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HOUSING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBER
78495 Calle Tampico, La Quinta

**REGULAR QUARTERLY MEETING
WEDNESDAY, MARCH 9, 2022, AT 4:00 P.M.**

SPECIAL NOTICE

Teleconferencing and Telephonic Accessibility In Effect

Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361 (AB 361, 2021), enacted 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.

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 a specific agenda item or matters not on the agenda are requested to follow the instructions listed below:

Written Public Comments – can be provided in-person during the meeting or emailed to Management Analyst Doug Kinley at DKinley@LaQuintaCA.Gov **no later than 3:00 p.m. on the day of the** meeting, and 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 Chair, a brief summary of any public

comment is asked to be read, to the extent the Commission Secretary can accommodate such request.

If emailed, the email "subject line" must clearly state **"Written Comments"** and list the following:

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

***** TELECONFERENCE PROCEDURES *****

Verbal public comments via Teleconference – members of the public may attend and participate in this meeting by teleconference via Zoom and use the "raise your hand" feature when public comments are prompted by the Commission Chair; the City will facilitate the ability for a member of the public to be audible to the Housing Commission and general public and allow him/her to speak on the item(s) requested. **Please note – members of the public must unmute themselves when prompted upon being recognized by the Commission Chair, in order to become audible to the Housing Commission and the public.**

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

ZOOM LINK: <https://us06web.zoom.us/j/84928069200>
Meeting ID: 849 2806 9200
Or join by phone: (720) 707 – 2699

CALL TO ORDER

ROLL CALL: Commissioners: Casto, Davidson, Pacheco, Schuknecht, and 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 by providing **written public comments** either in-person or via email as indicated above; or provide **verbal public comments** either in-person or via teleconference by joining the meeting virtually at <https://us06web.zoom.us/j/84928069200> and use the "raise your hand" feature when prompted by the Chairperson. Members of the public attending the meeting in-person are requested to complete a **"Request to Speak"** form and submit it to the Commission Secretary. Please limit your comments to three (3) minutes (or approximately 350 words). The Housing Commission values your comments; however, in accordance with State law, no action shall be taken on

any item not appearing on the agenda unless it is an emergency item authorized by the Brown Act [Government Code § 54954.2(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 JANUARY 26, 2022

BUSINESS SESSION

1. RECEIVE AND FILE FISCAL YEAR 2020/21 HOUSING AUTHORITY YEAR-END BUDGET REPORT
2. RECEIVE AND FILE FISCAL YEAR 2021/22 MID-YEAR HOUSING AUTHORITY BUDGET REPORT
3. RECOMMEND APPROVAL TO THE HOUSING AUTHORITY TO ADOPT A RESOLUTION AUTHORIZING THE APPLICATION TO, AND PARTICIPATION IN, THE STATE OF CALIFORNIA’S PROHOUSING DESIGNATION PROGRAM
4. RECOMMEND FUNDING OPTION FOR AREA HOMELESS PREVENTION PROGRAMS FOR FISCAL YEAR 2022/23

STUDY SESSION

1. DISCUSS FUNDING OPTION FOR GALILEE CENTER

STAFF REPORTS AND INFORMATIONAL ITEMS – NONE

COMMISSIONERS’ ITEMS – NONE

ADJOURNMENT

The next regular quarterly meeting of the La Quinta Housing Commission will be held on June 8, 2022, commencing at 4:00 p.m., at the La Quinta City Hall, 78495 Calle Tampico, La Quinta, CA 92253, and via Zoom.

DECLARATION OF POSTING

I, Doug Kinley, Management Analyst, 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 March 3, 2022.

DATED: March 4, 2022

Doug Kinley MM

Doug Kinley, Management Analyst
City of La Quinta, California

PUBLIC NOTICES

- The La Quinta City Hall Study Session Room and Council Chambers are 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 takes 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, JANUARY 26, 2022**

CALL TO ORDER

A special meeting of the La Quinta Housing Commission (Commission) was called to order at 4:07 p.m. by Commissioner Pacheco.

