

HOUSING COMMISSION PALM DESERT HOUSING AUTHORITY REGULAR MEETING AGENDA

Wednesday, March 12, 2025

3:30 p.m.

Administrative Conference Room, City Hall

73-510 Fred Waring Drive

Palm Desert, CA 92260

Pursuant to Assembly Bill 2449, this meeting will be conducted as a hybrid meeting and there will be in-person access to this location.

- To participate via Zoom, use the following link: <https://palmdesert.zoom.us/j/82626679090> or call (213) 338-8477, Zoom Meeting ID: 826 2667 9090
- Written public comment may also be submitted to cityclerk@palmdesert.gov. E-mails received by 12:30 p.m. prior to the meeting will be distributed to the Commission. Any correspondence received during or after the meeting will be distributed to the Commission as soon as practicable and retained for the official record. **Emails will not be read aloud** except as an ADA accommodation.

Pages

1. CALL TO ORDER

2. ROLL CALL

3. NONAGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the Housing Commission on issues that are not on the agenda for up to three minutes. Speakers may utilize one of the three options listed on the first page of the agenda. Because the Brown Act does not allow the Housing Commission to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

4. CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the Housing Commission for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

4.a APPROVAL OF MINUTES 5

RECOMMENDATION:

Approve the Minutes of February 12, 2025.

4.b HOME IMPROVEMENT PROGRAM ACTIVITY REPORT FOR JANUARY 2025 9

RECOMMENDATION:

Receive and file the Home Improvement Activity Report for January 2025.

5. CONSENT ITEMS HELD OVER

6. ACTION CALENDAR

The public may comment on individual Action Items within the three-minute time limit. Speakers may utilize one of the three options listed on the first page of the agenda.

6.a REJECT PROPOSALS SUBMITTED FOR CAMERA PROCUREMENT, INSTALLATION, AND OFF-SITE MONITORING SERVICE FOR HOUSING AUTHORITY PROPERTIES 13

RECOMMENDATION:

Recommend to the Palm Desert Housing Authority Board to:

Reject all proposals submitted for Camera Procurement, Installation and Off-Site Monitoring Service for Residential Properties.

6.b CONSIDER ESTABLISHING OF A SUBCOMMITTEE TO EVALUATE FUTURE MONITORING SERVICES AT THE HOUSING AUTHORITY PROPERTIES 19

RECOMMENDATION:

1. Establish an ad hoc subcommittee to evaluate future monitoring services for the fifteen Palm Desert Housing Authority properties (Properties).
2. Appoint two Housing Commission members to serve as liaisons to the Subcommittee.

7. INFORMATIONAL REPORTS & COMMENTS

7.a SUMMARY OF CITY COUNCIL AND HOUSING AUTHORITY ACTIONS

7.b FALKENBERG/GILLIAM & ASSOCIATES (FGA) MONTHLY REPORTS FOR JANUARY 2025 21

7.b.1 FEBRUARY 2025 RESIDENT ACTIVITIES AT THE PALM DESERT HOUSING AUTHORITY (PDHA) PROPERTIES 39

7.b.2	UPDATE ON LAS SERENAS POOL REHABILITATION PROJECT	43
7.c	HOUSING COMMISSIONERS	
7.d	CITY COUNCIL LIAISON	
7.e	CITY STAFF	
7.f	ATTENDANCE REPORT	47

8. ADJOURNMENT

The next Regular Meeting will be held on April 9, 2025, at 3:30 p.m.

9. PUBLIC NOTICES

Agenda Related Materials: Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City's website at www.palmdesert.gov.

Americans with Disabilities Act: It is the intention of the City of Palm Desert to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda for the Housing Commission was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting.

/S/ Damian Olivares
Senior Deputy Clerk

**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
REGULAR MEETING MINUTES**

February 12, 2025, 3:30 p.m.

Present: Commissioner Jann Buller, Commissioner Olivia Docken,
Commissioner Andy Firestine, Commissioner Dominic Moore,
Commissioner Melody Morrison, Vice Chair Franchon-Marie
Siddiq, Chair Kathleen Bauer

Council Liaison: Council Member Pradetto *via Zoom*

Staff Present: Housing Manager Jessica Gonzales, Senior Management Analyst
Celina Cabrera, Senior Administrative Assistant Daniel Mora,
Senior Deputy Clerk Monique Lomeli, Recording Secretary
Damian Olivares

1. CALL TO ORDER

A Regular Meeting of the Housing Commission was called to order by Chair Bauer on February 12, 2025, at 3:30 p.m. in the Administrative Conference Room, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

2. ROLL CALL

3. NON-AGENDA PUBLIC COMMENTS

None.

4. CONSENT CALENDAR

To approve the consent calendar as presented.

Motion by: Member Firestine

Seconded by: Commissioner Docken

Motion Carried

4.a APPROVAL OF MINUTES

Approve the Minutes of January 8, 2025.

Motion by: Member Firestine

Seconded by: Commissioner Docken

Motion Carried

4.b HOME IMPROVEMENT PROGRAM ACTIVITY REPORT FOR DECEMBER 2024

Receive and file the Home Improvement Program Activity Report for December 2024.

Motion by: Member Firestine

Seconded by: Commissioner Docken

Motion Carried

5. CONSENT ITEMS HELD OVER

None.

6. ACTION CALENDAR

6.a AUTHORIZE INCREASE TO NOT TO EXCEED AMOUNT OF ADDITIONAL SERVICES FOR JOHN HARRISON CONTRACTING, INC.

Senior Management Analyst Cabrera provided the staff report and answered Housing Commissioner inquiries.

