as land transactions and development.

LEGAL AUTHORITY

It is the intent of the State legislature that housing authorities function as local entities with the primary responsibility of providing housing for very low- and low-income households. As such, housing authorities are distinct, autonomous, legal entities that derive their powers from State statute. The HSC, beginning with Section 34200, provides for the functioning of a local housing authority through a resolution of the local governing body. In the case of the City of La Quinta (“City”), **the City Council of the City of La Quinta (“City Council”) resolved that the Authority could exercise its powers. The resolution adopted by the City Council must be accompanied by a finding that either of the following is true: (1) unsanitary or unsafe housing exists in the city or (2) there is a shortage of safe or sanitary housing available to persons of low income.** On September 15, 2009, the City Council adopted Resolution No. 2009-005, confirming that both aforementioned findings have been met to establish a housing authority in accordance with the California Housing Authorities Law (Health and Safety Code Section 34200, *et. seq.*). The Authority adopted Bylaws and Rules of Procedure on October 6, 2009 by Resolution HA 2009-001, which was amended by the Authority on April 15, 2014.

ABx1 26 dissolved redevelopment agencies in California effective February 1, 2012. Health and Safety Code Section 34176(b)(2) allows the local housing authority to assume all rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of a dissolved redevelopment agency. On January 17, 2012, the La Quinta Housing Authority adopted resolution HA 2012-002, electing to be **the “housing successor”** to the dissolved La Quinta Redevelopment Agency.

Health and Safety Code Section 34179 requires the formation of oversight boards to approve transactions related to former redevelopment agencies. The Oversight Board of the Successor Agency to La Quinta Redevelopment Agency was established on March 7, 2012. The Oversight Board subsequently approved the transfer of affordable housing properties to the La Quinta Housing Authority on April 18, 2012 via resolutions OB 2012-008 and OB 2012-009.

OBJECTIVES OF THE HOUSING AUTHORITY

The Authority was established to own rental properties in the City of La Quinta that were scheduled for substantial rehabilitation, and to hold title to vacant properties that will be developed with single and multi-family housing. A detailed inventory of Authority properties is presented in Tables 1a, 1b, and 1c. The Authority contracts with private entities to manage the occupied properties. **The Authority’s objectives are:**

- Provide safe and sanitary housing opportunities for La Quinta residents;

- Rehabilitate properties that exhibit unsafe or unhealthy characteristics; and
- Increase, improve, and preserve the **community's** affordable housing stock.

CONTENTS OF THE HOUSING **AUTHORITY'S ANNUAL REPORT**

This Annual Report has been developed to:

- **Summarize the Authority's** activities during FY 19-20, including any bond issuances, and loan or finance agreements that the Authority has entered into;
- Show compliance with requirements of HSC Section 34312.3 such as the minimum amount of housing units affordable to lower income in projects assisted by the Authority, and document established base rents and/or maximum rental payments for lower income households; and
- Document any domestic violence tenancy or Section 8 voucher termination as required by HSC Section 34328.1.

HOUSING AUTHORITY DEBT OBLIGATIONS

Pursuant to HSC Section 34328.1, the Authority must provide a complete report of all bond, loan and financing agreement transactions during the prior fiscal year. Authority activities permitted by HSC Section 34312.3 include issuing bonds, loans and financing agreements for multi-family rental housing projects.

There were no new bond, loan or financing agreement transactions during FY 19-20.

LAND TRANSACTIONS AND DEVELOPMENT

HSC Section 34312.3 permits housing authorities to undertake activities related to:

- The development, rehabilitation, or financing of housing projects;
- The purchase, sale, lease, ownership, operation, or management of housing projects assisted by the Authority; conveyance of surplus lands to a developer for permitted purposes; and
- Establish a special trust fund or account funded with bond proceeds or developer funds.

Dune Palms Mobile Home Park (DPMHP) will be entering into contract with the owners that **may result in the City's acquisition of the property. If the City does acquire the mobile home park and amenities**, the City plans, currently, to continue the use as a mobile home park to preserve and perhaps improve the housing stock in the city. It is anticipated that a combination of housing funds, bond proceeds, and tax credit financing will be used to pay for the acquisition of DPMHP, and any resulting improvements requiring design, architectural, engineering, and project management services in addition to vertical construction and rehabilitation.

HOUSING AUTHORITY ASSETS

Housing Authority assets include real property assets owned or managed by the Authority and include a breakdown of the current and anticipated income levels at each property where applicable. All Real Property Assets are shown on Table 1a and 1b. A summary of the seven (7) long-term loans made by the former La Quinta Redevelopment Agency to

City of La Quinta Housing Authority
Fiscal Year 2019-20 Annual Report

affordable housing developers is provided in Table 1c. These loans have been assumed by the Authority due to redevelopment dissolution.

Real Property Inventory

Table 1a

Real Property Inventory							Table 1a
La Quinta Housing Authority							
Project Name	Parcel Nos.	Description	Unit Breakdown				Total
			Very Low (≤ 50% AMI)	Low (≤ 80% AMI)	Moderate (≤ 120% AMI)	Above Mod. (>120% AMI)	
1 Coral Mountain Apartments	600-020-055	Ground Lease	36	138	2		176
2 Dune Palms at Westward Ho Apartments (future project)	600-030-004, 020, 021	Land holding					TBD
3 Vacant Land - Ostrowsky (future project)	773-077-015	Land holding					TBD
4 Vacant Land - Calle Tamazula	770-174-002	Land holding					TBD
5 Vacant Land - NWC Avenida Herrera/Calle Sonora	773-223-022	Land holding					TBD
6 Vacant Land - Avenida Villa	773-233-019	Land holding					TBD
7 Vacant Land - Avenida Navarro	773-234-015	Land holding					TBD
TOTAL			36	138	2	0	176

Real Property Inventory							Table 1b
La Quinta Housing Authority							
Project Name	Parcel Nos.	Description	Unit Breakdown				Total
			Very Low (≤ 50% AMI)	Low (≤ 80% AMI)	Moderate (≤ 120% AMI)	Above Mod. (>120% AMI)	
Cove Rental Homes	Listed Below	Single-family rental units	23	5			28
1	51-395 Calle Kalima	770-166-019					
2	51-395 Avenida Vallejo	773-083-021					
3	51-805 Avenida Cortez	773-152-015					
4	52-225 Avenida Vallejo	773-222-022					
5	52-425 Eisenhower Drive	773-265-020					
6	52-635 Avenida Diaz	773-281-020					
7	52-565 Eisenhower Drive	773-295-017					
8	52-985 Avenida Carranza	773-321-013					
9	52-855 Avenida Ramirez	773-322-025					
10	52-985 Eisenhower Drive	773-326-024					
11	52-835 Avenida Villa	773-333-018					
12	52-845 Avenida Villa	773-333-019					
13	53-105 Avenida Obregon	774-044-017					
14	53-155 Avenida Obregon	774-044-020					
15	53-175 Avenida Obregon	774-044-021					
16	53-105 Avenida Herrera	774-053-017					
17	53-275 Avenida Navarro	774-094-014					
18	53-565 Avenida Vallejo	774-122-016					
19	53-523 Avenida Martinez	774-131-013					
20	53-541 Avenida Martinez	774-131-014					
21	53-825 Avenida Juarez	774-143-017					
22	53-965 Avenida Diaz	774-151-023					
23	53-775 Avenida Alvarado	774-153-014					
24	53-795 Avenida Herrera	774-163-015					
25	53-880 Avenida Navarro	774-175-007					
26	53-940 Eisenhower Drive	774-171-010					
27	54-245 Avenida Herrera	774-213-023					
28	54-280 Avenida Madero	774-232-032					
TOTAL			23	5	0	0	28

Long Term Loans

Table 1c

La Quinta Housing Authority

Project Name	Description	Developer	Loan Amount
1 Mountain View Apartments	Multi-Family Rental	Pat & Lora Dean Dolce	\$350,000
2 Aventine Apartments	Multi-Family Rental	Spanos Corporation	\$217,723
3 Wolff Waters Place	Multi-Family Rental	Coachella Valley Housing Coalition	\$30,147,938
4 Coral Mountain Apartments	Multi-Family Rental	Coral Mountain Partners, LLC	\$29,000,000
5 Seasons Senior Apartments	Senior Rental	Linc Housing	\$2,112,847
6 Hadley Villas	Senior Rental	Senior Affordable Housing Corp. No. 3	\$887,000
7 Washington Street Apartments	Senior Rental	Coachella Valley Housing Coalition	\$17,452,010

HOUSING UNIT COMPLIANCE

As set forth by HSC Sections 34328 and 34328.1, housing authorities are required to:

- Show compliance with requirements of HSC Section 34312.3 such as the minimum amount of housing units affordable to lower income households in projects assisted by the Authority, and document established base rents and/or maximum rental payments for these households; and
- Document any domestic violence tenancy or Section 8 voucher termination as required by HSC Section 34328.1.

The following subsections provide a summary of the Authority's progress toward the requirements listed above.

Housing Affordability Requirement

The authority shall require the owners of housing projects assisted pursuant to this section to accept as tenants, on the same basis as all other prospective tenants, in the units reserved for very low income households, any very low income households who are recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f), or its successor. The authority shall not permit a selection criteria to be applied to Section 8 certificate holders that is any more burdensome than the criteria applied to all other prospective tenants.

No resident in housing units assisted pursuant to this section shall be denied continued occupancy or ownership because, after admission, the resident's family income increases to exceed the eligibility level. However, the authority shall ensure that percentage requirements of this section shall continue to be met by providing the next available unit or units to persons of low income or by taking other actions to satisfy the percentage requirements of this section.

Table 2 provides a summary of the Authority assumed enforcement responsibility for affordability covenants within privately-owned, former redevelopment-agency properties and **shows how the current affordability mix of the Authority's assisted projects meet** established requirements within HSC Section 34312.3.

The Authority has 391 silent second trust deed loans, and 1 residential rehabilitation loan, all of which provide affordability covenants on these properties. Silent second trust deed

City of La Quinta Housing Authority Fiscal Year 2019-20 Annual Report

loans are not repaid unless there is a default on affordability covenants. Interest assessed only if there is a default on affordability covenants. (Due to the length of this list, it is attached as Table 5 of this report.)

Affordable Housing Covenants Table 2
La Quinta Housing Authority

Project Name	Description	Address	Unit Breakdown				Total
			Very Low (≤ 50% AMI)	Low (≤ 80% AMI)	Moderate (≤ 120% AMI)	Above Mod. (>120% AMI)	
1 Aventine Apartments	Multi-Family Rental	47-750 Adams		10	10		20
2 Hadley Villas	Senior Rental	78-875 Avenue 47	79				79
3 Seasons Senior Apartments	Senior Rental	50-915 Rainbow Court	57	35			92
4 Miraflores Senior Apartments	Senior Rental	47-747 Gertrude Way	72	46			118
5 Mountain View Apartments	Multi-Family Rental	51-020 Eisenhower			14		14
6 Vista Dunes Courtyard Homes	Multi-Family Rental	44-950 Vista Dunes Lane	79		1		80
7 Wolff Waters Place	Multi-Family Rental	47-795 Dune Palms Road	216		2		218
8 Coral Mountain Apartments	Multi-Family Rental	79-625 Vista Coralina Lane	36	138	2		176
9 Habitat for Humanity Home/Ownership	Single Family	53220 Avenida Alvarado	1				1
10 Habitat for Humanity Home/Ownership	Single Family	53240 Avenida Alvarado	1				1
11 Cove Rental Homes	Single Family	See Table 1b	28				28
12 Silent Second Trust Deed Loans	Single Family	See Table 5	79	188	118		385
13 Washington Street Apartments*	Senior Rental	42-800 Washington Street	140*				140
TOTAL			788	417	147	0	1352

* Rental assistance for anyone at ≤ 50% AMI or lower

Base & Maximum Rents

The Housing Authority monitors to ensure compliance of rental payments charged for its housing units and will make necessary adjustments to bring any rental payments that exceed the listed amounts in Table 3 into compliance.

Table 3

Number of Persons in Household:		1	2	3	4	5	6	7	8
Riverside County Area Median Income: \$75,300	Extremely Low	15850	18100	21720	26200	30680	35160	39640	44120
	Very Low Income	26400	30150	33900	37650	40700	43700	46700	49700
	Low Income	42200	48200	54250	60250	65100	69900	74750	79550
	Median Income	52700	60250	67750	75300	81300	87350	93350	99400
	Moderate Income	63250	72300	81300	90350	97600	104800	112050	119250

Domestic Violence

State law requires that a housing authority annually disclose data related to domestic violence incidents in units owned or operated by the housing authority. Specifically, the data must include:

- Data on termination of tenancies and/or Section 8 vouchers of victims of domestic violence in housing authority units.
- Summary of steps taken by the housing authority to address any termination of tenancies and/or Section 8 vouchers of victims of domestic violence.