This meeting provided teleconferencing accessibility pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361 (AB 361, 2021), enacted 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.).

PRESENT: Commissioners Casto, Davidson, Pacheco, and Chairperson Gaeta-Mejia (joined the meeting after roll call)

ABSENT: Commissioner Schuknecht, Chairperson Gaeta-Mejia

CHAIRPERSON GAETA-MEJIA JOINED THE MEETING AT 4:08 P.M.

STAFF PRESENT: Director of Business Unit and Housing Development Villalpando, Management Analyst Kinley, Management Specialist Griffin, and Commission Secretary Camarena

PLEDGE OF ALLEGIANCE

Commissioner Pacheco led the audience in the Pledge of Allegiance.

CONFIRMATION OF AGENDA – Confirmed.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Management Analyst Kinley said the City has not received any WRITTEN PUBLIC COMMENTS or requests to provide VERBAL COMMENTS for this meeting as of 4:07 p.m. and staff would continue to be monitor email

communications and teleconference attendance for the duration of the meeting, should any requests by the public are received.

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS

– None

COMMISSIONER'S ITEMS – taken out of Agenda order per the Commission's consensus

Commissioner Davidson provided a brief tribute to Mr. Gary Harland who recently passed away. Mr. Harland was an air force veteran, resident of the La Quinta affordable housing community of Washington Street Apartments, and a former Housing Commissioner.

CONSENT CALENDAR

1. APPROVE MEETING MINUTES OF SEPTEMBER 8, 2021

MOTION – A motion was made and seconded by Commissioners Casto/Davidson to approve the Consent Calendar as recommended. Motion passes: ayes (4), noes (0), abstain (0), absent 1 (Schuknecht).

BUSINESS SESSION

1. RECOMMEND THE HOUSING AUTHORITY APPROVE PURCHASE AND SALE AGREEMENT WITH MANNINO LIVING TRUST TO ACQUIRE CERTAIN PROPERTY LOCATED ON THE NORTH SIDE OF HIGHWAY 111, WEST OF DUNE PALMS (APN 600-390-024)

Director Villalpando presented the staff report which is on file at the City Manager's Office.

Commission and staff discussed the location of the vacant lot, potential available option for developing the property as outlined in the staff report, and possibility to connect the property to regional the CV Link Project.

MOTION – A motion was made and seconded by Commissioners Davidson /Casto to recommend that the Housing Authority approve purchase and sale agreement with Mannino Living Trust to acquire certain property located on the north side of Highway 111, West of Dune Palms (APN: 600-390-024). Motion passes: ayes (4), noes (0), abstain (0), absent 1 (Schuknecht).

STUDY SESSION - None

STAFF REPORTS AND INFORMATIONAL ITEMS – None

COMMISSIONER'S ITEMS – considered as noted above out of Agenda order

ADJOURNMENT

There being no further business, a motion was made and seconded by Commissioners Casto/Gaeta-Mejia to adjourn the meeting at 4:21 p.m. Motion passes: ayes (4), noes (0), abstain (0), absent 1 (Schuknecht).

Respectfully submitted,

Reyna Camarena

REYNA CAMARENA, Commission Secretary
City of La Quinta, California

City of La Quinta

HOUSING COMMISSION MEETING: March 9, 2022

STAFF REPORT

AGENDA TITLE: RECEIVE AND FILE FISCAL YEAR 2020/21 HOUSING AUTHORITY YEAR-END BUDGET REPORT

RECOMMENDATION

Receive and file 2020/21 Housing Authority Year-End Budget Report.

EXECUTIVE SUMMARY

- After closing the prior fiscal year, Finance presents a year-end summary that compares the final budget to actual transactions.
- Overall revenue was \$366,684 higher than budgeted and overall expenditures were \$544,852 under budget.
- The Report will be presented and approved by the Housing Authority on April 19, 2022.