Motion by: Commissioner Buller

Seconded by: Vice Chair Siddiq

Recommend to the Palm Desert Housing Authority Board to:

1. Authorize an increase of \$80,000 to the not to exceed amount of additional services for John Harrison Contracting, Inc. for Fiscal Year 2024/25 and Fiscal Year 2025/26 for an aggregate amount of \$108,500 each fiscal year.
2. Appropriate \$80,000 from the Housing Authority's Unobligated 871 Fund Balance to the Fiscal Year 2024/25 operating budget in the appropriate account for each of the 15 Housing Authority properties.
3. Authorize the Executive Director, or his designee, to take any necessary actions to facilitate and effectuate the actions taken herewith.

Motion Carried

6.b RATIFICATION OF V.M. POOL SERVICE AND REPAIR FOR POOL, SPA, AND WATER FEATURE MAINTENANCE AND REPAIR AT HOUSING AUTHORITY PROPERTIES IN AN AMOUNT NOT TO EXCEED \$95,400.00

Senior Management Analyst Cabrera provided the staff report and answered Housing Commissioner inquiries.

Motion by: Vice Chair Siddiq

Seconded by: Commissioner Docken

Recommend to the Palm Desert Housing Authority Board to:

1. Ratify the six-month agreement with V.M. Pool Maintenance and Repair for pool, spa, and water feature maintenance and repair at Housing Authority properties in an amount not to exceed \$95,400.00 and \$15,000 for additional services as required.
2. Authorize the Executive Director, or his designee, to take any necessary actions to execute the agreement and any related documents to effectuate this action.

Motion Carried

6.c PROPOSALS SUBMITTED FOR CAMERA PROCUREMENT, INSTALLATION, AND OFF-SITE MONITORING SERVICE FOR RESIDENTIAL PROPERTIES.

Staff has requested to pull item 6.c and present at the next Housing Commission meeting scheduled for March 12, 2025.

Recommend to the Palm Desert Housing Authority Board to:

1. Reject all proposals submitted for Camera Procurement, Installation, and Off-Site Monitoring Service for Residential Properties.
2. Authorize staff to re-solicit a revised Request for Proposals (RFP) with a smaller-scale camera system and off-site monitoring scope.

7. INFORMATIONAL REPORTS & COMMENTS

7.a SUMMARY OF CITY COUNCIL AND HOUSING AUTHORITY ACTIONS

7.b FALKENBERG/GILLIAM & ASSOCIATES (FGA) MONTHLY REPORTS FOR DECEMBER 2024

Representative of Falkenberg/Gilliam & Associates, Cyndi Karp, provided the reports for December 2024 and answered Housing Commissioner inquiries.

7.c HOUSING COMMISSIONERS

7.d CITY COUNCIL LIAISON

7.e CITY STAFF

7.f ATTENDANCE REPORT

Report provided; no action taken on this item.

8. ADJOURNMENT

The Housing Commission adjourned at 3:54 p.m.

Respectfully submitted,

Housing Commission Regular Meeting
February 12, 2025

Damian Olivares, Senior Deputy Clerk
Recording Secretary

Jessica Gonzales, Housing Manager
Secretary

DATE APPROVED BY HOUSING COMMISSION

**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 12, 2025

PREPARED BY: Daniel Mora, Senior Administrative Assistant

SUBJECT: HOME IMPROVEMENT PROGRAM ACTIVITY REPORT FOR JANUARY
2025

RECOMMENDATION:

1. Receive and file the Home Improvement Activity Report for January 2025.

FINANCIAL IMPACT:

There is no financial impact with this request.

ATTACHMENTS:

1. Home Improvement Activity Report for January 2025

Home Improvement Program Activity Report

Month of:	January 2025
Inquiries (call, email, walkin)	5
Applications Provided	5
Applications Received	0
Eligible	0
Ineligible (does not meet program criteria)	0
Referral to Energy Savings Assistance Program	0
Referral to Brush with Kindness	0

**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 12, 2025

PREPARED BY: CELINA CABRERA, SENIOR MANAGEMENT ANALYST

SUBJECT: REJECT PROPOSALS SUBMITTED FOR CAMERA PROCUREMENT,
INSTALLATION, AND OFF-SITE MONITORING SERVICE FOR HOUSING
AUTHORITY PROPERTIES

RECOMMENDATION:

Recommend to the Palm Desert Housing Authority Board to:
Reject all proposals submitted for Camera Procurement, Installation and Off-Site Monitoring Service for Residential Properties.

BACKGROUND/ANALYSIS:

The Palm Desert Housing Authority previously utilized a courtesy patrol service, which provided a combination of foot and vehicle patrols of the 15 Housing Authority properties. This service was established through a formal bid process in 2018 and expired on September 24, 2024.

In March 2024, staff solicited a formal RFP for courtesy patrol services; however, the proposals received were three times the previous annual contract cost. As a result, the Housing Commission and Palm Desert Housing Authority rejected all proposals in September 2024 and directed staff to explore alternatives, including the procurement and installation of security cameras with off-site monitoring services.

A formal RFP process for camera procurement and installation was initiated and advertised in the Desert Sun on October 9, 2024. Proposals were due November 12, 2024. Interested vendors were asked to determine and propose the number of cameras sufficient for each property. The five qualified proposals received are summarized below:

Proposer	Procurement and Installation Cost	Annual Off-Site Monitoring Cost
Am Tec Total Security	\$446,257.12	\$11,100.00
Best Alarm	\$1,130,304.60	\$144,972.00
Blue Violet	\$368,911.36	\$67,354.56
Desert Alarm	\$637,905.00	\$146,400.00
Foothill Lock and Key	\$2,450,197.40	\$53,550.00

The costs proposal ranges are unfeasible for the affordable properties and therefore, Staff is requesting the rejection of all proposals.