City of La Quinta Housing Authority
 Fiscal Year 2019-20 Annual Report

In Fiscal Year 2019-20, there were no terminations of tenancies or Section 8 vouchers of victims of domestic violence in units owned or operated by the Authority.

AUTHORITY BUDGET Table 4 presents the Authority's actual expenditures for FY 2019-20 as well as the estimated budget to be requested for FY 2019-20.

Estimated Budget		Table 4	
La Quinta Housing Authority			
	FY 19/20		FY 20/21
	Actual		Requested Budget
PERSONNELL			
Salaries-Permanent Full Time	\$ 143,595.00	\$	246,900.00
Commissions and Boards	\$ 3,000.00	\$	3,000.00
Benefits	\$ 49,000.00	\$	85,500.00
SUPPLIES & SERVICES			
Contract Services	\$ 151,000.00	\$	140,000.00
Printing	\$ -	\$	-
Training	\$ 3,000.00	\$	500.00
Legal advertising for Housing Commission	\$ -	\$	-
Membership Dues	\$ -	\$	-
Office Supplies	\$ 1,500.00	\$	2,000.00
Other - Insurance	\$ 44,800.00	\$	74,400.00
DEBT SERVICE			
Interest Expense - Provident	\$ -	\$	-
Interest Expense - USDA/WSA	\$ -	\$	-
Principal Payment - Provident	\$ -	\$	-
Principal Payment - USDA	\$ -	\$	-
HOUSING DEVELOPMENT PROGRAM			
La Quinta Rental Program	\$ 317,000.00	\$	250,000.00
HOMELESSNESS ASSISTANCE			
	\$ 250,000.00	\$	250,000.00
TOTAL	\$ 962,895.00	\$	1,052,300.00

City of La Quinta Housing Authority
Fiscal Year 2019-20 Annual Report

SINGLE FAMILY OWNERSHIP

TABLE 5

CITY OF LA QUINTA

HOUSING PROGRAMS - SINGLE FAMILY OWNERSHIP

Updated 06/01/2021

Property Address	APN	Unit Size (bdrms)	Date of Completion (CoFO)	Date of Recordation	County Recorder Doc #	Expiration of Covenants	Assumption Date (most recent)
51-810 Ave. Alvarado	773 163 003	3	4-Feb-2003	6-Mar-2003	2003-16114	6-Mar-2048	NA
51-815 Ave. Alvarado	773 162 015	4	10-Mar-1988	30-Sep-1998	421168 [1998]	30-Sep-2028	10/5/2004
52-085 Ave. Alvarado	773 213 015	3	20-Jun-1988	20-Aug-1999	1999-376465	20-Aug-2029	NA
52-845 Ave. Alvarado	773 313 018	3	18-Apr-2002	10-Jun-2002	2002-314061	10-Jun-2047	4/29/2005
53-195 Ave. Alvarado	774 043 022	3	19-Feb-1988	19-Oct-2004	2004-0875799	19-Oct-2049	NA
53-220 Ave. Alvarado	774-044-011	3	2011	2-Feb-2018		8-Feb-2063	NA
53-240 Ave. Alvarado	774-044-12	4	2011	8-Sep-2017		8-Sep-2062	NA
53-760 Ave. Alvarado	774 154 002	3	1999	5-Jan-2000	2000-003383	5-Jan-2030	NA
53-785 Ave. Alvarado	774 153 015	3	9-Aug-2002	21-Aug-2002	2002-464180	21-Aug-2047	NA
54-840 Ave. Alvarado	774 293 005	3	19-Sep-2001	5-Dec-2001	2001-600547	5-Dec-2031	11/1/2017
51-535 Ave. Bermudas	773 145 015	4	16-Jan-2002	8-Feb-2002	2002-073249	8-Feb-2032	NA
51-705 Ave. Bermudas	773 145 019	3	28-Nov-2000	22-Dec-2000	2000-510918	22-Dec-2030	NA
51-945 Ave. Bermudas	773 184 022	3	1-Dec-1992	29-Dec-1998	563328 [1998]	29-Dec-2028	NA
51-985 Ave. Bermudas	773 184 024	3	12-Jan-2001	30-Jan-2001	2001-039597	30-Jan-2031	NA
52-165 Ave. Bermudas	773 235 019	3	21-Feb-2002	20-Mar-2002	2002-141561	20-Mar-2047	7/29/2005
52-205 Ave. Bermudas	773 235 021	3	17-Jan-2003	31-Jan-2003	2003-076561	31-Jan-2048	NA
52-445 Ave. Bermudas	773 275 020	3	16-Sep-1993	1-Oct-1993	387089 1993]	1-Oct-2033	3/2/2015
52-050 Ave. Carranza	773-221-001	3	7-Jun-2011	19-Jul-2012	2012-0338014	19-Jul-2057	NA
52-380 Ave. Carranza	773 261 008	4	1979	15-Apr-1997	127934 [1997]	15-Apr-2027	NA
52-475 Ave. Carranza	773 285 013	3	1979	12-Dec-2011	2011-0547500	12-Dec-2056	NA
52-800 Ave. Carranza	773 322 003	3	15-Jun-1999	10-Sep-1999	1999-08449	10-Sep-2029	NA
52-965 Ave. Carranza	773 321 011	3	1988	29-Dec-2004	2004-1028966	10-Dec-2049	NA
53-195 Ave. Carranza	774 045 021	3	1989	30-Jun-2006	2006-0476282	30-Jun-2051	NA
54-120 Ave. Carranza	774 211 006	3	11-Jul-2011	31-May-2012	2012-0252283	31-May-2057	NA
54-845 Ave. Carranza	774 294 017	3	26-Jan-2003	11-Jul-2003	2003-518291	11-Jul-2048	NA
51-590 Ave. Diaz	773 121 002	3	19-Mar-2003	3-Apr-2003	2003-236346	3-Apr-2048	12/13/2007
51-610 Ave. Diaz	773 121 003	3	15-Jul-2003	31-Jul-2003	2003-578621	31-Jul-2048	NA
52-250 Ave. Diaz	773 252 002	3	15-Feb-2002	21-Mar-2002	2002-145090	21-Mar-2047	NA
52-575 Ave. Diaz	773 281 016	3	15-Feb-1978	11-Sep-1998	387949 [1998]	11-Sep-2028	NA
52-608 Ave. Diaz	773 282 005	3	1979	8-Apr-2011	2011-0157264	8-Apr-2056	2/22/2017
52-625 Ave. Diaz	773 281 019	3	30-Sep-1999	29-Oct-1999	1999-478426	29-Oct-2029	NA
52-645 Ave. Diaz	773 281 021	3	13-Jun-1988	18-Jun-2002	2002-332780	18-Jun-2047	NA
54-175 Ave. Diaz	774 194 021	3	29-Feb-1980	15-Oct-1998	44607 [1998]	15-Oct-2028	NA
51-530 Ave. Herrera	773 133 002	3	29-Mar-2002	8-May-2002	2002-241302	8-May-2047	NA
51-614 Ave. Herrera	773 133 005	3	1978	15-Jul-1997	249008 [1997]	15-Jul-2027	NA
51-785 Ave. Herrera	773 172 014	3	28-Aug-2001	17-Sep-2001	2001-449104	17-Sep-2031	1/18/2006
51-805 Ave. Herrera	773 172 015	3	21-Aug-1998	2-Dec-1998	523128 [1998]	2-Dec-2028	NA
51-965 Ave. Herrera	773 172 023	3	1996	24-Jul-1997	261872[1997]	24-Jul-2027	8/16/2004
51-975 Ave. Herrera	773 172 024	3	20-Jun-1997	23-Jul-1997	259290 [1997]	23-Jul-2027	NA
52-690 Ave. Herrera	773 294 010	3	23-Oct-1989	2-May-2000	2000-163729	2-May-2030	NA
52-940 Ave. Herrera	773 325 011	3	18-Jul-2001	6-Aug-2001	2001-369330	6-Aug-2031	NA
53-035 Ave. Herrera	774 053 013	3	6-Jun-2003	27-Jun-2003	2003-478706	27-Jun-2048	3/17/2020
53-055 Ave. Herrera	774 053 014	4	6-Jun-2003	27-Jun-2003	2003-478701	27-Jun-2048	NA
53-385 Ave. Herrera	774 083 018	3	14-Mar-2002	5-Apr-2002	2002-176110	5-Apr-2047	6/15/2015
53-495 Ave. Herrera	774 083 022	4	6-Nov-1987	21-Mar-2000	2000-101840	21-Mar-2030	N/A
53-555 Ave. Herrera	774 123 015	3	18-Jul-2003	1-Aug-2003	2003-586642	1-Aug-2048	NA
53-640 Ave. Herrera	774 124 008	3	29-Jul-2003	26-Nov-2003	2003-932184	26-Nov-2048	NA
53-880 Ave. Herrera	774 164 009	4	30-Dec-1977	30-Jun-1997	229976 [1997]	30-Jun-2027	NA
51-905 Ave. Juarez	773 154 020	3	22-Nov-2000	6-Dec-2000	2000-484537	6-Dec-2030	NA
51-930 Ave. Juarez	773-155-009-7	3	2000	30-Oct-2001	2001-533511	30-Oct-2031	NA
52-300 Ave. Juarez	773 251 002	3	13-Jan-2000	15-Feb-2000	2000-055208	15-Feb-2030	NA
53-385 Ave. Juarez	774 034 019	3	15-Dec-2000	22-Dec-2000	2000-509883	22-Dec-2030	NA
54-495 Ave. Juarez	774 232 031	3	16-Nov-1977	9-Jun-1997	202152 [1997]	9-Jun-2027	NA
79-435 Ave. Las Palmas	604-460-001	3	25-Jul-2001	20-Mar-2002	2002-141339	20-Mar-2047	11/15/2013
51-920 Ave. Madero	773 154 009	3	12-Oct-2001	26-Oct-2001	2001-526313	26-Oct-2031	6/4/2004
53-380 Ave. Madero	774 034 007	3	10-Sep-1998	30-Mar-2005	2005-0249333	15-Mar-2050	3/24/2005
53-790 Ave. Madero	774 143 002	3	30-Mar-1993	31-Jan-2002	2002-059809	31-Jan-2032	3/21/2019
52-365 Ave. Martinez	773 271 016	3	23-Oct-1989	30-May-2001	2001-239124	30-May-2031	NA
52-600 Ave. Martinez	773 302 004	3	6-Dec-1993	29-Dec-1993	52660 [1993]	29-Dec-2033	NA
53-045 Ave. Martinez	774 061 014	4	14-Aug-2002	10-Sep-2002	2002-502324	10-Sep-2047	NA
53-300 Ave. Martinez	774 092 003	4	7-May-2003	15-Aug-2003	2003-629492	5-Aug-2048	NA
53-340 Ave. Martinez	774 092 005	3	25-Jul-2003	11-Aug-2003	2003-610114	11-Aug-2048	NA
53-380 Ave. Martinez	774 092 007	3	30-May-2003	3-Jul-2003	2003-497914	3-Jul-2048	NA
53-425 Ave. Martinez	774 091 021	3	3-Oct-2001	5-Nov-2001	2001-546740	5-Nov-2031	NA
53-436 Ave. Martinez	774 092 011	3	25-Jul-2003	13-Aug-2003	2003-619149	13-Aug-2048	NA
53-445 Ave. Martinez	774 091 022	3	21-Sep-2001	20-Dec-2001	2001-633973	20-Dec-2031	NA