BACKGROUND/ANALYSIS

Total adjusted revenues were over budget by \$366,684; mostly due to loan repayments, second trust deed payments, and rent revenue.

Total expenditures were under budget by \$544,852; mostly due to savings in the Dune Palms land acquisition purchase.

Revenues, expenditures, and fund balances are discussed in the Fiscal Year-End 2020/21 Housing Authority Budget Report (Attachment 1).

ALTERNATIVES

No alternatives are applicable.

Prepared by: Claudia Martinez, Finance Director

Attachment: 1. Fiscal Year-End 2020/21 Housing Authority Budget Report



HOUSING AUTHORITY

FISCAL YEAR-END 2020/21 BUDGET REPORT

The La Quinta Housing Authority oversees three funds, which are restricted for affordable housing programs. This report focuses on significant activities and variances from the final budget during the fiscal year (FY) ended June 30, 2021.

REVENUES

Total revenues, after non-cash adjustments, were over budget by \$366,684, mostly due to loan repayments, second trust deed payments, and rent revenue. Revenues are summarized by fund below and detailed in Exhibit A.

Housing Authority Revenues	Final Budget	Actual	Variance
Housing Authority Fund	1,901,756	2,269,056	367,300
RDA Low-Mod Housing Fund	35,000	322,490	287,490
2011 Bond Fund	201,000	3,582	(197,418)
Total Revenues	2,137,756	2,595,128	457,372
Non-Cash Adjustments			
Investments Fair Market Value Adjustment		230,857	230,857
RDA Loan Interest Earned, Extraordinary Gain		(321,545)	(321,545)
Total Adjusted Revenues		2,504,440	366,684

Larger revenue variances from the final budget are described below.

- Use of Money and Property includes the annual fair market value adjustment to the Authority's investments; noted as GASB 31 Interest on the revenue line items. In accordance with accounting regulations, a portfolio value adjustment of \$230,857 was recorded in order to recognize current market values. This amount has been recorded as an adjustment to revenues, as it is not cash received nor anticipated to be received in the future.

The Authority's investments have a five-year horizon with laddered maturities. The Authority has worked diligently to leverage highly restricted investments under volatile market conditions. On June 30, 2020, the portfolio was earning a 1.82% rate of return and on June 30, 2021 the return was 0.95%. The fiscal year to date rate of return is

0.77% as of December 2021, and while rates for longer dated securities have risen over the past few months, LAIF remains low, which will reduce interest earnings going forward.

- Extraordinary Gain revenue of \$321,545 in the RDA Low-Mod Housing Fund records the annual former Redevelopment Agency loan repayment interest earned in FY 2020/21. The loan repayments are structured to pay all principal first, then interest. Each year the City records the payment received and interest earned in accordance with the State Department of Finance approved loan repayment schedule. This amount is also reduced from revenues as an adjustment because it is earned, but not received until a future date.

EXPENSES

Housing Authority expenses by fund are summarized below and detailed in Exhibit B.

Housing Authority Expenditures	Final Budget	Actual	Variance
Housing Authority Fund			
Administration	893,062	786,962	(106,100)
La Quinta Cove Properties	250,000	157,545	(92,455)
Dune Palms Mobile Estates	127,000	152,267	25,267
RDA Low-Mod Housing Fund	300,000	300,000	-
2011 Bond Fund	6,185,000	5,813,436	(371,564)
Total Expenditures	7,755,062	7,210,210	(544,852)

There were no carryovers from FY 2020/21 to FY 2021/22 needed.

HOUSING AUTHORITY FUND (241)

This fund recognizes administrative expenses and housing activities for several Authority owned properties in the La Quinta Cove and the recent addition of Dune Palms Mobile Estates.

Combined administration savings of \$106,100 were recognized for salaries and benefits, professional program oversight, legal services, and rental expenses. Additional savings of \$92,455 were due to rental expenses for the cove properties and an overage of \$25,267 was due to professional services associated with the starting costs for Dune Palms Mobile Estates.