Housing Commission
Palm Desert Housing Authority
Reject Proposals for Camera Procurement, Installation, and Off-Site Monitoring

Staff in a separate request are recommending establishing a subcommittee of the Housing Commission to evaluate future monitoring services for the fifteen Palm Desert Housing Authority properties.

FINANCIAL IMPACT:

This action has no direct fiscal impact and has no impact to the general fund.

ATTACHMENT:

1. Action Stamped SR from September 26, 2024

ALL ACTIONS ARE DRAFT PENDING APPROVAL OF THE FINAL MINUTES

Minute Action Summary
Palm Desert City Council - Regular Meeting

Agenda Number: 9.n.
Title: REJECT ALL PROPOSALS SUBMITTED FOR COURTESY PATROL SERVICES
AT HOUSING AUTHORITY PROPERTIES
Date: Thursday, September 26, 2024

Motion by: Councilmember Kelly
Seconded by: Mayor Pro Tem Harnik

1. Reject all proposals submitted for Courtesy Patrol Services at Palm Desert Housing Authority owned properties.
2. Authorize staff's request to solicit proposals for camera system installation and off-site monitoring services.

YES: 5

NO: 0

ABSTAIN: 0

CONFLICT: 0

ABSENT: 0

YES: 5

Mayor Pro Tem Harnik	Councilmember Kelly	Councilmember	Councilmember Trubee
Mayor Quintanilla		Nestande	

NO: 0

ABSTAIN: 0

CONFLICT: 0

ABSENT: 0

PALM DESERT HOUSING AUTHORITY STAFF REPORT

MEETING DATE: September 26, 2024

PREPARED BY: Celina Cabrera, Management Analyst

SUBJECT: REJECT ALL PROPOSALS SUBMITTED FOR COURTESY PATROL SERVICES AT HOUSING AUTHORITY PROPERTIES

RECOMMENDATION:

1. Reject all proposals submitted for Courtesy Patrol Services at Palm Desert Housing Authority owned properties.
2. Authorize staff's request to solicit proposals for camera system installation and off-site monitoring services.

BACKGROUND/ANALYSIS:

The Palm Desert Housing Authority currently has a Courtesy Patrol Services Agreement with Southwest Protective Service, Inc., for annual cost of \$135,000. The agreement expires on September 24, 2024.

Staff released a request for proposal for Courtesy Patrol Services on March 12, 2024, on the City of Palm Desert's online bid management provider, OpenGov. Responses were due on April 12, 2024, and three proposals were received.

Proposer	Annual Amount
General Security Service, Inc.	\$839,192.80
Securitas Security Services USA, Inc.	\$396,789.00
Alltech Industries, Inc.	\$147,101.76

Following an initial review of proposals by staff, two of the proposals were three times the current annual contract amount (\$145,517.20), making them unfeasible, and the third proposal did not demonstrate the ability to fulfill the needs of the Housing Authority properties. Southwest Protective Service, the current provider, did not submit a proposal and has expressed that the security industry is experiencing difficulties securing required insurance when working with housing authorities. Consequently, staff is recommending all proposals be rejected.

The Housing Authority's property management company, Falkenberg Gilliam & Associates ("FGA") have communicated that they have experienced successes with the transition from onsite courtesy patrol services to surveillance cameras with live-offsite monitoring at other properties they manage in San Diego and Los Angeles Counties. Staff have briefly explored the subject and are requesting approval to continue pursuing the options for a surveillance camera system and monitoring services at the Housing Authority properties, including solicitation of proposals.

Legal Review:

This report has been reviewed by the City Attorney's office.

Appointed Body Recommendation:

The Housing Commission will review this recommendation at its regular meeting on September 11, 2024. Upon request, a verbal report will be provided at the Authority's regular meeting on September 26, 2024.

FINANCIAL IMPACT:

There is no direct fiscal impact related to this action.

**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 12, 2025

PREPARED BY: CELINA CABRERA, SENIOR MANAGEMENT ANALYST

SUBJECT: CONSIDER ESTABLISHING OF A SUBCOMMITTEE TO EVALUATE
FUTURE MONITORING SERVICES AT HOUSING AUTHORITY
PROPERTIES

RECOMMENDATION:

1. Establish an ad hoc subcommittee to evaluate future monitoring services for the fifteen Palm Desert Housing Authority properties (Properties).
2. Appoint two Housing Commission members to serve as liaisons to the Subcommittee.

BACKGROUND/ANALYSIS:

Attempts to issue a Request for Proposal (RFP) for courtesy patrol service and for camera procurement, installation, and monitoring have returned unfeasible results. The fifteen properties have been without courtesy patrol since September 24, 2024. It is the intent to establish a subcommittee tasked to discuss and evaluate monitoring services and options at the Properties to determine the next steps.

In 2018, after a formal bid process, a contract was awarded to Southwest Protective Service Inc., for a maximum period of 5 years. It expired on September 24, 2024, at an annual cost of \$135,000. Knowing that the maximum term was being met, Staff issued a Request for Proposal (RFP) on March 12, 2024, for courtesy patrol services that would include a combination of foot and vehicle patrol at the Properties. Three companies responded but were determined to be unfeasible. The responses are as follows:

Proposer	Annual Amount
General Security Service, Inc.	\$839,192.80
Securitas Security Services USA, Inc.	\$396,789.00
Alltech Industries, Inc.	\$147,101.76

The proposals were rejected by the Housing Authority Board, with the Housing Commission's recommendation, at the September 26, 2024, meeting with direction to issue an RFP for camera procurement, installation, and off-site monitoring.