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Property Address	APN	Unit Size (bdrms)	Date of Completion (CofO)	Date of Recordation	County Recorder Doc #	Expiration of Covenants	Assumption Date (most recent)
53-925 Ave. Martinez	774 171 021	3	12-Dec-1988	29-Sep-2006	2006-0722968	29-Sep-2051	NA
54-015 Ave. Martinez	774 221 014	3	4-Dec-2001	24-Dec-2001	2001-640233	24-Dec-2031	NA
51-720 Ave. Mendoza	773 143 011	3	20-Dec-2001	31-Jan-2002	2002-058389	31-Jan-2032	NA
51-780 Ave. Mendoza	773 182 002	3	18-Aug-1999	31-Aug-1999	1999-393219	31-Aug-2029	NA
52-195 Ave. Mendoza	773 232 021	4	1988	8-Dec-2004	2004-0974016	8-Dec-2049	NA
52-445 Ave. Mendoza	773 272 021	3	19-Dec-1994	11-Feb-1998	50109 [1998]	11-Feb-2028	11/29/2017
52-681 Ave. Mendoza	773-302-020	3	7-Jun-2011	25-Jun-2012	2012-0291690	25-Jun-2057	NA
52-900 Ave. Mendoza	773 333 009	4	21-May-2003	6-Jun-2003	2003-413385	6-Jun-2048	NA
52-935 Ave. Mendoza	773 332 023	3	6-Mar-2002	24-Apr-2002	2002-213080	24-Apr-2047	NA
52-970 Ave. Mendoza	773 333 012	3	10-Oct-2001	26-Oct-2001	2001-526877	26-Oct-2031	10/31/2003
53-060 Ave. Mendoza	774 063 003	3	6-Nov-2003	10-Dec-2003	2003-966850	10-Dec-2048	6/16/2006
53-080 Ave. Mendoza	774 063 004	3	24-Nov-2003	23-Dec-2003	2003-999396	23-Dec-2048	NA
53-175 Ave. Mendoza	774 062 021	4	19-Sep-2001	17-Oct-2001	2001-503965	17-Oct-2031	NA
54-040 Ave. Mendoza	774 223 003	3	14-Sep-2001	28-Sep-2001	2001-471684	28-Sep-2031	7/15/2004
51-780 Ave. Morales	773 152 002	3	12-Jul-1996	6-May-1997	155371 [1997]	6-May-2027	NA
51-400 Ave. Navarro	773 104 009	3	22-Oct-2002	30-Oct-2002	2002-618003	30-Oct-2047	NA
51-510 Ave. Navarro	773 145 001	3	11-Jan-2002	8-Feb-2002	2002-072232	8-Feb-2032	NA
51-870 Ave. Navarro	773 184 006	3	8-Jan-2002	22-Jan-2002	2002-035156	22-Jan-2032	NA
51-930 Ave. Navarro	773 184 009	3	12-Dec-2001	28-Dec-2001	2001-648898	28-Dec-2031	NA
52-155 Ave. Navarro	773 234 019	3	6-Dec-1993	22-Dec-1993	521256 [1993]	22-Dec-2033	NA
52-355 Ave. Navarro	773 274 016	3	6-Dec-1993	22-Dec-1993	524997 [1993]	22-Dec-2033	NA
52-385 Ave. Navarro	773 274 018	3	1-Mar-1993	30-Apr-1993	162018 [1993]	30-Apr-2033	NA
53-185 Ave. Navarro	774 064 021	3	1988	28-May-2003	2003-380632	28-May-2058	NA
53-205 Ave. Navarro	774 064 022	3	14-Mar-1989	14-Jun-2006	2006-0428536	14-Jun-2051	NA
53-645 Ave. Navarro	774-134-017	3	29-Aug-2012	25-Oct-2012	2012-0513298	25-Feb-2057	NA
53-655 Ave. Navarro	774 134 018	3	13-Feb-2001	21-Mar-2001	2001-114889	21-Mar-2031	12/15/2004
53-800 Ave. Navarro	774 175 003	3	7-Aug-2001	28-Sep-2001	2001-474645	28-Sep-2031	10/20/2009
53-835 Ave. Navarro	774 174 017	4	29-Jul-2002	4-Sep-2002	2002-491362	4-Sep-2047	NA
51-785 Ave. Obregon	773 163 014	3	27-Oct-2000	15-Nov-2000	2000-456029	15-Nov-2030	NA
51-925 Ave. Obregon	773 163 020	3	8-May-2003	30-May-2003	2003-391677	30-May-2048	NA
52-010 Ave. Obregon	773 215 001	3	9-Sep-1996	24-Sep-1996	367376 [1996]	24-Sep-2026	NA
52-030 Ave. Obregon	773 215 002	3	9-Sep-1996	22-Oct-1996	404700 [1996]	22-Oct-2026	NA
52-355 Ave. Obregon	773 254 016	3	20-Feb-2002	15-Mar-2002	2002-133703	15-Mar-2047	NA
52-440 Ave. Obregon	773 255 009	4	31-Mar-1993	30-Apr-1993	162025 [1993]	30-Apr-2033	NA
52-450 Ave. Obregon	773 255 011	3	2-Feb-2001	23-Feb-2001	2001-073983	23-Feb-2031	5/5/2010
52-585 Ave. Obregon	773 284 017	3	25-Jun-2003	22-Jul-2003	2003-545819	22-Jul-2048	NA
52-880 Ave. Obregon	773 315 007	3	13-Feb-2003	3-Mar-2003	2003-148491	3-Mar-2048	NA
53-230 Ave. Obregon	774 045 011	3	1-Jun-2001	22-Jun-2001	2001-286692	22-Jun-2031	N/A
54-845 Ave. Obregon	774 293 017	4	25-Jul-1988	3-Jul-1997	236840 [1997]	3-Jul-2027	NA
52-120 Ave. Ramirez	773 222 006	3	17-Jan-2001	26-Jan-2001	2001-036310	26-Jan-2031	NA
52-585 Ave. Ramirez	773-291-016	3	10-Apr-03	5-May-03	2003-319084	5-May-2048	NA
52-665 Ave. Ramirez	773 291 020	3	1988	26-Aug-2003	2003-658021	26-Aug-2048	4/29/2019
52-720 Ave. Ramirez	773 292 010	3	13-Jan-2004	3-Feb-2004	2004-0077754	3-Feb-2049	N/A
52-900 Ave. Ramirez	773-323-008	4	1988	14-Dec-2011	2011-0553380	14-Dec-2056	NA
53-785 Ave. Ramirez	774 161 016	4	15-Mar-1990	6-Jul-2007	2007-0442342	6-Jul-2052	NA
54-445 Ave. Ramirez	774 243 022	3	27-Oct-1999	15-Nov-1999	1999-202128	15-Nov-2029	NA
51-800 Ave. Rubio	773 162 003	3	12-Jun-1998	11-Sep-1998	388025 [1998]	11-Sep-2028	12/13/2002
51-840 Ave. Rubio	773 162 005	3	10-Mar-1998	28-Sep-1998	414304 [1998]	28-Sep-2028	NA
52-105 Ave. Rubio	773 212 015	4	1991	30-Oct-1997	394888 [1997]	30-Oct-2027	NA
52-160 Ave. Rubio	773 213 008	3	4-Mar-1991	25-Aug-1997	306657 [1997]	25-Aug-2027	10/25/2015
52-445 Ave. Rubio	773 252 020	4	6-Dec-1993	29-Dec-1993	521244 [1993]	22-Dec-2023	12/1/2017
52-625 Ave. Rubio	773 282 019	3	1988	8-Dec-2005	2005-1014078	8-Dec-2050	NA
52-675 Ave. Rubio	773 282 021	4	15-Dec-1993	28-Aug-1998	366309 [1998]	28-Aug-2028	3/24/2003
52-695 Ave. Rubio	773 282 022	3	6-Dec-1993	22-Dec-1993	521232 [1993]	22-Dec-2033	2/29/2008
53-125 Ave. Rubio	774 042 018	3	21-Jan-1980	29-Sep-2000	2000-383798	29-Sep-2030	NA
53-260 Ave. Rubio	774 073 001	3	23-Jul-1990	2-Aug-1997	319288 [1997]	2-Aug-2027	NA
53-465 Ave. Rubio	774 072 020	3	21-Oct-1999	29-Oct-1999	1999-478724	29-Oct-2029	NA
53-660 Ave. Rubio	774-113-007	3	27-Sep-1993	1-Oct-1993	1993-387077	1-Oct-2033	10/17/2003
53-710 Ave. Rubio	774 113 010	3	1979	23-Mar-2011	2011-0128558	23-Mar-2056	NA
51-460 Ave. Vallejo	773 084 011	3	2-Jul-2003	28-Jul-2003	2003-563863	28-Jul-2048	NA
51-620 Ave. Vallejo	773 132 005	3	7-Apr-1993	3-May-1993	1993-168669	30-Apr-2033	5/4/2001
51-645 Ave. Vallejo	773 131 018	3	7-Jul-2001	16-Nov-2001	2001-568481	16-Nov-2031	4/8/2005
52-020 Ave. Vallejo	773 223 001	3	26-Feb-2002	16-Apr-2002	2002-196523	16-Apr-2047	NA
52-350 Ave. Vallejo	773 263 005	3	28-Mar-2002	2-May-2002	2002-232129	2-May-2047	5/29/2018
52-435 Ave. Vallejo	773 262 020	4	14-Mar-2001	31-May-2001	2001-242207	30-May-2031	NA
52-455 Ave. Vallejo	773 262 021	3	23-May-2001	2-Jul-2001	2001-302922	2-Jul-2031	9/27/2007

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52-660 Ave. Vallejo	773 293 009	3	26-Oct-2001	21-Nov-2001	2001-577957	21-Nov-2031	NA
52-685 Ave. Vallejo	773 292 020	3	1978	5-Aug-2011	2011-0344870	5-Aug-2056	NA
53-065 Ave. Vallejo	774 052 015	3	8-Dec-1999	22-Dec-1999	1999-552163	22-Dec-2029	NA
53-305 Ave. Vallejo	774 082 015	3	22-Oct-2003	5-Nov-2003	2003-878941	5-Nov-2048	NA
53-760 Ave. Vallejo	774 163 001	3	1989	18-Aug-2006	2006-0610282	18-Aug-2051	NA
53-780 Ave. Vallejo	774 163 002	3	15-Sep-1989	3-Jul-2003	2003-497765	3-Jul-2048	NA
54-900 Ave. Vallejo	774 302 025	3	6-Nov-1987	31-Oct-1996	2003-046339	31-Oct-2026	NA
51-325 Ave. Velasco	773 085 016	3	21-Nov-2000	14-Dec-2000	2000-497628	14-Dec-2030	NA
51-580 Ave. Velasco	773 134 003	3	14-Sep-2000	29-Sep-2000	2000-385500	29-Sep-2030	NA
51-800 Ave. Velasco	773 174 003	3	6-Feb-2001	7-Mar-2001	2001-091944	7-Mar-2031	NA
51-880 Ave. Velasco	773 174 007	4	14-May-2001	8-Jun-2001	2001-256879	8-Jun-2031	NA
52-080 Ave. Velasco	773 225 004	3	19-Jul-1999	30-Jul-1999	1999-343577	30-Jul-2029	NA
52-100 Ave. Velasco	773 225 005	3	19-Jul-1999	13-Aug-1999	1999-364771	13-Aug-2029	NA
52-120 Ave. Velasco	773 225 006	4	19-Jul-1999	4-Aug-1999	1999-348729	4-Aug-2029	NA
52-280 Ave. Velasco	773 265 003	3	1979	11-Mar-2011	2011-0112250	11-Mar-2056	NA
52-325 Ave. Velasco	773 264 015	3	4-Feb-2002	22-Feb-2002	2002-093348	22-Feb-2032	NA
52-680 Ave. Velasco	773 295 010	3	7-Jul-2005	8-Jul-2005	2005-0545192	7-Jul-2050	NA
52-700 Ave. Velasco	773 295 011	3	9-Jun-2005	5-Jul-2005	2005-0531056	5-Jul-2050	3/2/2020
52-760 Ave. Velasco	773 326 001	3	25-Jul-2002	7-Dec-2001	2001-608559	7-Dec-2031	NA
52-848 Ave. Velasco	773 326 005	3	3-Dec-1992	3-May-1993	163730 [1993]	3-May-2033	9/26/2002
52-865 Ave. Velasco	773 325 019	3	6-Dec-1993	29-Dec-1993	1993-521251	29-Dec-2033	NA
53-140 Ave. Velasco	774 055 006	3	11-Mar-2003	10-Apr-2003	2003-250853	10-Apr-2048	NA
54-160 Ave. Velasco	774 215 008	3	13-Sep-2001	26-Sep-2001	2001-465723	26-Sep-2031	NA
54-300 Ave. Velasco	774 252 004	3	2-Jul-1989	1-Jul-2005	2005-0526838	1-Jul-2050	NA
51-685 Ave. Villa	773 143 021	3	6-Jan-2002	31-Jan-2002	2002-059795	31-Jan-2032	NA
51-805 Ave. Villa	773 182 015	3	10-Jul-2002	31-Oct-2002	2002-623927	31-Oct-2047	NA
52-810 Ave. Villa	773 334 004	3	1-Nov-2001	30-May-2003	2003-391265	30-May-2048	NA
52-885 Ave. Villa	773 333 021	3	7-Mar-1979	27-Aug-1998	361307 [1998]	27-Aug-2028	NA
52-950 Ave. Villa	773 334 011	3	11-Dec-2000	22-Dec-2000	2000-511035	22-Dec-2030	NA
53-080 Ave. Villa	774 064 003	4	25-Nov-1998	7-Jul-2006	2006-0498625	7-Jul-2051	NA
53-100 Ave. Villa	774 064 004	3	19-Jul-2007	14-Sep-2007	2007-0584160	14-Sep-2052	NA
53-145 Ave. Villa	774 063 019	3	20-Mar-2003	5-Nov-2003	2003-878934	5-Nov-2048	NA
53-175 Ave. Villa	774 063 021	3	20-Mar-2003	20-Jun-2003	2003-458254	20-Jun-2048	NA
53-189 Ave. Villa	774 063 022	3	20-Mar-2003	11-Apr-2003	2003-256273	11-Apr-2048	NA
53-820 Ave. Villa	774 174 004	4	16-Mar-1995	11-Sep-1998	387975 [1998]	11-Sep-2028	NA
53-880 Ave. Villa	774 174 007	3	3-Dec-1992	26-Apr-1996	276539 [1996]	15-Jun-2029	NA
77-780 Calle Chihuahua	773 331 026	3	9-Jun-2003	7-Jul-2003	2003-501721	7-Jul-2048	4/4/2018
51-288 Calle Hueneme	770 164 003	4	29-Jan-2003	20-Mar-2003	2003-196990	20-Mar-2048	NA
51-380 Calle Hueneme	770 164 008	3	20-Feb-2003	7-Mar-2003	2003-163232	7-Mar-2048	NA
51-335 Calle Iloilo	770 164 016	3	16-Aug-2001	18-Sep-2001	2001-451645	18-Sep-2031	NA
51-355 Calle Iloilo	770 164 017	3	9-Nov-2000	28-Nov-2000	2000-472043	28-Nov-2030	NA
51-418 Calle Iloilo	770 165 007	3	22-Apr-2003	2-May-2003	2003-318004	2-May-2048	NA
51-280 Calle Jacumba	770 166 002	3	28-Apr-1992	20-Aug-1997	301887 [1997]	20-Aug-2027	NA
51-415 Calle Jacumba	770 165 020	4	9-Jul-1992	12-Sep-1997	333311 [1997]	12-Sep-2027	NA
51-450 Calle Jacumba	770 166 011	3	25-Feb-2003	14-Mar-2003	2003-179954	14-Mar-2048	NA
51-395 Calle Kalima	770 166 019	3	28-Jun-2002	31-Jul-2002	2002-417895	31-Jul-2047	12/21/2005
77-825 Calle Nogales	773 332 001	3	7-Oct-2002	23-Jan-2003	2003-052940	23-Jan-2048	NA
77-330 Calle Sonora	773-212-011	3	19-May-2011	3-Jul-2012	2012-0310236	3-Jul-2057	NA
78-590 Carnes Circle	604 223 020	4	1-May-1992	30-Apr-1997	149209 [1997]	30-Apr-2027	NA
79-651 Cassia St.	600 320 003	3	13-Feb-2002	5-Apr-2002	2002-175694	5-Apr-2032	NA
79-683 Cassia St.	600 320 005	4	18-Mar-2002	8-Apr-2002	2002-178025	8-Apr-2032	NA
79-731 Cassia St.	600-320-007	4	7-Nov-01	7-Jan-02	2002-008883	7-Jan-2032	NA
79-747 Cassia St.	600 320 008	4	7-Jan-2001	21-Dec-2001	2001-635336	21-Dec-2031	NA
79-795 Cassia St.	600 320 011	3	28-Nov-2001	13-Dec-2001	2001-620306	13-Dec-2031	NA
79-811 Cassia St.	600 320 012	4	21-Nov-2001	14-Dec-2001	2001-625529	14-Dec-2031	NA
79-915 Cassia St.	600 330 006	3	29-Feb-2000	3-Mar-2000	2000-079471	3-Mar-2030	NA
79-250 Cool Reflection	600-410-040	2	11-Feb-2008	5-Nov-2008	2008-0587703	5-Nov-2053	7/27/2019
79-260 Cool Reflection	600-410-041	3	11-Mar-2008	30-Oct-2009	2009-0563950	30-Oct-2054	NA
79-270 Cool Reflection	600-410-042	2	11-Mar-2008	29-May-2009	2009-0274114	29-May-2054	6/2/2016
79-280 Cool Reflection	600-420-038	3	15-Feb-2007	18-Nov-2009	2009-0598376	18-Nov-2054	NA
79-290 Cool Reflection	600 410 044	3	11-Mar-2008	23-Sep-2008	2008-0517309	23-Sep-2053	10/12/2017
79-320 Cool Reflection	600 410 004	2	19-Jun-2006	30-Jun-2006	2006-0480838	30-Jun-2051	1/20/2017
79-326 Cool Reflection	600 410 005	3	6-Jun-2006	16-Jun-2006	2006-0437522	16-Jun-2051	NA
79-332 Cool Reflection	600 410 006	3	1-Aug-2006	10-Aug-2006	2006-0585839	10-Aug-2051	3/1/2017
79-338 Cool Reflection	600 410 007	2	11-Aug-2006	24-Aug-2006	2006-0626769	24-Aug-2051	4/26/2019
79-344 Cool Reflection	600 410 008	2	11-Dec-2006	24-Jan-2007	2007-0054756	24-Jan-2052	NA