Funds not being carried over are recognized as Restricted Fund balance in the Housing Fund. As of June 30, 2021, the available balance in this fund was \$12,059,978.

LOW-MOD HOUSING FUND (243)

Revenue in this fund is solely derived from Redevelopment Agency loan repayments and interest earnings. Annually loan repayments are allocated 80% to the General Fund and 20% to the Low-Mod Housing Fund. The total outstanding loan balance as of June 30, 2021 is \$30,234,740; with \$6,046,948 or 20% recognized in this fund as a future receivable.

In FY 2020/21, a total of \$300,000 was expensed for homelessness programs in the greater Coachella Valley which had a positive impact and helped address the additional need brought on by the pandemic. As of June 30, 2021, the available balance in this fund was \$2,792,552.

2011 BOND FUND (249)

This fund is restricted to future housing projects. In FY 20/21, the City acquired the Dune Palms Mobile Estates Park located on Dune Palms Road utilizing these funds. As of June 30, 2021, the available balance in this fund was \$11,484,043.

FUND BALANCES

Below is a summary of Housing Authority fund balances as of June 30, 2021. These funds are restricted for housing programs.

Housing Funds	Fund Balance as of 6/30/21
Housing Authority Fund (241)	12,059,978
Low-Mod Housing Fund (243)	2,792,552
2011 Bond Fund (249)	11,484,043
TOTAL HOUSING FUNDS	26,336,573

		2019/20	2020/21	2020/21	2020/21
		Actuals	Original Budget	Final Budget	Actuals
241 - HOUSING AUTHORITY					
241-9101-41900	Allocated Interest	190,627	200,000	170,000	130,011
241-9101-41910	GASB 31 Interest	239,559	0	0	(122,128)
241-9101-41915	Non-Allocated Interest	131,261	300	300	366
241-9101-42301	Miscellaneous Revenue	1	0	0	1
241-9101-42706	Loan Repayments	107,695	0	0	0
241-9101-43500	Home Sale Proceeds	58,789	0	0	0
241-9101-43504	2nd Trust Deed Repayments	60,000	25,000	196,000	385,447
241-9101-45000	Sale of Other Assets	0	0	1,061,456	1,219,485
241-9101-49500	Transfers In	386,692	0	0	0
241-9102-42305	Miscellaneous Reimbursements	0	0	0	1,820
241-9103-43502	Rent Revenue/LQRP	299,692	288,000	288,000	290,939
241-9104-42112	Rent Revenue/Tenant/Dune Palms	0	0	186,000	363,115
Total:		1,474,316	513,300	1,901,756	2,269,056
243 - RDA LOW-MOD HOUSING FUND					
243-0000-41900	Allocated Interest	40,939	35,000	35,000	28,268
243-0000-41910	GASB 31 Interest	54,515	0	0	(27,323)
243-0000-48500	Extraordinary Gain	173,558	0	0	321,545
Total:		269,013	35,000	35,000	322,490
248 - SA 2004 LO/MOD BOND FUND (Refinanced i					
248-0000-41900	Allocated Interest	4,326	0	0	0
Total:		4,326	0	0	0
249 - SA 2011 LOW/MOD BOND FUND (Refinance					
249-0000-41900	Allocated Interest	8,054	0	1,000	5,696
249-0000-41910	GASB 31 Interest	82,284	0	0	(81,406)
249-0000-41915	Non-Allocated Interest	313,604	200,000	200,000	79,292
Total:		403,942	200,000	201,000	3,582
HOUSING AUTHORITY REVENUE		2,151,596	748,300	2,137,756	2,595,128