The RFP for camera procurement was issued on October 9, 2024, and was due November 12, 2024. Respondents were asked to determine and propose the number of cameras sufficient for each of the properties. Five qualified proposals were received and are detailed below:

Proposer	Procurement and Installation	Annual Off-Site Monitoring
Am Tec Total Security	\$446,257.12	\$11,100.00
Best Alarm	\$1,130,304.60	\$144,972.00
Blue Violet	\$368,911.36	\$67,354.56
Desert Alarm	\$637,905.00	\$146,400.00
Foothill Lock and Key	\$2,450,197.40	\$53,550.00

The proposed ad hoc subcommittee would serve for the following purposes:

1. Discuss monitoring services and options at the Properties.
2. Explore and analyze other monitoring options available at other affordable apartment housing complexes in the Coachella Valley.
3. Examine existing records of non-criminal incidents (e.g., noise complaints, loitering, parking issues, maintenance concerns) to determine if patrols could help address them.
4. Develop a set of actionable recommendations for the Housing Authority Board based on findings and include estimated costs where possible.

FINANCIAL IMPACT:

Establishing the Subcommittee does not have a fiscal impact outside of staff time to conduct the meetings, staff time to research as requested, and the cost of a survey to residents.

**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 12, 2025

PREPARED BY: Cyndi Karp – FGA Regional Supervisor

SUBJECT: JANUARY 2025 – MONTHLY LEASE REPORTS

RECOMMENDATION:

Receive and File

BACKGROUND/ANALYSIS:

Palm Desert Housing Authority Properties Monthly Reports include detailed financial and occupancy metrics. January 2025 is discussed here:

1. Monthly Occupancy Status: Summary of monthly occupancy. Includes new wait list applicants and recertification of current residents.

Monthly Occupancy Status - January 2025

	Multi-Family	Senior
Total Units	733	381
Occupied Units	714	368
Unoccupied Units	19	13
Pending Leases	8	5
Wait List Contacted	416	170
New Applications		
Qualified	279	24
Not Qualified	6	10
Recertification Packets	53	30

2. Monthly Occupancy and Average Rent Summary: Average rent by Income Category

Housing Commission
Palm Desert Housing Authority
January 2025 Monthly Lease Reports

Monthly Occupancy and Average Rent Summary- January 2025				
MULTI-FAMILY PROPERTIES				
Area Median Income Category	January 2025 Number of Units	January 2025 Average Monthly Rent	January 2024 Number of Units	January 2024 Average Monthly Rent
Extremely Low 0-30%	202	\$326	180	\$316
Very Low 31-50%	218	\$639	196	\$587
Low 51-80%	204	\$1,116	209	\$1,009
Moderate 81-120%	90	\$1,615	121	\$1,391
Overall Average Rent	714	\$924	706	\$826

Monthly Occupancy and Average Rent Summary- January 2025				
SENIOR PROPERTIES				
Area Median Income Category	January 2025 Number of Units	January 2025 Average Monthly Rent	January 2024 Number of Units	January 2024 Average Monthly Rent
Extremely Low 0-30%	142	\$324	120	\$315
Very Low 31-50%	162	\$610	168	\$561
Low 51-80%	51	\$977	62	\$915
Moderate 81-120%	13	\$1,606	15	\$1,349
Overall Average Rent	368	\$879	365	\$785

3. Monthly Occupancy and Average Rent Statement: A breakdown of the Average Rent Summary report, and overall occupancy calculation.

Overall Occupancy		
	January 2025	January 2024
Multi- Family Properties	97%	98%
Senior Properties	97%	97%

Housing Commission
Palm Desert Housing Authority
January 2025 Monthly Lease Reports

4. Monthly Net Operating Income (NOI): Financial performance of the properties

Net Operating Summary for January 2025		
	Multi-Family	Senior
Total Revenue	\$573,182	\$212,877
Total Expenses	\$513,032	\$215,632
Net Operating Income	\$60,150	(\$2,754)

FYTD Net Operating Income*		
*Excludes Replacement and Capital Expenses and Corresponding Reimbursement, where applicable, since these are paid from reserve funds		
	Multi-Family	Senior
Current Fiscal Year to Date 2025 NOI	\$1,314,393	\$239,531
FYTD 2025 NOI		
PYFY NOI through 6/30/2024	\$1,942,199	\$467,542

ATTACHMENTS:

1. January 2025 Monthly Summary
2. Average Month Summary
3. Average Rent Statement
4. Monthly Net Operating Statement

MONTHLY OCCUPANCY STATUS REPORT

JANUARY 2025 REPORT

REPORTING MONTH: January-25

REPORT DATE: 2/20/25

"MULTI-FAMILY PROPERTIES"