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TABLE 5 COUNTINUED

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Property Address	APN	Unit Size (bdrms)	Date of Completion (CofO)	Date of Recordation	County Recorder Doc #	Expiration of Covenants	Assumption Date (most recent)
79-350 Cool Reflection	600 410 009	3	11-Aug-2006	1-Sep-2006	2006-0651684	1-Sep-2051	10/3/2011
79-356 Cool Reflection	600 410 010	2	17-May-2006	26-May-2006	2006-0386656	26-May-2051	NA
47-610 Dancing Butterfly	600 420 052	2	9-Mar-2007	11-May-2007	2007-0317839	11-May-2052	4/12/2013
47-630 Dancing Butterfly	600 420 053	3	16-Feb-2007	28-Feb-2007	2007-0141889	28-Feb-2052	NA
47-645 Dancing Butterfly	600 420 057	3	18-Jan-2008	22-Feb-2008	2008-0088802	22-Feb-2053	NA
47-650 Dancing Butterfly	600 420 054	2	9-Mar-2007	13-Apr-2007	2007-0251486	13-Apr-2052	NA
47-655 Dancing Butterfly	600-420-058	3	5-Feb-2008	28-Oct-2008	2008-0573994	28-Oct-2053	11/6/2015
47-665 Dancing Butterfly	600 420 059	2	5-Feb-2008	22-May-2008	2008-0276528	22-May-2053	NA
47-670 Dancing Butterfly	600 420 055	2	6-Mar-2007	30-Mar-2007	2007-0220737	30-Mar-2052	5/29/2013
47-675 Dancing Butterfly	600 420 060	3	5-Feb-2008	16-Apr-2008	2008-0190080	16-Apr-2053	10/22/2019
47-685 Dancing Butterfly	600 420 061	2	22-Jan-2008	6-Mar-2008	2008-0110380	6-Mar-2053	NA
47-690 Dancing Butterfly	600 420 056	3	2007	28-Feb-2007	2007-0140805	28-Feb-2052	8/7/2019
47-695 Dancing Butterfly	600 420 062	2	6-Feb-2008	21-Mar-2008	2008-0139573	21-Mar-2053	2/21/2014
47-705 Dancing Butterfly	600 420 063	3	3-Jul-2007	11-Sep-2008	2008-0499841	11-Sep-2053	NA
47-715 Dancing Butterfly	600-420-064	3	7-Feb-2008	23-Jul-2009	2009-0382539	23-Jul-2054	7/31/2017
47-725 Dancing Butterfly	600 420 065	2	7-Feb-2008	4-Feb-2009	2009-0053790	4-Feb-2054	NA
47-735 Dancing Butterfly	600-420-066	2	7-Feb-2008	7-Aug-2009	2009-0053790	7-Aug-2054	9/11/2017
47-740 Dancing Butterfly	600 420 071	3	3-Jul-2007	31-Jul-2007	2007-0493013	31-Jul-2052	4/5/2017
47-745 Dancing Butterfly	600-420-067	2	7-Feb-2008	14-Nov-2008	2008-0603615	14-Nov-2053	NA
47-752 Dancing Butterfly	600 420 072	3	3-Jul-2007	28-Dec-2007	2007-0768618	28-Dec-2052	NA
47-755 Dancing Butterfly	600 420 068	3	5-Jul-2007	21-Feb-2008	2008-0083723	21-Feb-2053	12/4/2015
47-764 Dancing Butterfly	600 410 068	2	27-Jun-2007	30-Jul-2007	2007-0491203	30-Jul-2052	6/23/2015
47-765 Dancing Butterfly	600 420 069	3	7-Feb-2008	29-Apr-2008	2008-0217073	29-Apr-2053	10/30/2015
47-775 Dancing Butterfly	600-420-070-7	3	2007	17-Dec-2009	2009-0649354	17-Dec-2054	11/27/2017
47-776 Dancing Butterfly	600 410 069	3	27-Jun-2007	30-Jul-2007	2007-0490819	30-Jul-2052	NA
47-785 Dancing Butterfly	600 410 028	3	8-Feb-2008	28-Apr-2008	2008-0215830	28-Apr-2053	NA
47-788 Dancing Butterfly	600 410 060	2	5-Jul-2007	12-Oct-2007	2007-0636115	12-Oct-2052	NA
47-795 Dancing Butterfly	600 410 029	2	8-Feb-2008	7-Mar-2008	2008-0112893	7-Mar-2053	12/29/2015
47-800 Dancing Butterfly	600 410 061	3	6-Jul-2007	28-Sep-2007	2007-0608303	28-Sep-2052	5/31/2019
47-805 Dancing Butterfly	600 410 030	3	8-Feb-2008	18-Jul-2008	2008-0395698	18-Jul-2053	2/17/2016
47-812 Dancing Butterfly	600 410 062	3	5-Jul-2007	31-Jul-2007	2007-0493006	31-Jul-2052	NA
47-815 Dancing Butterfly	600 410 031	3	22-Jan-2008	28-Apr-2008	2008-0214933	28-Apr-2053	2/14/2018
47-824 Dancing Butterfly	600 410 057	2	9-Jul-2007	28-Aug-2008	2008-0474074	28-Aug-2053	NA
47-825 Dancing Butterfly	600-410-032	2	8-Feb-08	10-Oct-08	2008-0549531	10-Oct-53	NA
47-835 Dancing Butterfly	600-410-033	3	8-Feb-08	6-Nov-09	2009-0577520	6-Nov-54	7/13/2017
47-836 Dancing Butterfly	600 410 058	3	6-Jul-2007	29-Feb-2008	2008-0101470	2/29/2053	NA
47-845 Dancing Butterfly	600-410-034	3	8-Feb-2008	31-Oct-2008	2008-0582842	31-Oct-2053	NA
47-848 Dancing Butterfly	600 410 059	2	6-Jul-2007	23-Sep-2008	2008-0517328	23-Sep-2053	8/30/2019
47-855 Dancing Butterfly	600 410 035	3	11-Feb-2008	31-Jul-2008	2008-0421923	31-Jul-2053	8/1/2019
47-860 Dancing Butterfly	600 410 050	3	27-Jun-2007	19-Jul-2007	2007-0469172	19-Jul-2052	NA
47-865 Dancing Butterfly	600 410 036	3	22-Jan-2008	31-Jan-2008	2008-0051354	31-Jan-2053	7/1/2014
47-872 Dancing Butterfly	600 410 051	3	27-Jun-2007	13-Jul-2007	2007-0458725	13-Jul-2052	NA
47-875 Dancing Butterfly	600-410-037	3	22-Jan-2008	25-Jan-2008	2008-0041160	25-Jan-2053	10/25/2012
47-884 Dancing Butterfly	600 410 048	2	16-Jul-2007	28-Dec-2007	2007-0768611	28-Dec-2052	NA
47-885 Dancing Butterfly	600 410 038	3	3-Jan-2008	29-Jan-2008	2008-0041086	28-Jan-2053	NA
47-895 Dancing Butterfly	600 410 039	3	18-Jan-2008	15-Feb-2008	2008-0077880	15-Feb-2053	NA
47-896 Dancing Butterfly	600 410 049	3	10-Jul-2007	21-Nov-2007	2007-0705383	21-Nov-2052	5/1/2017
49-650 Date Palm Dr.	646 070 009	3	27-Jun-2001	15-Aug-2001	2001-390769	15-Aug-2031	NA
78-255 Desert Fall Way	770 031 031	3	1995	20-Nov-1997	428744[1997]	20-Nov-2027	NA
78-265 Desert Fall Way	770 031 032	3	11-Sep-1996	24-Sep-1996	367401 [1996]	24-Sep-2026	NA
78-300 Desert Fall Way	770 032 002	3	17-Sep-1999	29-Oct-1999	1999-476800	29-Oct-2029	NA
78-310 Desert Fall Way	770 032 001	4	23-Sep-1999	20-Jan-2005	2005-0054910	5-Jan-2050	NA
79-640 Desert Willow St.	600 320 054	4	12-Apr-2002	23-Apr-2002	2002-209662	23-Apr-2032	NA
79-660 Desert Willow St.	600 320 052	3	25-Apr-2002	28-Jun-2002	2002-356516	7-Jun-2032	NA
79-670 Desert Willow St.	600 320 051	3	12-Apr-2002	19-Apr-2002	2002-207137	19-Apr-2032	NA
79-680 Desert Willow St.	600 320 050	4	25-Apr-2002	8-May-2002	2002-241045	8-May-2032	NA
79-765 Desert Willow St.	600 320 043	3	28-Dec-2001	8-Jan-2002	2002-0864685	8-Jan-2032	NA
79-770 Desert Willow St.	600 320 046	3	28-Dec-2001	4-Jan-2002	2002-006238	4-Jan-2032	10/25/2002
79-775 Desert Willow St.	600 320 044	3	28-Dec-2001	2-Jan-2002	2002-000320	2-Jan-2032	NA
51-820 Eisenhower Dr.	773 175 004	3	13-Aug-2001	31-Aug-2001	2001-425404	31-Aug-2031	NA
51-940 Eisenhower Dr.	773 175 010	4	1-Apr-1999	13-Dec-2002	2002-748711	13-Dec-2047	NA
52-120 Eisenhower Dr.	773 231 006	3	6-Sep-2001	28-Dec-2001	2001-648962	26-Dec-2031	NA
52-360 Eisenhower Dr.	773 271 005	4	13-Aug-2001	5-Sep-2001	2001-430542	5-Sep-2031	NA
52-900 Eisenhower Dr.	773 331 009	4	1978	21-Nov-2001	2001-0545208	21-Nov-2031	7/7/2005
53-165 Eisenhower Dr.	774 055 018	4	7-Sep-1995	28-Dec-1995	432979 [1995]	28-Dec-2025	NA
53-295 Eisenhower Dr.	774 085 015	3	1-Sep-2000	20-Sep-2000	2000-369638	19-Sep-2030	NA