		2019/20	2020/21	2020/21	2020/21
		Actuals	Original Budget	Final Budget	Actuals
241 - HOUSING AUTHORITY					
9101 - Housing Authority - Admin					
50 - Salaries and Benefits					
241-9101-50101	Permanent Full Time	136,322	246,900	246,900	253,048
241-9101-50105	Salaries - Overtime	578	0	0	385
241-9101-50110	Commissions & Boards	900	3,000	3,000	650
241-9101-50150	Other Compensation	193	400	400	185
241-9101-50200	PERS-City Portion	11,131	16,800	16,800	20,263
241-9101-50215	Other Fringe Benefits	261	0	0	4,208
241-9101-50221	Medical Insurance	24,158	57,500	57,500	40,720
241-9101-50222	Vision Insurance	330	0	0	542
241-9101-50223	Dental Insurance	1,259	0	0	2,118
241-9101-50224	Life Insurance	67	0	0	113
241-9101-50225	Long Term Disability	578	1,500	1,500	975
241-9101-50230	Workers Comp Insurance	3,400	5,700	5,700	5,700
241-9101-50240	Social Security-Medicare	2,002	3,600	3,600	3,716
241-9101-50241	Social Security-FICA	105	0	0	82
50 - Salaries and Benefits Totals:		181,285	335,400	335,400	332,705
60 - Contract Services					
241-9101-60103	Professional Services	78,218	100,000	142,700	82,963
241-9101-60106	Auditors	5,000	5,000	5,000	5,000
241-9101-60153	Attorney	3,849	35,000	35,000	12,109
60 - Contract Services Totals:		87,067	140,000	182,700	100,073
62 - Maintenance & Operations					
241-9101-60320	Travel & Training	1,211	500	500	209
241-9101-60420	Operating Supplies	2,470	2,000	2,000	1,513
62 - Maintenance & Operations Totals:		3,681	2,500	2,500	1,722
64 - Other Expenses					
241-9101-60480	Contributions	0	20,000	20,000	0
64 - Other Expenses Totals:		0	20,000	20,000	0
69 - Internal Service Charges					
241-9101-91843	Property & Crime Insurance	6,000	8,000	8,000	8,000
241-9101-91844	Earthquake Insurance	14,000	14,000	14,000	14,000
241-9101-98110	Information Tech Charges	24,800	52,400	52,400	52,400
69 - Internal Service Charges Totals:		44,800	74,400	74,400	74,400
99 - Transfers Out					
241-9101-99900	Transfers Out	0	0	278,062	278,062
99 - Transfers Out Totals:		0	0	278,062	278,062
9101 - Housing Authority - Admin Totals:		316,833	572,300	893,062	786,962
9103 - Housing Authority - LQRP					
62 - Maintenance & Operations					
241-9103-60157	Rental Expenses	298,218	250,000	250,000	157,545
62 - Maintenance & Operations Totals:		298,218	250,000	250,000	157,545
9103 - Housing Authority - LQRP Totals:		298,218	250,000	250,000	157,545
9104 - Dune Palms Mobile Estates					
60 - Contract Services					
241-9104-60103	Professional Services	0	0	22,000	56,960
241-9104-60157	Rental Expense	0	0	105,000	95,307
60 - Contract Services Totals:		0	0	127,000	152,267
9104 - Dune Palms Mobile Estates Totals:		0	0	127,000	152,267
241 - HOUSING AUTHORITY Totals:		615,051	822,300	1,270,062	1,096,775

		2019/20	2020/21	2020/21	2020/21
		Actuals	Original Budget	Final Budget	Actuals
243 - RDA LOW-MOD HOUSING FUND					
0000 - Undesignated					
64 - Other Expenses					
243-0000-60532	Homelessness Assistance	350,779	250,000	300,000	300,000
64 - Other Expenses Totals:		350,779	250,000	300,000	300,000
0000 - Undesignated Totals:		350,779	250,000	300,000	300,000
243 - RDA LOW-MOD HOUSING FUND Totals:		350,779	250,000	300,000	300,000