	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
California Villas												
a. Total Units in Complex	141	141	141	141	141	141	141	141	141	141	141	141
b. Unoccupied Units	1	3	5	2	0	3	7	5	3	4	3	1
c. Occupied Units	140	137	136	139	141	138	134	136	138	137	138	140
d. Pending Leases	1	2	5	1	0	2	7	5	3	2	1	1
e. Ending Occupied & Pre-leased	141	139	141	140	141	140	141	141	141	139	139	141
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	20	40	30	15	30	25	40	20	30	20	50	40
h. Re-Cert Pkts Sent Out During Month	13	13	14	16	4	13	16	17	13	10	9	8
i. Number of Traffic Qualified	25	30	20	25	30	20	30	10	20	20	15	25
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Desert Pointe												
a. Total Units in Complex	64	64	64	64	64	64	64	64	64	64	64	64
b. Unoccupied Units	2	2	4	2	2	3	5	4	2	4	3	3
c. Occupied Units	62	62	60	62	62	61	59	60	62	60	61	61
d. Pending Leases	1	1	2	1	1	2	4	3	0	1	1	0
e. Ending Occupied & Pre-leased	63	63	62	63	63	63	63	63	62	61	62	61
f. Down Units	1	1	1	1	1	1	1	1	1	1	1	1
g. Number of Wait List Contactees	51	53	58	79	56	65	0	33	63	36	76	79
h. Re-Cert Pkts Sent Out During Month	5	5	2	5	4	3	53	3	2	5	5	4
i. Number of Traffic Qualified	24	17	22	31	28	20	18	23	25	11	23	43
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Laguna Palms												
a. Total Units in Complex	48	48	48	48	48	48	48	48	48	48	48	48
b. Unoccupied Units	2	3	2	3	3	3	2	2	2	2	1	2
c. Occupied Units	46	46	46	45	45	45	46	46	46	46	47	46
d. Pending Leases	2	1	1	3	1	2	2	2	2	2	1	0
e. Ending Occupied & Pre-leased	48	47	47	48	46	47	48	48	48	48	48	46
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	25	30	35	40	30	35	30	35	40	30	25	25
h. Re-Cert Pkts Sent Out During Month	4	1	3	4	2	1	1	4	6	3	4	6
i. Number of Traffic Qualified	40	30	30	35	30	40	30	34	40	38	16	30
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Neighbors												
a. Total Units in Complex	24	24	24	24	24	24	24	24	24	24	24	24
b. Unoccupied Units	2	0	0	2	2	1	0	0	0	0	0	1
c. Occupied Units	22	24	24	22	22	23	24	24	24	24	24	23
d. Pending Leases	2	0	0	0	1	1	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	24	24	24	22	23	24	24	24	24	24	24	23
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	26	0	0	56	49	0	0	0	0	0	0	41
h. Re-Cert Pkts Sent Out During Month	2	1	3	1	1	2	1	4	1	1	1	2
i. Number of Traffic Qualified	8	11	16	23	111	23	15	16	11	6	9	17
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
One Quail Place												
a. Total Units in Complex	384	384	384	384	384	384	384	384	384	384	384	384
b. Unoccupied Units	17	16	9	13	13	14	10	8	15	15	11	8
c. Occupied Units	367	368	375	371	371	370	374	376	369	369	373	376
d. Pending Leases	6	9	2	3	8	9	10	7	9	12	8	6
e. Ending Occupied & Pre-leased	373	377	377	374	379	379	384	383	378	381	381	382
f. Down Units	0	0	8	7	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	180	210	198	82	85	195	135	239	80	70	68	186
h. Re-Cert Pkts Sent Out During Month	34	23	28	24	36	23	20	24	30	21	28	27
i. Number of Traffic Qualified	92	57	91	87	75	69	82	70	78	66	26	94
j. Number of Traffic Non-Qualified	2	4	9	3	5	14	5	7	7	2	10	6

MONTHLY OCCUPANCY STATUS REPORT

JANUARY 2025 REPORT

"MULTI-FAMILY PROPERTIES"

	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
Palm Village												
a. Total Units in Complex	36	36	36	36	36	36	36	36	36	36	36	36
b. Unoccupied Units	0	0	1	1	1	1	0	0	0	1	1	1
c. Occupied Units	36	36	35	35	35	35	36	36	36	35	35	35
d. Pending Leases	0	0	0	0	1	1	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	36	36	35	35	36	36	36	36	36	35	35	35
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	25	10	25	30	35	25	15	20	25	0	25	25
h. Re-Cert Pkts Sent Out During Month	2	2	1	4	2	2	3	3	2	3	3	2
i. Number of Traffic Qualified	15	15	15	20	25	20	15	25	25	38	14	30
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Santa Rosa												
a. Total Units in Complex	20	20	20	20	20	20	20	20	20	20	20	20
b. Unoccupied Units	2	2	1	0	0	1	0	0	0	0	1	2
c. Occupied Units	18	18	19	20	20	19	20	20	20	20	19	18
d. Pending Leases	2	0	0	0	0	0	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	20	18	19	20	20	19	20	20	20	20	19	18
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	25	20	25	25	20	10	10	0	15	0	25	20
h. Re-Cert Pkts Sent Out During Month	2	0	3	0	0	3	3	0	1	0	1	3
i. Number of Traffic Qualified	10	10	15	20	15	20	15	20	24	38	14	30
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Taos Palms												
a. Total Units in Complex	16	16	16	16	16	16	16	16	16	16	16	16
b. Unoccupied Units	2	2	2	2	2	0	0	0	0	0	0	1
c. Occupied Units	14	14	14	14	14	16	16	16	16	16	16	15
d. Pending Leases	0	1	0	0	1	0	0	0	0	0	0	1
e. Ending Occupied & Pre-leased	14	15	14	14	15	16	16	16	16	16	16	16
f. Down Units	0	0	0	1	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	0	0	0	39	0	0	0	0	0	0	0	0
h. Re-Cert Pkts Sent Out During Month	1	0	2	0	0	2	1	0	1	0	0	1
i. Number of Traffic Qualified	8	8	11	17	9	0	11	8	7	5	7	10
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0

SUMMARY**MULTI-FAMILY PROPERTIES**

	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
a. Total Units in Complex	733	733	733	733	733	733	733	733	733	733	733	733
b. Unoccupied Units	28	28	24	25	23	26	24	19	22	26	20	19
c. Occupied Units	705	705	709	708	710	707	709	714	711	707	713	714
d. Pending Leases	14	14	10	8	13	17	23	17	14	17	11	8
e. Ending Occupied & Pre-leased	719	719	719	716	723	724	732	731	725	724	724	722
f. Down Units	1	1	9	9	1	1	1	1	1	1	1	1
g. Number of Wait List Contactees	352	363	371	366	305	355	230	347	253	156	269	416
h. Re-Cert Pkts Sent Out During Month	63	45	56	54	49	49	98	55	56	43	51	53
i. Number of Traffic Qualified	222	178	220	258	323	212	216	206	230	222	124	279
j. Number of Traffic Non-Qualified	2	4	9	3	5	14	5	7	7	2	10	6