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Property Address	APN	Unit Size (bdrms)	Date of Completion (CoFo)	Date of Recordation	County Recorder Doc #	Expiration of Covenants	Assumption Date (most recent)
53-305 Eisenhower Dr.	774 085 016	3	1-Sep-2000	27-Sep-2000	2000-379306	27-Sep-2030	NA
53-365 Eisenhower Dr.	774 085 019	3	28-Jan-1988	7-Mar-2005	2005-0273897	7-Mar-2050	NA
53-940 Eisenhower Dr.	774 171 010	3	22-Sep-1989	16-Dec-2005	2005-1042063	16-Dec-2050	NA
54-165 Eisenhower Dr.	774 215 020	3	14-Jun-1989	9-Oct-1997	367256 [1997]	9-Oct-2027	NA
54-565 Eisenhower Dr.	774 284 016	3	24-Mar-1994	29-Apr-1994	177711 [1994]	29-Apr-2034	NA
47-738 Endless Sky	600 420 001	3	25-Jul-2006	2-Aug-2006	2006-0566923	2-Aug-2051	1/31/2020
47-745 Endless Sky	600 420 075	3	3-Jul-2007	28-Sep-2007	2007-0610591	28-Sep-2052	1/17/2017
47-752 Endless Sky	600 420 002	2	28-Aug-2006	22-Sep-2006	2006-0704600	22-Sep-2051	3/26/2019
47-755 Endless Sky	600 420 074	2	3-Jul-2007	31-Aug-2007	2007-0558847	31-Aug-2052	12/11/2018
47-765 Endless Sky	600 420 073	3	3-Jul-2007	2-Nov-2007	2007-0674102	2-Nov-2052	NA
47-766 Endless Sky	600 420 003	3	19-Dec-2006	31-Jan-2007	2007-0073531	31-Jan-2052	7/6/2018
47-775 Endless Sky	600 410 067	3	5-Jul-2007	24-Sep-2007	2007-0598256	24-Sep-2052	11/27/2017
47-780 Endless Sky	600 410 025	3	24-Aug-2006	7-Sep-2006	2006-0663361	7-Sep-2051	6/22/2018
47-785 Endless Sky	600 410 066	2	27-Jun-2007	13-Jul-2007	2007-0458888	13-Jul-2052	6/21/2013
47-794 Endless Sky	600 410 026	2	14-Dec-2006	1-Jun-2007	2007-0364556	1-Jun-2052	9/18/2018
47-795 Endless Sky	600 410 065	3	5-Jul-2007	4-Jan-2008	2008-0005306	4-Jan-2053	4/25/2018
47-805 Endless Sky	600 410 064	3	6-Jan-2007	28-Nov-2008	2008-0629875	28-Nov-2053	8/22/2017
47-808 Endless Sky	600 410 027	3	16-May-2006	1-Aug-2006	2006-0564861	1-Aug-2051	10/13/2019
47-815 Endless Sky	600 410 063	3	6-Jul-2007	15-Jul-2008	2008-0386619	15-Jul-2053	5/9/2017
47-822 Endless Sky	600 410 018	3	17-May-2006	31-May-2006	2006-0396416	31-May-2051	12/20/2013
47-825 Endless Sky	600 410 056	3	9-Jul-2007	17-Jan-2008	2008-0026901	17-Jan-2053	10/28/2016
47-835 Endless Sky	600 410 055	3	9-Jul-2007	9-Jan-2009	2009-0010998	9-Jan-2054	11/30/2018
47-836 Endless Sky	600 410 019	3	21-Nov-2006	8-Dec-2006	2006-0905218	8-Dec-2051	7/25/2019
47-845 Endless Sky	600 410 054	3	9-Jul-2007	18-Jun-2008	2008-0332891	18-Jun-2053	10/26/2018
47-850 Endless Sky	600 410 016	3	17-May-2006	26-May-2006	2006-0387254	26-May-2051	NA
47-855 Endless Sky	600 410 053	2	9-Jul-2007	31-Aug-2007	2007-0561533	31-Aug-2052	6/17/2010
47-864 Endless Sky	600 410 017	3	19-May-2006	28-Jun-2006	2006-0470131	28-Jun-2051	8/30/2017
47-865 Endless Sky	600 410 052	3	10-Jul-2007	30-May-2008	2008-0295916	30-May-2053	NA
47-875 Endless Sky	600 410 047	3	16-Jul-2007	24-Sep-2007	2007-0598249	24-Sep-2052	8/22/2017
47-878 Endless Sky	600 410 003	3	10-Oct-2006	24-Oct-2006	2006-0779472	24-Oct-2051	NA
47-885 Endless Sky	600 410 046	2	18-Oct-2007	8-Sep-2008	2008-0493132	5-Sep-2053	NA
47-892 Endless Sky	600 410 002	2	16-May-2006	15-Jun-2006	2006-0434410	15-Jun-2051	NA
47-895 Endless Sky	600 410 045	3	18-Oct-2007	8-Aug-2008	2008-0437240	8-Aug-2053	5/9/2013
47-906 Endless Sky	600 410 001	3	16-May-2006	31-May-2006	2006-0396411	31-May-2051	NA
79-343 Horizon Palms Circle	604 110 051	3	1987	28-Aug-1998	365570 [1998]	28-Aug-2028	NA
79-776 Independence Way	604 502 008	3	17-May-2002	3-Jun-2002	2002-299139	24-May-2047	NA
79-790 Independence Way	604 502 007	3	29-May-2002	12-Dec-2002	2002-743815	12-Dec-2047	NA
79-910 Memorial Place	604 501 007	3	29-Jul-2002	17-Sep-2002	2002-514065	13-Sep-2047	NA
78-820 Nolan Circle	604 233 013	3	29-May-1997	9-Jun-1997	202511 [1997]	9-Jun-2027	NA
79-255 Rose Dawn	600 420 080	2	27-Jun-2007	13-Jul-2007	2007-0458881	2-Jul-2052	5/14/2019
79-260 Rose Dawn	600 420 047	3	8-Mar-2007	13-Apr-2007	2007-0251502	13-Apr-2052	6/12/2018
79-264 Rose Dawn	600 420 048	3	15-Feb-2007	27-Feb-2007	2007-0134877	27-Feb-2052	NA
79-265 Rose Dawn	600 420 079	2	29-Jun-2007	21-Mar-2008	2008-0141894	21-Mar-2053	8/1/2013
79-268 Rose Dawn	600 420 045	3	15-Feb-2007	28-Feb-2007	2007-0140799	28-Feb-2052	NA
79-272 Rose Dawn	600 420 046	3	8-Mar-2007	8-May-2007	2007-0307017	8-May-2052	10/1/2014
79-276 Rose Dawn	600 420 037	3	7-Mar-2007	8-Jun-2007	2007-0378969	8-Jun-2052	NA
79-275 Rose Dawn	600 420 078	3	1-Mar-2007	31-Aug-2007	2007-0561540	31-Aug-2052	3/28/2013
79-280 Rose Dawn	600 420 038	3	15-Feb-2007	28-Feb-2007	2007-0141884	28-Feb-2052	NA
79-285 Rose Dawn	600 420 077	2	29-Jun-2007	25-Jan-2008	2008-0041149	25-Jan-2053	NA
79-295 Rose Dawn	600 420 076	2	29-Jun-2007	30-Oct-2007	2007-0664244	30-Oct-2052	12/18/2018
79-315 Rose Dawn	600 420 010	2	17-May-2006	6-Jun-2006	2006-0409978	6-Jun-2051	8/1/2013
79-320 Rose Dawn	600 420 029	3	15-Feb-2007	27-Feb-2007	2007-0134872	27-Feb-2052	NA
79-324 Rose Dawn	600 420 030	3	6-Mar-2007	18-May-2007	2007-0333523	18-May-2052	NA
79-325 Rose Dawn	600 420 009	2	4-Aug-2006	16-Aug-2006	2006-0603660	16-Aug-2051	3/14/2018
79-328 Rose Dawn	600 420 021	3	1-Mar-2007	8-Jun-2007	2007-0377932	8-Jun-2052	2/15/2018
79-332 Rose Dawn	600 420 022	2	28-Feb-2007	7-May-2007	2007-0303986	7-May-2052	7/22/2013
79-335 Rose Dawn	600 420 008	2	19-Dec-2006	1-Feb-2007	2007-0078631	31-Jan-2052	10/7/2013
79-336 Rose Dawn	600 420 023	3	16-Feb-2007	28-Feb-2007	2007-0140815	28-Feb-2052	NA
79-340 Rose Dawn	600 420 018	3	6-Mar-2007	30-Mar-2007	2007-0218378	29-Mar-2052	NA
79-344 Rose Dawn	600 420 019	2	28-Feb-2007	25-May-2007	2007-0345852	25-May-2052	7/2/2015
79-345 Rose Dawn	600 420 007	2	19-Dec-2006	19-Jan-2007	2007-0048047	19-Jan-2052	NA
79-348 Rose Dawn	600 420 020	3	15-Dec-2007	27-Mar-2007	2007-0206941	27-Mar-2052	NA
79-355 Rose Dawn	600 420 006	2	17-May-2006	6-Jun-2006	2006-0409984	6-Jun-2051	10/7/2013
47-905 Rosemary St.	600 320 021	4	14-Dec-2001	13-Mar-2002	2002-129030	13-Mar-2032	5/14/2004
78-595 Sagebrush Dr.	646 311 009	3	28-May-1992	11-Jul-1997	245360 [1997]	11-Jul-2027	NA
79-370 Sierra Vista Way	604 440 037	3	16-Oct-2000	30-Oct-2000	2000-428474	30-Oct-2030	NA