		2019/20	2020/21	2020/21	2020/21
		Actuals	Original Budget	Final Budget	Actuals
249 - SA 2011 LOW/MOD BOND FUND (Refinanced in					
0000 - Undesignated					
68 - Capital Expenses					
249-0000-74010	Land Acquisition	0	6,125,000	6,125,000	5,813,436
249-0000-80050	Affordable Housing Project Developme	0	60,000	60,000	0
68 - Capital Expenses Totals:		0	6,185,000	6,185,000	5,813,436
0000 - Undesignated Totals:		0	6,185,000	6,185,000	5,813,436
I LOW/MOD BOND FUND (Refinanced in 2016) Totals:		0	6,185,000	6,185,000	5,813,436

City of La Quinta

HOUSING COMMISSION MEETING: March 9, 2022

STAFF REPORT

AGENDA TITLE: RECEIVE AND FILE FISCAL YEAR 2021/22 MID-YEAR HOUSING AUTHORITY BUDGET REPORT

RECOMMENDATION

Receive and file fiscal year 2021/22 Mid-Year Housing Authority Budget Report.

EXECUTIVE SUMMARY

- The Fiscal Year 2021/22 First Quarter Housing Authority Budget Report (Attachment 1) provides an update of the Authority's fiscal activities from July to December 2021.
- A budget report is prepared quarterly to assess the adopted budget and incorporate adjustments based on current economic conditions and operational requirements.
- The Report will be presented for approval to the Housing Authority on April 19, 2022.

BACKGROUND/ANALYSIS

Throughout the fiscal year staff monitors the budget and proposes adjustments to reflect current conditions and ongoing operational needs. Requests are reviewed and discussed before recommending approval in the budget report (Attachment 1). Funds with no adjustments from the originally presented 2021/22 Budget have been excluded from the report.

ALTERNATIVES

The Commission may request additional information, deny, or delay the approval of budget adjustment recommendations.

Prepared by: Claudia Martinez, Finance Director

Attachment 1: Fiscal Year 2021/22 Mid-Year Housing Authority Budget Report



HOUSING AUTHORITY

FISCAL YEAR 2021/22 MID-YEAR BUDGET REPORT

The annual budget is a living document, which allows for flexibility and adjustments to accommodate current business needs and updated projections. All funds are continuously monitored. This report provides a recap of fiscal year-to-date activity and recommended adjustments.

The following is a summary of budgetary adjustments requested for the second quarter of fiscal year (FY) 2021/22. Account details are provided in Exhibit A and discussed in this report.

2021/22 SECOND QUARTER RECOMMENDED HOUSING AUTHORITY ADJUSTMENTS			
Fund	Revenues		Expenses
Housing Authority Fund (241)	\$	425,000	\$ 219,000
Low-Mod Housing Fund (243)		-	-
2011 Bond Fund (249)		-	30,545
TOTAL FUND ADJUSTMENTS	\$	425,000	\$ 249,545

REVENUES

Total revenue increase of \$425,000 is requested for Fund 241:

- FY 20/21 was the first full year of Dune Palms Mobile Home Estates and an additional \$425,000 is needed to account for actual rent revenues.

EXPENSES

The expense adjustments are recommended for a total of \$249,545 and are detailed below:

- An increase of \$32,000 for professional services for the management of the Dune Palms Mobile Estates
- An increase of \$175,000 for operating expenses, repair, and maintenance for the Dune Palms Mobile Estates to account for a full fiscal year of expenses since acquiring the property
- An increase of \$12,000 for professional services to support affordable housing compliance and monitoring.
- An increase of \$30,545 to account for the acquisition of a unit at the Dune Palms Mobile Home Park

		Housing Authority (241)	
Account No.	Description	Revenues	Expenses
241-9104-42112	Rent Revenue/Tenant/Dune Palms	425,000	
241-9104-60103	Professional Services		32,000
241-9104-60157	Rental Expense		175,000
241-9101-60103	Professional Services		12,000

		Low-Mod Housing (243)	
Account No.	Description	Revenues	Expenses
NO ADJUSTMENTS		-	-

		2011 Bond (249)	
Account No.	Description	Revenues	Expenses
249-0000-74010	Land Acquisition	-	30,545

TOTAL ALL HOUSING AUTHORITY FUNDS		425,000	249,545
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City of La Quinta