MONTHLY OCCUPANCY STATUS REPORT

JANUARY 2025 REPORT

REPORTING MONTH: December-24

REPORT DATE: 1/20/25

"SENIOR PROPERTIES"	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
Candlewood												
a. Total Units in Complex	30	30	30	30	30	30	30	30	30	30	30	30
b. Unoccupied Units	4	4	3	3	1	0	0	0	0	0	0	1
c. Occupied Units	26	26	27	27	29	30	30	30	30	30	30	29
d. Pending Leases	0	0	1	0	1	0	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	26	26	28	27	30	30	30	30	30	30	30	29
f. Down Units	0	0	1	2	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	0	0	0	0	0	0	0	0	0	0	0	0
h. Re-Cert Pkts Sent Out During Month	0	3	2	4	3	1	1	2	0	4	2	2
i. Number of Traffic Qualified	0	0	0	0	0	0	0	0	0	0	0	0
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Carlos Ortega												
a. Total Units in Complex	73	73	73	73	73	73	73	73	73	73	73	73
b. Unoccupied Units	2	2	2	1	1	1	1	1	0	0	1	1
c. Occupied Units	71	71	71	72	72	72	72	72	73	73	72	72
d. Pending Leases	0	1	1	1	1	1	1	1	0	0	1	1
e. Ending Occupied & Pre-leased	71	72	72	73	73	73	73	73	73	73	73	73
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	40	16	16	20	20	30	30	20	7	0	0	10
h. Re-Cert Pkts Sent Out During Month	9	7	6	11	12	11	5	4	3	3	10	9
i. Number of Traffic Qualified	2	3	2	1	2	1	2	0	4	6	3	8
j. Number of Traffic Non-Qualified	2	0	0	1	1	2	1	2	1	0	0	0
Catalina Gardens												
a. Total Units in Complex	72	72	72	72	72	72	72	72	72	72	72	72
b. Unoccupied Units	5	5	4	5	3	3	3	2	3	3	7	6
c. Occupied Units	67	67	68	67	69	69	69	70	69	69	65	66
d. Pending Leases	0	1	0	5	2	0	1	0	1	2	5	4
e. Ending Occupied & Pre-leased	67	68	68	72	71	69	70	70	70	71	70	70
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	72	86	96	105	110	80	78	80	90	130	80	120
h. Re-Cert Pkts Sent Out During Month	3	3	6	5	7	3	2	7	9	6	6	6
i. Number of Traffic Qualified	3	3	4	5	4	3	2	2	4	4	5	5
j. Number of Traffic Non-Qualified	4	4	2	2	3	2	3	1	3	4	2	10
La Rocca Villas												
a. Total Units in Complex	27	27	27	27	27	27	27	27	27	27	27	27
b. Unoccupied Units	0	0	0	0	0	0	0	0	0	0	0	0
c. Occupied Units	27	27	27	27	27	27	27	27	27	27	27	27
d. Pending Leases	0	0	0	0	0	0	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	27	27	27	27	27	27	27	27	27	27	27	27
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	0	0	0	0	0	0	0	0	0	0	0	0
h. Re-Cert Pkts Sent Out During Month	1	4	3	1	3	1	1	0	3	2	2	1
i. Number of Traffic Qualified	6	7	2	1	1	0	1	3	3	2	2	3
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Las Serenas												
a. Total Units in Complex	150	150	150	150	150	150	150	150	150	150	150	150
b. Unoccupied Units	4	0	1	0	2	2	4	3	4	5	4	4
c. Occupied Units	146	150	150	150	148	148	146	147	146	145	146	146
d. Pending Leases	0	0	0	0	1	1	2	3	1	4	2	0
e. Ending Occupied & Pre-leased	146	150	150	150	149	149	148	150	147	149	148	146
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	68	35	0	0	60	24	15	23	30	30	25	40
h. Re-Cert Pkts Sent Out During Month	5	5	8	13	18	15	11	19	9	14	9	12
i. Number of Traffic Qualified	46	51	49	25	4	34	34	25	51	33	18	8
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0

"SENIOR PROPERTIES"

	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
Pueblos												
a. Total Units in Complex	15	15	15	15	15	15	15	15	15	15	15	15
b. Unoccupied Units	1	1	0	0	0	0	0	0	0	0	0	1
c. Occupied Units	14	14	15	15	15	15	15	15	15	15	15	14
d. Pending Leases	0	0	0	0	0	0	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	14	14	15	15	15	15	15	15	15	15	15	14
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	0	0	0	0	0	0	0	0	0	0	0	0
h. Re-Cert Pkts Sent Out During Month	0	0	0	4	1	1	1	1	3	3	0	0
i. Number of Traffic Qualified	0	0	0	0	0	0	0	0	0	0	0	0
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0
Sage Crest Sr.												
a. Total Units in Complex	14	14	14	14	14	14	14	14	14	14	14	14
b. Unoccupied Units	1	1	0	1	1	1	1	1	1	1	1	0
c. Occupied Units	13	13	13	13	13	13	13	13	13	13	13	14
d. Pending Leases	0	0	0	1	1	1	0	0	1	1	0	0
e. Ending Occupied & Pre-leased	13	13	13	14	14	14	13	13	14	14	13	14
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	0	0	0	0	0	0	0	0	0	0	0	0
h. Re-Cert Pkts Sent Out During Month	0	0	2	1	1	1	1	3	2	2	1	0
i. Number of Traffic Qualified	0	0	0	0	0	0	0	0	0	0	0	0
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0