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79-257 Sign of Spring	600 420 051	3	9-Mar-2007	26-Jun-2008	2008-0350420	26-Jun-2053	11/27/2013
79-261 Sign of Spring	600 420 050	2	9-Mar-2007	20-Apr-2007	2007-0269554	20-Apr-2052	10/17/2013
79-265 Sign of Spring	600 420 049	3	8-Mar-2007	13-Apr-2007	2007-0251491	13-Apr-2052	1/31/2019
79-269 Sign of Spring	600 420 044	3	16-Feb-2007	28-Feb-2007	2007-0140810	28-Feb-2052	9/23/2019
79-273 Sign of Spring	600 420 043	2	8-Mar-2007	8-May-2007	2007-0307011	8-May-2052	NA
79-277 Sign of Spring	600 420 042	3	8-Mar-2007	22-Aug-2008	2008-0464958	22-Aug-2053	NA
79-281 Sign of Spring	600 420 041	3	9-Mar-2007	1-May-2008	2008-0225533	2-May-2053	NA
79-285 Sign of Spring	600 420 040	2	7-Mar-2007	24-May-2007	2007-0342649	24-May-2052	2/24/2015
79-289 Sign of Spring	600 420 039	3	16-Feb-2007	28-Feb-2007	2007-0140832	28-Feb-2052	6/1/2012
79-293 Sign of Spring	600 420 036	3	16-Feb-2007	30-Jul-2007	2007-0491210	30-Jul-2052	NA
79-297 Sign of Spring	600 420 035	2	7-Mar-2007	13-Jul-2007	2007-0458895	13-Jul-2052	7/9/2012
79-301 Sign of Spring	600 420 034	3	6-Mar-2007	29-Jun-2007	2007-0428063	29-Jun-2052	11/6/2016
79-305 Sign of Spring	600 420 033	3	6-Mar-2007	25-Jun-2007	2007-0412040	25-Jun-2052	NA
79-309 Sign of Spring	600 420 032	2	6-Mar-2007	28-Feb-2009	2009-0098010	28-Feb-2054	11/25/2015
79-313 Sign of Spring	600 420 031	3	21-Feb-2007	28-Feb-2007	2007-0141894	28-Feb-2052	6/11/2019
79-317 Sign of Spring	600 420 028	3	21-Feb-2007	16-May-2007	2007-0326630	16-May-2052	NA
79-321 Sign of Spring	600 420 027	2	5-Mar-2007	9-Nov-2007	2007-0685555	13-Nov-2052	NA
79-325 Sign of Spring	600 420 026	3	5-Mar-2007	22-Feb-2008	2008-0087254	22-Feb-2053	NA
79-329 Sign of Spring	600 420 025	3	1-Mar-2007	27-Mar-2008	2008-0151078	27-Mar-2053	3/6/2014
79-333 Sign of Spring	600 420 024	3	1-Mar-2007	30-Mar-2007	2007-0216188	30-Mar-2052	NA
79-337 Sign of Spring	600 420 017	3	23-Feb-2007	16-May-2007	2007-0324488	16-May-2052	NA
79-341 Sign of Spring	600 420 016	3	22-Feb-2007	22-May-2009	2009-0261716	22-May-2054	9/23/2011
47-810 Silverberry St.	600 330 023	3	17-Mar-2000	14-Apr-2000	2000-139606	13-Apr-2030	12/19/2002
47-900 Silverberry St.	600 330 020	5	29-Feb-2000	29-Feb-2000	2000-074664	2/29/2030	NA
47-615 Soft Moonlight	600 420 015	4	22-Feb-2007	29-Jun-2007	2007-0428056	29-Jun-2052	NA
47-635 Soft Moonlight	600 420 014	3	21-Feb-2007	23-May-2007	2007-0338930	23-May-2052	3/17/2015
47-655 Soft Moonlight	600 420 013	2	23-Feb-2007	13-Apr-2007	2007-0251497	13-Apr-2052	6/15/2020
47-675 Soft Moonlight	600 420 012	2	21-Feb-2007	25-May-2007	2007-0345859	25-May-2052	NA
47-695 Soft Moonlight	600 420 011	2	21-Feb-2007	21-Mar-2007	2007-0193287	21-Mar-2052	4/7/2016
47-745 Soft Moonlight	600 420 005	2	9-Oct-2006	24-Oct-2006	2006-0781321	24-Oct-2051	4/26/2013
47-755 Soft Moonlight	600 420 004	3	9-Oct-2006	20-Oct-2006	2006-0775125	20-Oct-2051	1/30/2019
47-765 Soft Moonlight	600 410 024	3	19-Sep-2006	29-Sep-2006	2006-0723730	29-Sep-2051	NA
47-775 Soft Moonlight	600 410 023	3	17-Oct-2006	27-Oct-2006	2006-0791658	27-Oct-2051	4/8/2014
47-785 Soft Moonlight	600 410 022	3	24-May-2006	26-May-2006	2006-0387264	26-May-2051	10/1/2015
47-795 Soft Moonlight	600 410 021	3	21-Nov-2006	29-Dec-2006	2006-0956436	29-Dec-2051	NA
47-805 Soft Moonlight	600 410 020	2	17-May-2006	6-Jun-2006	2006-0409973	6-Jun-2051	NA
47-815 Soft Moonlight	600 410 015	3	19-May-2006	6-Jun-2006	2006-0409968	6-Jun-2051	4/15/2011
47-825 Soft Moonlight	600 410 014	3	14-Dec-2006	30-Jan-2007	2007-0070033	31-Jan-2052	NA
47-835 Soft Moonlight	600 410 013	2	21-Nov-2006	3-Jan-2007	2007-0005611	3-Jan-2052	9/17/2010
47-855 Soft Moonlight	600 410 012	3	12-May-2006	26-May-2006	2006-0387259	26-May-2051	5/15/2018
47-875 Soft Moonlight	600 410 011	3	17-May-2006	31-May-2006	2006-0395661	31-May-2051	6/19/2017
78-260 Springtime Way	770 031 007	2	9-Oct-1995	31-Oct-1997	397596 [1997]	31-Oct-2027	NA
78-280 Springtime Way	770 031 005	3	9-Oct-1995	23-Oct-1995	352644 [1995]	23-Oct-2025	NA
78-290 Springtime Way	770 031 004	3	9-Oct-1995	23-Oct-1995	352639 [1995]	23-Oct-2025	3/16/2001
78-300 Springtime Way	770 031 003	3	24-Jan-1996	5-Jan-1996	004470 [1996]	4-Jan-2026	1/8/1999
78-310 Springtime Way	770 031 002	4	9-Oct-1995	29-Mar-1996	113921 [1996]	29-Mar-2026	NA
47-785 Sumac St.	600 330 015	3	21-Mar-2000	30-Mar-2000	2000-116894	30-Mar-2030	NA
45-160 Sunberry Court	604 412 011	3	21-Dec-1999	30-Dec-1999	1999-564949	30-Dec-2029	NA
78-615 Via Corrido	646 290 036	3	13-Aug-1991	29-Aug-1997	316053 [1997]	29-Aug-2027	NA
78-250 Winter Cove Court	770 031 025	3	28-Oct-1996	20-Mar-1997	093718 [1997]	15-Jun-2029	7/1/2010
78-255 Winter Cove Court	770 031 009	3	11-Sep-1996	24-Sep-1996	366106 [1996]	15-Jun-2029	NA
78-260 Winter Cove Court	770 031 024	3	11-Sep-1996	20-Sep-1996	359918 [1996]	15-Jun-2029	NA
78-265 Winter Cove Court	770 031 010	3	11-Mar-1996	31-Oct-1997	397891 [1997]	31-Oct-2027	12/31/2001
78-275 Winter Cove Court	770 031 011	4	6-Aug-1998	17-May-2004	2004-0366704	30-Sep-2028	NA
78-285 Winter Cove Court	770 031 012	3	13-Oct-1995	26-Oct-1995	358070 [1995]	15-Jun-2029	NA
78-305 Winter Cove Court	770 031 014	3	13-Oct-1995	27-Oct-1995	359206 [1995]	15-Jun-2029	NA
78-310 Winter Cove Court	770 031 020	3	8-Apr-1996	16-Apr-1996	136421 [1996]	15-Jun-2029	NA
78-315 Winter Cove Court	770 031 015	3	13-Oct-1995	29-Mar-1996	113461 [1996]	15-Jun-2029	NA
78-320 Winter Cove Court	770 031 018	4	19-Oct-1995	26-Oct-1995	358065 [1995]	15-Jun-2029	NA
78-325 Winter Cove Court	770 031 016	4	3-Jul-1996	5-Jul-1996	251473 [1996]	15-Jun-2029	NA
78-330 Winter Cove Court	770 031 017	4	19-Oct-1995	26-Oct-1995	358060 [1995]	15-Jun-2029	NA

City of La Quinta

HOUSING COMMISSION MEETING: June 9, 2021

STAFF REPORT

AGENDA TITLE: RECOMMEND THE HOUSING AUTHORITY RECEIVE AND FILE HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 19/20 REGARDING THE LOW- AND MODERATE-INCOME HOUSING ASSET FUND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1 (F) FOR THE LA QUINTA HOUSING AUTHORITY

RECOMMENDATION

Recommend the Housing Authority receive and file the La Quinta Housing Successor Annual Report regarding the Low- and Moderate-Income Asset Fund pursuant to California Health and Safety Code Section 34176.1 (f).

EXECUTIVE SUMMARY

- The Housing Successor Annual Report (Report) is part of a State requirement for Housing Successors to Redevelopment Agencies.
- The Report provides the Housing Authority a comprehensive representation of **the City's housing assets and activities.**
- Once filed, the Report will be made **available to the public on the City's website** and filed with the City Clerk.

FISCAL IMPACT – None.

BACKGROUND/ANALYSIS

The Report **must provide the Housing Successor's** Low- and Moderate-Income Housing Asset Fund (LMIHAF) balance, deposits, expenditures, transfers, current projects, acquisitions, obligations, income test, senior housing test, and excess surplus test.

The Report for 2019/20 reflects the following findings:

- A total of \$2,151,596 was deposited into the LMIHAF; the majority of the deposits originated from rental revenue generated by City-owned affordable housing properties and a \$107,695 loan repayment from Coral Mountain.
- A total of \$965,830 was expended from LMIHAF for maintenance, monitoring, administration expenses, and homeless prevention funding.
- A total of \$58,898,897 in assets owned by the Housing Successor was reported, assets consist of notes and loans, land, building and improvements and accumulated depreciation.
- Senior Housing Test reflects that 26 percent of 1352 total Housing Successor Assisted rental units are restricted to seniors.
- The Housing Successor reports no computed excess surplus; therefore, no plan exists for eliminating the excess surplus.

The Report will be submitted to the California Department of Housing and Community Development to comply with California Health and Safety Code Section 34176.1(f).

ALTERNATIVES

As this is a receive and file action no alternatives are presented.

Prepared by: Doug Kinley III, Management Specialist

Approved by: Gilbert Villalpando, Assistant to City Manager

Attachment: 1. La Quinta Housing Successor Annual Report

HOUSING SUCCESSOR ANNUAL REPORT
June 9, 2021

LOW- AND MODERATE-INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2019-20
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION
34176.1(f)
FOR THE
LA QUINTA HOUSING AUTHORITY

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INTRODUCTION

This Housing Successor Annual Report ("Report") addresses the requirements of California Health and Safety Code Section 34176.1(f) regarding the Low- and Moderate-Income **Housing Asset Fund ("LMIHAF")**. This Report outlines the financial and housing covenant details of the La Quinta Housing Authority ("**Housing Successor**") for 2019-20 (the "**Fiscal Year**"). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular **sections 34176 and 34176.1 ("Dissolution Law")**.

This report includes discussion on the deposits to, ending balance of, and expenditures from the LMIHAF. A description of the **Housing Successor's** assets, and any transfers of assets to other housing successor agencies are **addressed as well**. **The report also discusses the Housing Successor's current** projects, acquisitions of any real property since February 1, 2012, or any outstanding obligations. Finally, as required by law, three separate test are discussed – the income test, senior housing test, and excess surplus test.

This Report is to **be provided to the Housing Successor's governing** body by December 31, 2020 (six months after the end of the Fiscal Year. In addition, **this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's** website. [http: www.laquintaca.gov](http://www.laquintaca.gov))

AMOUNT DEPOSITED INTO LMIHAF

This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the **Recognized Obligation Payment Schedule ("ROPS") must be distinguished from** the other amounts deposited.

A total of \$2,151,596 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS. These deposits originated from rental revenues generated at City-owned affordable housing properties and a \$107,695 loan repayment from Coral Mountain.

ENDING BALANCE OF LMIHAF

This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

At the close of the Fiscal Year, the ending fund balance (inclusive of notes receivables) in the LMIHAF was \$22,818,595, of which \$0 is held for items listed on the ROPS.

DESCRIPTION OF EXPENDITURES FROM LMI HAF

This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized. There was a total of \$965,830 expended from the LMIHAF, divided into the following categories:

TABLE 1: DESCRIPTION OF LMIHAF EXPENDITURES

Description of Expenditures	Total Expenditures
Maintenance, Monitoring and Administration Expenditures	\$615,051
Homeless Prevention and Rapid Rehousing Services Expenditures	\$350,779
Housing Development Expenditures (Total of Next Three Lines)	\$0.00
Expenditures on Low Income Units	\$0.00
Expenditures on Very Low-Income Units	\$0.00
Expenditures on Extremely Low-Income Units	\$0.00
Total LMIHAF Expenditures in Fiscal Year	\$965,830

STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR

This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

TABLE 2: STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR

Asset Type	Statutory Value of Assets
Notes and Loans	\$33,674,454
Land	\$24,989,279
Building and Improvements	\$742,453
Less Accumulated Depreciation	\$507,289
Total Assets	\$58,898,897

DESCRIPTION OF TRANSFERS

The Housing Successor did not make any transfers in the Fiscal Year.

PROJECT DESCRIPTIONS

This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project. The following is a description of project(s) for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS as well as the status of the project(s):

TABLE 3: PROJECT DESCRIPTIONS

Project Name	Status
Dune Palms Mobile Home Park	Due Diligence – June 2020

Dune Palms Mobile Home Park

Dune Palms Mobile Home Park (DPMHP) will be entering into contract with the **owners that may result in the City’s acquisition of the property. If the City does** acquire the mobile home park and amenities, the City plans, currently, to continue the use as a mobile home park to preserve and perhaps improve the housing stock in the city. It is anticipated that a combination of housing funds, bond proceeds, and tax credit financing will be used to pay for the acquisition of DPMHP, and any resulting improvements requiring design, architectural, engineering, and project management services in addition to vertical construction and rehabilitation.

STATUS OF COMPLIANCE WITH SECTION 33334.16

This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time period described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date of the DOF approved such property as a housing asset.