HOUSING COMMISSION MEETING: March 9, 2022

STAFF REPORT

AGENDA TITLE: RECOMMEND APPROVAL TO THE HOUSING AUTHORITY TO ADOPT A RESOLUTION AUTHORIZING THE APPLICATION TO, AND PARTICIPATION IN, THE STATE OF CALIFORNIA'S PROHOUSING DESIGNATION PROGRAM

RECOMMENDATION

Recommend approval to the Housing Authority (Authority) to adopt a resolution authorizing the Authority's Executive Director, or Designee, to submit a Prohousing Designation Program application to the California Department of Housing and Community Development (HCD).

EXECUTIVE SUMMARY

- Staff is pursuing the designation of "prohousing" from HCD.
- Jurisdictions must meet application criteria and enact prohousing policies that contribute to the acceleration of housing production.
- If granted, this designation would award the Authority additional points or preference in various State-funded grant programs.

FISCAL IMPACT - None

BACKGROUND/ANALYSIS

In July 2019, Assembly Bill 101 (AB 101) enacted Government Code section 65589.9, which established the Prohousing Designation Program (PDP). The PDP, overseen by HCD, awards additional points or preference in the scoring of competitive applications for State-funded programs that support housing, transportation, infrastructure, land use, and related objectives. HCD further defined PDP regulations and began accepting applications on July 1, 2021, on a continuous, year-round basis. Applications must meet certain criteria including the adoption of a formal resolution for the PDP.

Jurisdictions must also adopt a housing element in compliance with Housing Element Law requirements and enact prohousing policies. The State defines prohousing policies as policies which are, "reasonably likely to accelerate, streamline, or encourage housing production." Some examples include setting favorable zoning and land use for increased density, streamlining

approval processes to reduce timeframes, reducing permit and development impact fees, and other similar policies.

The Authority is facing the statewide challenge of providing an adequate supply of affordable housing, and continues to pursue new sources of local, state, and federal affordable housing funding to create more affordable housing choices. If approved by HCD, the Authority has an opportunity to become one of the few jurisdictions in the State to receive Prohousing designation – gaining a competitive advantage for grant funding and future incentives as they are added to the program.

ALTERNATIVES

The Commission may elect to not pursue this designation.

Prepared by: Jeremy Griffin, Management Specialist
Approved by: Gilbert Villalpando, Director

Attachment: 1. Draft Resolution Authorizing the Application to, and
 Participation in, the Prohousing Designation Program

RESOLUTION NO. HA 2022 – XXX

**A RESOLUTION OF THE LA QUINTA HOUSING
AUTHORITY OF THE CITY OF LA QUINTA,
CALIFORNIA, AUTHORIZING APPLICATION TO,
AND PARTICIPATION IN, THE PROHOUSING
DESIGNATION PROGRAM**

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive applications for specified housing and infrastructure funding; and

WHEREAS, the Department of Housing and Community Development (“Department”) has adopted emergency regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“Program Regulations”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the La Quinta Housing Authority (“Applicant”) desires to submit an application for a Prohousing Designation (“Application”).

NOW, THEREFORE, BE IT RESOLVED by the La Quinta Housing Authority of the City of La Quinta, California, as follows:

SECTION 1. Applicant is hereby authorized and directed to submit an Application to the Department.

SECTION 2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.

SECTION 3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and action include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that it

commits itself to affirmatively furthering fair housing pursuant to Government Code section 8899.50.

SECTION 4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").

SECTION 5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.