SUMMARY**SENIOR PROPERTIES**

	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
a. Total Units in Complex	381	381	381	381	381	381	381	381	381	381	381	381
b. Unoccupied Units	17	13	10	10	8	7	9	7	8	9	13	13
c. Occupied Units	364	368	371	371	373	374	372	374	373	372	368	368
d. Pending Leases	0	2	2	7	6	3	4	4	3	7	8	5
e. Ending Occupied & Pre-leased	364	370	373	378	379	377	376	378	376	379	376	373
f. Down Units	0	0	1	2	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	180	137	112	125	190	134	123	123	127	160	105	170
h. Re-Cert Pkts Sent Out During Month	18	22	27	39	45	33	22	36	29	34	30	30
i. Number of Traffic Qualified	57	64	57	32	11	38	39	30	62	45	28	24
j. Number of Traffic Non-Qualified	6	4	2	3	4	4	4	3	4	4	2	10

MONTHLY OCCUPANCY AND AVERAGE RENT SUMMARY JANUARY 2025

Multi-Family Complexes			
No. of Units		Average Mo. Rent	
Extremely Low 0-30%	202		326
Very Low 31-50%	218		639
Low 51-80%	204		1,116
Moderate 81%-120%	90		1,615
Total	714	*	924

Senior Complexes			
No. of Units		Average Mo. Rent	
Extremely Low 0-30%	142		324
Very Low 31-50%	162		610
Low 51-80%	51		977
Moderate 81%-120%	13		1,606
Total	368	**	879

HOUSEHOLD SIZE

AMI %	1		2		3		4	
	Ann. Income	Mo. Rent	Ann. Income	Mo. Rent	Ann. Income	Mo. Rent	Ann. Income	Mo. Rent
20%	13,650	284	15,600	325	17,550	366	19,500	406
25%	17,063	355	19,500	406	21,938	457	24,375	508
30%	21,550	511	24,600	513	27,700	577	31,200	650
35%	23,888	498	27,300	569	30,713	640	34,125	711
40%	27,300	569	31,200	650	35,100	731	39,000	813
45%	30,713	640	35,100	731	39,488	823	43,875	914
50%	35,900	748	41,000	854	46,100	960	51,250	1,068
55%	37,538	782	42,900	894	48,263	1,005	53,625	1,117
60%	40,950	853	46,800	975	52,650	1,097	58,500	1,219
65%	44,363	1,109	50,700	1,268	57,038	1,426	63,375	1,584
70%	47,775	1,194	54,600	1,365	61,425	1,536	68,250	1,706
75%	51,188	1,280	58,500	1,463	65,813	1,645	73,125	1,828
80%	57,400	1,435	65,600	1,640	73,800	1,845	82,000	2,050
85%	58,013	1,450	66,300	1,658	74,588	1,865	82,875	2,072
90%	61,425	1,536	70,200	1,755	78,975	1,974	87,750	2,194
95%	64,838	1,621	74,100	1,853	83,363	2,084	92,625	2,316
100%	68,250	1,706	78,000	1,950	87,750	2,194	97,500	2,438
105%	71,663	1,792	81,900	2,048	92,138	2,303	102,375	2,559
110%	75,075	1,877	85,800	2,145	96,525	2,413	107,250	2,681
115%	78,488	1,962	89,700	2,243	100,913	2,523	112,125	2,803
120%	81,900	2,048	93,600	2,340	105,300	2,633	117,000	2,925

Riverside County Income Eligibility as of 7/1/2024. Monthly rent is exclusive of Utility Allowance.

MONTHLY OCCUPANCY AND AVERAGE RENT SUMMARY JANUARY 2025

* Including On-Site Management units, occupied units total	11
** Including On-Site Management units, occupied units total	5