The following provides a status update on the real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period:

TABLE 4: SECTION 33334.16 COMPLIANCE

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
---------------------	---------------------	---	--------------------------------------

Dune Palms Road and Westward Ho Drive (APN 600-030-009)	6/13/2006	6/13/2016	Deadline met- City has initiated site programming and developed conceptual plans
Dune Palms Road and Westward Ho Drive (APN 600-030-003)	1/17/2007	1/17/2017	Deadline met- City has initiated site programming and developed conceptual plans
Dune Palms Road and Westward Ho Drive (APN 600-030-008)	4/27/2007	4/27/2017	Deadline met- City has initiated site programming and developed conceptual plans
Avenida Mendoza and Avenida Montezuma (APN 773-077-014)	11/30/2007	11/30/2017	Deadline met- City has initiated site programming and developed conceptual plans
Dune Palms Road and Westward Ho Drive (APN 600-030-002)	6/12/2009	6/12/2019	Deadline met- City has initiated site programming and developed conceptual plans
Dune Palms Road and Westward Ho Drive (APN 600-030-005)	1/26/2010	1/26/2020	Deadline met- City has initiated site programming and developed conceptual plans
Calle Tamazula south of Avenida La Fonda (APN 770-174-002)	10/31/1990	08/31/2022	Deadline met – Sold to private party in 12/2019, will remain in listing until next year’s Report. Deposited proceeds into the Low- and Moderate-Income Housing Fund.
Avenida Navarro between Calle Durango/Calle Sonora (APN 773-234-015)	02/01/1993	08/31/2022	Deadline met – Sold to private party in 03/2019, will remain in listing until next year’s Report. Deposited proceeds into the Low- and Moderate-Income Housing Fund.
Avenida Herrera and Calle Sonora (APN 773-223-022)	03/03/2011	08/31/2022	City to market vacant property and place proceeds of sale into the Low- and Moderate-Income Housing Fund.
Avenida Villa between Calle Durango/Calle Sonora	03/03/2011	08/31/2022	City to market vacant property and place proceeds of sale into the

Health and Safety Code Section 33334.16 required former redevelopment agencies to initiate activities, such as zone changes or disposition and development agreements within five years of acquiring a property. Pursuant to Health and Safety Code Section 33334.16, the legislative body is authorized to extend the deadline to initiate activities by an additional five years upon affirming the intention to develop housing affordable to households of low and moderate income. In 2011, the Housing Authority extended development of the abovementioned properties by adopting Resolution 2011-070. In 2017, the Housing Authority approved a second resolution (Resolution 2017-005) extending the period during which it may retain property for an additional five (5) years.

The following provides a status update on the project(s) for property or properties that have been acquired by the Housing Successor using LMIHAF on or after February 1, 2012. The Housing Successor did not acquire property on or after February 1, 2012.

DESCRIPTION OF OUTSTANDING OBLIGATIONS UNDER SECTION 33413. This section describes the outstanding inclusionary housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing **Successor's progress in meeting those prior obligations, if any, of the former** redevelopment agency and how the Housing Successor plans to meet unmet obligations, if any. The housing successor does not have any obligations to fulfill under Section 33413.

INCOME TEST

This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning on July 1, 2015 and whether the statutory thresholds have been met.

The Housing Successor has not historically tracked expenditures on extremely low-income households. Expenditures in the previous Fiscal Year can be distributed based on known household incomes (refer to Table 1 for the distribution of expenditures by household income level for the Fiscal Year). This fiscal year 19/20, the Housing Successor is tracking expenditures by income level such that the Housing Authority can report on expenditures by household income over a five-year period, as shown in Table 5. The recorded development spent can be tracked to the Washington Street Apartments project, having been completed in November 2019 officially. A relocation benefit expense of \$1,939 is recorded for this fiscal year and can be attributed toward being spent on Extremely Low-Income development.

TABLE 5: INCOME TEST - \$ SPENT ON DEVELOPMENT

Category of Income	\$ Spent
LMIHAF Spent on Extremely Low-Income Households	\$ 1,716,225 Spent on ELI (A)
Total LMIHAF (Five Year Total - FY 15/16 through 19/20)	\$10,000,000 Total LMIHAF (B)
Extremely Low-Income Test	(A)/(B) 17%

SENIOR HOUSING TEST

This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former Redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is 2008 to 2018.

TABLE 6: SENIOR HOUSING TEST

Unit Category	# of Units
Assisted Senior Rental Units	348
Total Assisted Rental Units	1,352
Senior Housing Test (%)	26%

EXCESS SURPLUS TEST

The Housing Successor does not presently retain a computed excess surplus pursuant to Health and Safety Code Section 34176.1. For the purpose of this **section of the Report, pursuant to Section 34176.1(d), "excess surplus" shall mean an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater.** If the Unencumbered Amount (See Table 6) does not exceed the greater of the aggregate amount deposited into the LMIHAF during the preceding four fiscal years or \$1,000,000, whichever is greater, there is no excess surplus. The Housing Successor computed excess surplus is noted below in table 6.

TABLE 7: EXCESS SURPLUS TEST

	FY 2019-20
Unencumbered Amount (Available Housing Successor Funds)	\$12,069,276
Aggregate Deposited for Last Four Years	\$8,003,845
Greater of Aggregate Deposited for Last Four Years or \$1,000,000	\$8,003,845
Computed Excess Surplus	None

City of La Quinta

HOUSING COMMISSION MEETING: June 9, 2021

STAFF REPORT

AGENDA TITLE: DISCUSS AND APPROVE THE FISCAL YEAR 2021/22 PROPOSED HOUSING AUTHORITY BUDGET

RECOMMENDATION

Approve the fiscal year 2021/22 Housing Authority Budget and recommend approval by the Housing Authority.

EXECUTIVE SUMMARY

- The proposed 2021/22 Housing Authority Budget was presented to the Commission for review on May 5, 2021, and to the Housing Authority on June 1, 2021.
- The proposed budget has a deficit of \$44,078.
- Final budget adoption is scheduled for June 15, 2021.

FISCAL IMPACT

The preliminary Housing Authority budget projects revenues of \$1,768,122 (inclusive of the annual loan repayment of \$660,722) and expenditures of \$1,812,200.

BACKGROUND/ANALYSIS

Staff provided an overview of the proposed budget to the Commission on May 5, 2021 and subsequently to the Housing Authority on June 1, 2021. There were no further recommendations for adjustments at either meeting. The intent of this meeting is to provide further details on the budget and obtain approval from the Commission prior to final adoption by the Housing Authority.

Each Housing Fund section contains notes to explain changes from 2019/20 actuals, changes in 2020/21, and projections for 2021/22. The budget format is similar to the prior fiscal year and includes a fund balance summary and year to year comparison summary chart.

Attachment 1 provides a narrative of Housing Authority revenue and expenses including the Redevelopment Agency loan repayment to the Authority. Line item details for these revenues and expenses are located in Exhibit A of the

Attachment.

ALTERNATIVES

The Commission may recommend further adjustments to the budget. Per State law, the Authority must adopt a budget by June 30.

Prepared by: Claudia Martinez, Interim Agency Finance Director

Approved by: Gilbert Villalpando, Assistant City Manager

Attachment: 1. Fiscal Year 2021/22 Proposed Budget



HOUSING AUTHORITY 2021/22 PROPOSED BUDGET

The summary is designed to provide an overview of the Housing Authority Funds. Line item details for revenues and expenses are located in Exhibit A of the Attachment. A preliminary review of the proposed budget was provided to the Housing Commission on May 5, 2021, and to the Housing Authority on June 1, 2021. The budget is scheduled for adoption on June 15, 2021.

The 2021/22 Authority budget has three active funds restricted to housing operations. Estimated Fund Balance, revenues, and expenditures for each fund are summarized below, no further recommendations for adjustments were made at prior study sessions:

CITY OF LA QUINTA ESTIMATED ENDING FUND BALANCES FISCAL YEAR ENDING JUNE 30, 2022					
FUND #	FUND NAME	ESTIMATED AVAILABLE FUND BALANCE July 1, 2021	ESTIMATED REVENUES	ESTIMATED EXPENDITURES	ESTIMATED ENDING FUND BALANCE June 30, 2022
241	HOUSING AUTHORITY FUND	11,800,000	871,400	1,542,200	11,129,200
243*	RDA LOW-MOD HOUSING FUND	3,000,000	695,722	250,000	3,445,722
249	SA 2011 LOW/MOD BOND	11,195,000	201,000	20,000	11,376,000
GRAND TOTAL		25,995,000	1,768,122	1,812,200	25,950,922

REVENUES

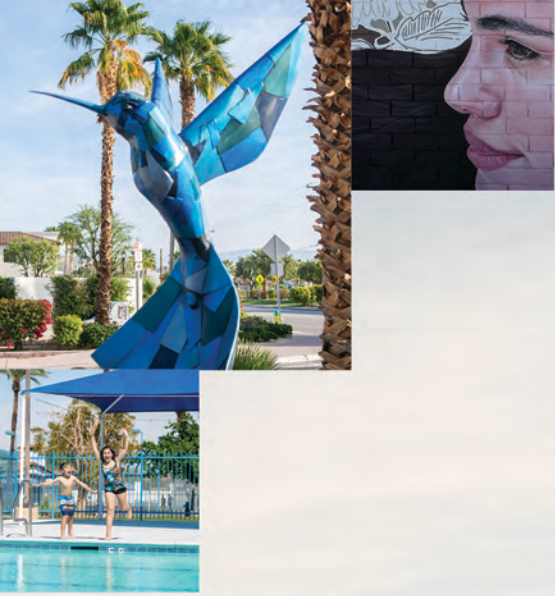
When all funds are combined, there is a 48% decrease in revenues from the current 2020/21 current budget to the proposed 2021/22 budget which is due to the one-time land purchase by the City on Dune Palms and second trust deed repayments lowered due to unpredictable home sales. In addition, allocated interest has been decreased slightly due to current capital market conditions. Another significant update from prior fiscal year is the addition of rent revenue for Dune Palms Mobile Estates which accounts for a full year associated with the 102 units owned by the Authority.

EXPENSES

The operating Housing Authority Fund (241) has an overall estimated increase of 21% which is attributed to salary and benefit negotiations, internal service charges, and operational expenses and anticipated building and site improvements for Dune Palms Mobile Estates.

For RDA Low-Mod Housing Fund (243) The proposed budget for 2021/22 homelessness programs is \$250,000, which is a slight decrease from prior year.

The SA 2011 Low/Mod Bond (249) is anticipated to have a balance of \$11.1 million at June 30, 2021 and a \$20,000 budget for 2021/22 provides for the ability to evaluate future affordable housing projects and programs. The decrease in expenses is in large part due to the purchase of the Dune Palms Mobile Estates in FY 20/21.



CITY OF
LA QUINTA

2021/22

HOUSING AUTHORITY
PROPOSED BUDGET



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**CITY OF LA QUINTA ESTIMATED ENDING FUND BALANCES
FISCAL YEAR ENDING JUNE 30, 2022**

FUND #	FUND NAME	ESTIMATED AVAILABLE FUND BALANCE July 1, 2021	ESTIMATED REVENUES	ESTIMATED EXPENDITURES	ESTIMATED ENDING FUND BALANCE June 30, 2022
241	HOUSING AUTHORITY FUND	11,800,000	871,400	1,542,200	11,129,200
243*	RDA LOW-MOD HOUSING FUND	3,000,000	695,722	250,000	3,445,722
249	SA 2011 LOW/MOD BOND	11,195,000	201,000	20,000	11,376,000
GRAND TOTAL		25,995,000	1,768,122	1,812,200	25,950,922

* General Fund and RDA Low-Mod Housing Fund estimates are for unappropriated reserves and included annual Successor Agency loan repayments as approved with the last and final recognized obligation payment schedule. The repayment for FY 2020/21 is \$660,722.