SECTION 6. The Applicant's Executive Director is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

SECTION 7. The Applicant's Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED, and ADOPTED at a regular meeting of the La Quinta Housing Authority held on this ___ day of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

STEVE SANCHEZ, Chairperson
La Quinta Housing Authority, California

ATTEST:

MONIKA RADEVA, Authority Secretary
La Quinta Housing Authority, California

(AUTHORITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, Authority Attorney
La Quinta Housing Authority, California

City of La Quinta

HOUSING COMMISSION MEETING: March 9, 2022

STAFF REPORT

AGENDA TITLE: RECOMMEND FUNDING OPTION FOR AREA HOMELESS PREVENTION PROGRAMS FOR FISCAL YEAR 2022/23

RECOMMENDATION

Recommend approval to the Housing Authority of funding option to provide assistance to area homeless service providers and homeless prevention partners; Coachella Valley Rescue Mission (CVRM), Martha's Village and Kitchen (MVK), and Coachella Valley Association of Governments (CVAG).

EXECUTIVE SUMMARY

- The Housing Commission (Commission) and Housing Authority (Authority) agreed on the allocation of \$300,000 of Housing Authority funds to area homeless service providers and homeless prevention partners in previous Fiscal Year (FY).
- Staff receives metrics quarterly regarding this funding and can track impacts of this program for the City of La Quinta and greater Coachella Valley community.
- Staff recommends the Commission consider recommending the following allocations for FY 2022/23 totaling \$300,000:
 - \$100,000 to CVRM
 - \$100,000 to MVK
 - \$100,000 to CVAG

FISCAL IMPACT

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

BACKGROUND/ANALYSIS

Staff recommends providing \$100,000 to CVRM, MVK, and CVAG, for services related to homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance, including the provision of short-term or medium-term rental assistance, contributions toward the construction of local or regional homeless shelters,

housing relocation and stabilization services including housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final month at a location, moving cost assistance, and case management, or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless. Each organization will continue to be required to provide a quarterly report on their use of the funds, indicate how many individuals from La Quinta were assisted, and what services they utilized. Staff will provide quarterly reports to the Housing Commission and Housing Authority for tracking purposes.

ALTERNATIVE

The Housing Commission can recommend this option to the Housing Authority, or direct staff with a new option.

Prepared by: Doug Kinley, Management Analyst
Approved by: Gil Villalpando, Director

City of La Quinta

HOUSING COMMISSION: March 9, 2022

STAFF REPORT

AGENDA TITLE: DISCUSS FUNDING REQUEST FOR GALILEE CENTER

RECOMMENDATION

Discuss a funding request for Galilee Center.

EXECUTIVE SUMMARY

- Galilee Center (Galilee) requested \$5,000 in funding from the Community Services Grants Program for Fiscal Year 2021/2022.
- The Grant Review Committee reviewed and recommended funding of \$1,500 to be provided.
- City Council approved the recommendation during the October 5, 2021, City Council Meeting, noting that services provided by Galilee may coincide with Housing and Homeless Prevention.
- Galilee has requested the Housing Commission (Commission) and Housing Authority (Authority) consider an ongoing allocation of \$5,000 annually to support the center.

FISCAL IMPACT – None

BACKGROUND/ANALYSIS

The Galilee Center is located in Mecca, an unincorporated community part of the Eastern Riverside County and Coachella Valley area. Galilee was founded in 2010 and is managed by Gloria Gomez and Claudia Castorena, who began the center's work after retiring from their work as founders of Martha's Kitchen. Galilee currently provides multiple services to residents of Thermal, Mecca, and surrounding locations, including shelter, food, medical care, clothing, and emergency relief services for children and seniors.

Galilee has requested \$5,000 grants from the City of La Quinta's Community Services Grant Program successfully before, receiving \$1,000 in the 2018/19 program, and \$1,500 from the 2021/22 program. Staff recommended approval of these grants as they assisted in relieving the impacts of COVID-19 and food availability for those in need in the area. During the October 5, 2021, meeting, a

discussion of services provided by Galilee that may be related to housing activities supported by the La Quinta Housing Commission and Authority were brought up by presenters of their services, resulting in direction by City Council for staff to bring to the Commission for their review and guidance.

Staff seeks direction from the Commission regarding if this request should be approved, and, if approved, what appropriate funding source(s) would be used.

Prepared by: Doug Kinley III, Management Analyst
Approved by: Gilbert Villalpando, Director