HOUSING AUTHORITY 2021/22 BUDGET SUMMARY

As of 4/29/2021

Housing Fund Revenues	2020/21 Original	2020/21 Current	Variance Original vs. Current	2021/22 Proposed	Variance Current vs. Proposed	% Change
241 - Housing Authority	513,300	1,901,756	1,388,456	871,400	(1,030,356)	-54%
243 - RDA Low-Mod Housing	35,000	35,000	-	35,000	-	0%
249 - SA 2011 Low/Mod Bond	200,000	201,000	1,000	201,000	-	0%
Total Revenues	748,300	2,137,756	1,389,456	1,107,400	(1,030,356)	-48%
RDA Loan Repayment	647,767	647,767	-	660,722	12,955	
Total Operating Revenues	1,396,067	2,785,523	1,389,456	1,768,122	(1,017,401)	

Housing Fund Expenditures	2020/21 Original	2020/21 Current	Variance Original vs. Current	2021/22 Proposed	Variance Current vs. Proposed	% Change
241 - Housing Authority	822,300	1,270,062	272,138	1,542,200	272,138	21%
243 - RDA Low-Mod Housing	250,000	300,000	(50,000)	250,000	(50,000)	-17%
249 - SA 2011 Low/Mod Bond	6,185,000	6,185,000	(6,165,000)	20,000	(6,165,000)	-100%
Total Expenditures	7,257,300	7,755,062	(5,942,862)	1,812,200	(5,942,862)	-77%
Budget Surplus/(Deficit)	(5,861,233)	(4,969,539)		(44,078)		

	2019/20 Actuals	2020/21 Original Budget	2020/21 Current Budget	2020/21 YTD Activity*	2021/22 Proposed	21/22 vs. Current 20/21	% Change in Budget
241 - HOUSING AUTHORITY							
9101 - Housing Authority - Admin							
340 - Charges for Services							
241-9101-42301 Miscellaneous Revenue	1	0	0	0	0	0	0 %
340 - Charges for Services Totals:	1	0	0	0	0	0	0 %
360 - Use of Money & Property							
241-9101-41900 Allocated Interest	190,627	200,000	170,000	25,735	160,000	(10,000)	-6 %
241-9101-41910 GASB 31 Interest	239,559	0	0	0	0	0	0 %
241-9101-41915 Non-Allocated Interest	131,261	300	300	74	400	100	33 %
241-9101-42706 Loan Repayments	107,695	0	0	0	0	0	0 %
241-9101-43500 Home Sale Proceeds	58,789	0	0	0	0	0	0 %
241-9101-43504 2nd Trust Deed Repayme	60,000	25,000	196,000	278,024	50,000	(146,000)	-74 %
241-9101-45000 Sale of Other Assets	0	0	1,061,456	1,061,456	0	(1,061,456)	-100 %
360 - Use of Money & Property Totals:	787,930	225,300	1,427,756	1,365,289	210,400	(1,217,356)	-85 %
390 - Other Financing Sources							
241-9101-49500 Transfers In	386,692	0	0	0	0	0	0 %
390 - Other Financing Sources Totals:	386,692	0	0	0	0	0	0 %
101 - Housing Authority - Admin Totals:	1,174,624	225,300	1,427,756	1,365,289	210,400	(1,217,356)	-85 %
9102 - Housing Authority - Wash St Apt:							
340 - Charges for Services							
241-9102-42305 Miscellaneous Reimburse	0	0	0	1,820	0	0	0 %
340 - Charges for Services Totals:	0	0	0	1,820	0	0	0 %
Housing Authority - Wash St Apts Totals:	0	0	0	1,820	0	0	0 %
9103 - Housing Authority - LQRP							
360 - Use of Money & Property							
241-9103-43502 Rent Revenue/LQRP	299,692	288,000	288,000	219,293	290,000	2,000	1 %
360 - Use of Money & Property Totals:	299,692	288,000	288,000	219,293	290,000	2,000	1 %
9103 - Housing Authority - LQRP Totals:	299,692	288,000	288,000	219,293	290,000	2,000	1 %
9104 - Dune Palms Mobile Estates							
360 - Use of Money & Property							
241-9104-42112 Rent Revenue/Tenant/Du	0	0	186,000	0	370,000	184,000	99 %
241-9104-42302 Miscellaneous Revenue/D	0	0	0	0	1,000	1,000	0 %
360 - Use of Money & Property Totals:	0	0	186,000	0	371,000	185,000	99 %
104 - Dune Palms Mobile Estates Totals:	0	0	186,000	0	371,000	185,000	99 %
241 - HOUSING AUTHORITY Totals:	1,474,316	513,300	1,901,756	1,586,402	871,400	(1,030,356)	-54 %
243 - RDA LOW-MOD HOUSING FUND							
0000 - Undesignated							
360 - Use of Money & Property							

		2019/20 Actuals	2020/21 Original Budget	2020/21 Current Budget	2020/21 YTD Activity*	2021/22 Proposed	21/22 vs. Current 20/21	% Change in Budget
243-0000-41900	Allocated Interest	40,939	35,000	35,000	4,640	35,000	0	0 %
243-0000-41910	GASB 31 Interest	54,515	0	0	0	0	0	0 %
360 - Use of Money & Property Totals:		95,454	35,000	35,000	4,640	35,000	0	0 %
370 - Miscellaneous								
243-0000-48500	Extraordinary Gain	173,558	0	0	0	0	0	0 %
370 - Miscellaneous Totals:		173,558	0	0	0	0	0	0 %
0000 - Undesignated Totals:		269,013	35,000	35,000	4,640	35,000	0	0 %
3 - RDA LOW-MOD HOUSING FUND Totals:		269,013	35,000	35,000	4,640	35,000	0	0 %
249 - SA 2011 LOW/MOD BOND FUND (Refinanced in 2016)								
0000 - Undesignated								
360 - Use of Money & Property								
249-0000-41900	Allocated Interest	8,054	0	1,000	(327)	1,000	0	0 %
249-0000-41910	GASB 31 Interest	82,284	0	0	0	0	0	0 %
249-0000-41915	Non-Allocated Interest	313,604	200,000	200,000	70,653	200,000	0	0 %
360 - Use of Money & Property Totals:		403,942	200,000	201,000	70,326	201,000	0	0 %
0000 - Undesignated Totals:		403,942	200,000	201,000	70,326	201,000	0	0 %
BOND FUND (Refinanced in 2016) Totals:		403,942	200,000	201,000	70,326	201,000	0	0 %

	2019/20 Actuals	2020/21 Original Budget	2020/21 Current Budget	2020/21 YTD Activity*	2021/22 Proposed	21/22 vs. Current 20/21	% Change in Budget	
241 - HOUSING AUTHORITY								
9101 - Housing Authority - Admin								
50 - Salaries and Benefits								
241-9101-50101	Permanent Full Time	136,322	246,900	246,900	213,852	258,300	11,400	5 %
241-9101-50105	Salaries - Overtime	578	0	0	385	0	0	0 %
241-9101-50110	Commissions & Boards	900	3,000	3,000	350	1,800	(1,200)	-40 %
241-9101-50150	Other Compensation	193	400	400	156	200	(200)	-50 %
241-9101-50200	PERS-City Portion	11,131	16,800	16,800	16,872	23,400	6,600	39 %
241-9101-50215	Other Fringe Benefits	261	0	0	4,208	0	0	0 %
241-9101-50221	Medical Insurance	24,158	57,500	57,500	34,266	58,600	1,100	2 %
241-9101-50222	Vision Insurance	330	0	0	460	0	0	0 %
241-9101-50223	Dental Insurance	1,259	0	0	1,848	0	0	0 %
241-9101-50224	Life Insurance	67	0	0	93	0	0	0 %
241-9101-50225	Long Term Disability	578	1,500	1,500	818	1,600	100	7 %
241-9101-50230	Workers Comp Insurance	3,400	5,700	5,700	4,275	5,900	200	4 %
241-9101-50240	Social Security-Medicare	2,002	3,600	3,600	3,143	3,800	200	6 %
241-9101-50241	Social Security-FICA	105	0	0	46	0	0	0 %
50 - Salaries and Benefits Totals:		181,285	335,400	335,400	280,772	353,600	18,200	5 %
60 - Contract Services								
241-9101-60103	Professional Services	78,218	100,000	142,700	66,522	60,000	(82,700)	-58 %
241-9101-60106	Auditors	5,000	5,000	5,000	5,000	5,000	0	0 %
241-9101-60153	Attorney	3,849	35,000	35,000	7,285	20,000	(15,000)	-43 %
60 - Contract Services Totals:		87,067	140,000	182,700	78,807	85,000	(97,700)	-53 %
62 - Maintenance & Operations								
241-9101-60320	Travel & Training	1,211	500	500	209	1,000	500	100 %
241-9101-60420	Operating Supplies	2,470	2,000	2,000	1,513	2,000	0	0 %
62 - Maintenance & Operations Totals:		3,681	2,500	2,500	1,722	3,000	500	20 %
64 - Other Expenses								
241-9101-60480	Contributions	0	20,000	20,000	0	0	(20,000)	-100 %
64 - Other Expenses Totals:		0	20,000	20,000	0	0	(20,000)	-100 %
69 - Internal Service Charges								
241-9101-91843	Property & Crime Insurar	6,000	8,000	8,000	6,000	8,100	100	1 %
241-9101-91844	Earthquake Insurance	14,000	14,000	14,000	10,500	16,100	2,100	15 %
241-9101-98110	Information Tech Charge:	24,800	52,400	52,400	39,300	53,400	1,000	2 %
69 - Internal Service Charges Totals:		44,800	74,400	74,400	55,800	77,600	3,200	4 %
99 - Transfers Out								
241-9101-99900	Transfers Out	0	0	278,062	278,062	0	(278,062)	-100 %
99 - Transfers Out Totals:		0	0	278,062	278,062	0	(278,062)	-100 %
101 - Housing Authority - Admin Totals:		316,833	572,300	893,062	695,164	519,200	(373,862)	-42 %
9103 - Housing Authority - LQRP								
62 - Maintenance & Operations								
241-9103-60157	Rental Expenses	298,218	250,000	250,000	98,657	250,000	0	0 %

	2019/20 Actuals	2020/21 Original Budget	2020/21 Current Budget	2020/21 YTD Activity*	2021/22 Proposed	21/22 vs. Current 20/21	% Change in Budget
62 - Maintenance & Operations Totals:	298,218	250,000	250,000	98,657	250,000	0	0 %
9103 - Housing Authority - LQRP Totals:	298,218	250,000	250,000	98,657	250,000	0	0 %
9104 - Dune Palms Mobile Estates							
60 - Contract Services							
241-9104-60103 Professional Services	0	0	22,000	22,539	33,000	11,000	50 %
241-9104-60157 Rental Expense	0	0	105,000	31,983	240,000	135,000	129 %
60 - Contract Services Totals:	0	0	127,000	54,522	273,000	146,000	115 %
68 - Capital Expenses							
241-9104-72110 Building/Site Improveme	0	0	0	0	500,000	500,000	0 %
68 - Capital Expenses Totals:	0	0	0	0	500,000	500,000	0 %
104 - Dune Palms Mobile Estates Totals:	0	0	127,000	54,522	773,000	646,000	509 %
241 - HOUSING AUTHORITY Totals:	615,051	822,300	1,270,062	848,342	1,542,200	272,138	21 %

Fund: 241 - HOUSING AUTHORITY

241-9101-50101	Permanent Full Time	258,300.00
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20% - City Manager (80% City Manager)
 10% - Finance Director (90% Finance)
 10% - City Clerk (90% City Clerk)
 40% - Assistant to City Manager (60% City Manager)
 60% - Management Analyst (40% Information Technology Fund)
 60% - Management Specialist (40% City Manager)
 80% - Management Assistant (20% City Manager)
 City Council Member Stipends (5)

241-9101-60103	Professional Services	60,000.00
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Housing compliance services

241-9101-60320	Travel & Training	1,000.00
241-9103-60157	Rental Expenses	250,000.00

Expenses are associated with 28 homes owned by the Authority which are located in the La Quinta Cove

241-9104-60103	Professional Services	33,000.00
241-9104-60157	Rental Expense	240,000.00

Expenses are associated with 102 units owned by the Authority which are located in North La Quinta

	2019/20 Actuals	2020/21 Original Budget	2020/21 Current Budget	2020/21 YTD Activity*	2021/22 Proposed	21/22 vs. Current 20/21	% Change in Budget
243 - RDA LOW-MOD HOUSING FUND							
0000 - Undesignated							
64 - Other Expenses							
243-0000-60532 Homelessness Assistance	350,779	250,000	300,000	300,000	250,000	(50,000)	-17 %
64 - Other Expenses Totals:	350,779	250,000	300,000	300,000	250,000	(50,000)	-17 %
0000 - Undesignated Totals:	350,779	250,000	300,000	300,000	250,000	(50,000)	-17 %
3 - RDA LOW-MOD HOUSING FUND Totals:	350,779	250,000	300,000	300,000	250,000	(50,000)	-17 %

* As of 4/29/2021

	2019/20 Actuals	2020/21 Original Budget	2020/21 Current Budget	2020/21 YTD Activity*	2021/22 Proposed	21/22 vs. Current 20/21	% Change in Budget
249 - SA 2011 LOW/MOD BOND FUND (Re							
0000 - Undesignated							
68 - Capital Expenses							
249-0000-74010 Land Acquisition	0	6,125,000	6,125,000	6,116,796	0	(6,125,000)	-100 %
249-0000-80050 Affordable Housing Project	0	60,000	60,000	0	20,000	(40,000)	-67 %
68 - Capital Expenses Totals:	0	6,185,000	6,185,000	6,116,796	20,000	(6,165,000)	-100 %
0000 - Undesignated Totals:	0	6,185,000	6,185,000	6,116,796	20,000	(6,165,000)	-100 %
BOND FUND (Refinanced in 2016) Totals:	0	6,185,000	6,185,000	6,116,796	20,000	(6,165,000)	-100 %

* As of 4/29/2021

Fund: 249 - SA 2011 LOW/MOD BOND FUND (Refinanced in 2016)		
249-0000-80050	Affordable Housing Project De	20,000.00

For the evaluation of future housing projects and programs