REPORTING MONTH: Jan-25

REPORT DATE: 2/20/2025

REPORTED BY: CYNDI KARP

"MULTI-FAMILY"	CALIFORNIA VILLAS 141 UNITS		DESERT POINTE 64 UNITS		LAGUNA PALMS 48 UNITS		NEIGHBORS 24 UNITS		ONE QUAIL PLACE 384 UNITS		PALM VILLAGE 36 UNITS		SANTA ROSA 20 UNITS		TAOS PALMS 16 UNITS		TOTALS 733 UNITS	
	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR
1. EXTREMELY LOW: 20% OF MEDIAN																		
a. Studio			3	216													3	216
b. 1 BR, 1 BA	10	248	2	221					11	238							23	241
c. 2 BR, 1 BA					2	232			3	251	5	218	1	220			11	230
d. 2 BR, 2 BA							1	232	10	247							11	245
e. Totals 20%	10		5		2		1		24		5		1		0		48	
2. EXTREMELY LOW: 21-25% OF MEDIAN																		
a. Studio			8	283													8	283
b. 1 BR, 1 BA	21	323	7	296	5	305			35	306							68	310
c. 2 BR, 1 BA									5	334	5	337					10	336
d. 2 BR, 2 BA							1	309	9	325							10	324
e. Totals 21-25%	21		15		5		1		49		5		0		0		96	
3. EXTREMELY LOW: 26-30% OF MEDIAN																		
a. Studio			2	381	2	361			8	414							4	371
b. 1 BR, 1 BA	12	429	2	410	1	373			6	453	5	416	1	431	1	391	23	419
c. 2 BR, 1 BA					1	391			6	453	5	416	1	431	1	391	14	430
d. 2 BR, 2 BA							4	430	13	433							17	433
e. Totals 26-30%	12		4		4		4		27		5		1		1		58	
Total extremely low =	43		24		11		6		100		15		2		1		202	
Percent of total	30.71%		39.34%		23.91%		26.09%		26.60%		42.86%		11.11%		6.67%		28.29%	
4. VERY LOW: 31-35% OF MEDIAN																		
a. Studio			1	430	1	414											2	422
b. 1 BR, 1 BA	7	488	2	448	2	466			12	474							23	475
c. 2 BR, 1 BA					2	496			1	534	3	514	1	474	1	486	8	504
d. 2 BR, 2 BA							3	500	6	512							9	508
e. Totals 31-35%	7		3		5		3		19		3		1		1		42	
5. VERY LOW: 36-40% OF MEDIAN																		
a. Studio			2	501													2	501
b. 1 BR, 1 BA	15	572	1	527	1	536			8	551							25	562
c. 2 BR, 1 BA					1	575			6	601	1	585	3	570			11	589
d. 2 BR, 2 BA									6	598							6	598
e. Totals 36-40%	15		3		2		0		20		1		3		0		44	
6. VERY LOW: 41-45% OF MEDIAN																		
a. Studio			5	560													5	560
b. 1 BR, 1 BA	15	645	1	606	2	626			13	637							31	639
c. 2 BR, 1 BA					2	676			7	704	5	677	4	671			18	686
d. 2 BR, 2 BA							2	676	15	694							17	692
e. Totals 41-45%	15		6		4		2		35		5		4		0		71	
7. VERY LOW: 46-50% OF MEDIAN																		
a. Studio			2	639	1	680											3	653
b. 1 BR, 1 BA	12	755							9	729							21	744
c. 2 BR, 1 BA					1	740			8	824	5	744	2	728	2	740	18	777
d. 2 BR, 2 BA							1	826	18	816							19	817
e. Totals 46-50%	12		2		2		1		35		5		2		2		61	
Total very low =	49		14		13		6		109		14		10		3		218	
Percent of total	35.00%		22.95%		28.26%		26.09%		28.99%		40.00%		55.56%		20.00%		30.53%	
8. LOWER: 51-55% OF MEDIAN																		
a. Studio			3	698													3	698
b. 1 BR, 1 BA	6	798			1	772			6	798							13	796
c. 2 BR, 1 BA			1	863	2	1,258			10	861	2	884			1	841	16	913
d. 2 BR, 2 BA							2	871	10	875							12	874
e. Totals 51-55%	6		4		3		2		26		2		0		1		44	
9. LOWER: 56-60% OF MEDIAN																		
a. Studio																	0	-
b. 1 BR, 1 BA	13	890	1	842	2	866			12	883							28	884
c. 2 BR, 1 BA					3	929			9	963	2	943	1	951	5	943	20	950
d. 2 BR, 2 BA							2	946	9	959							11	957
e. Totals 56-60%	13		1		5		2		30		2		1		5		59	

"MULTI-FAMILY"	CALIFORNIA VILLAS 141 UNITS		DESERT POINTE 64 UNITS		LAGUNA PALMS 48 UNITS		NEIGHBORS 24 UNITS		ONE QUAIL PLACE 384 UNITS		PALM VILLAGE 36 UNITS		SANTA ROSA 20 UNITS		TAOS PALMS 16 UNITS		TOTALS 733 UNITS	
	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR
10. LOWER: 61-65% OF MEDIAN																		
a. Studio			1	1,041													1	1,041
b. 1 BR, 1 BA	5	1,179			2	1,174			9	1,160							16	1,168
c. 2 BR, 1 BA					3	1,292			4	1,300			2	1,258			9	1,288
d. 2 BR, 2 BA							1	1,248	8	1,278							9	1,275
e. Totals 61-65%	5		1		5		1		21		0		2		0		35	
11. LOWER: 66-70% OF MEDIAN																		
a. Studio																	0	-
b. 1 BR, 1 BA	5	1,275							6	1,262							11	1,268
c. 2 BR, 1 BA					1	1,354			6	1,389					1	1,354	8	1,380
d. 2 BR, 2 BA							2	1,354	13	1,395							15	1,390
e. Totals 66-70%	5		0		1		2		25		0		0		1		34	
12. LOWER: 71-75% OF MEDIAN																		
a. Studio			2	1,192													2	1,192
b. 1 BR, 1 BA	1	1,390	1	1,360					2	1,349							4	1,362
c. 2 BR, 1 BA					2	1,461			3	1,497	1	1,499					6	1,485
d. 2 BR, 2 BA									7	1,516							7	1,516
e. Totals 71-75%	1		3		2		0		12		1		0		0		19	
13. LOWER: 76-80% OF MEDIAN																		
a. Studio			1	1,213													1	1,213
b. 1 BR, 1 BA	1	1,611							4	1,423							5	1,460
c. 2 BR, 1 BA					1	1,544			2	1,730			1	1,532			4	1,634
d. 2 BR, 2 BA									3	1,630							3	1,630
e. Totals 76-80%	1		1		1		0		9		0		1		0		13	
Total lower =	31		10		17		7		123		5		4		7		204	
Percent of total	22.14%		16.39%		36.96%		30.43%		32.71%		14.29%		22.22%		46.67%		28.57%	
14. MODERATE: 81-120% OF MEDIAN																		
a. Studio			3	1,314													3	1,314
b. 1 BR, 1 BA	16	1,449	6	1,402	2	1,458			17	1,383							41	1,415
c. 2 BR, 1 BA	1	2,010	3	1,743	3	1,879			10	1,763	1	2,010	2	2,010	4	1,847	24	1,830
d. 2 BR, 2 BA			1	2,010			4	1,809	17	1,776							22	1,793
Total moderate =	17		13		5		4		44		1		2		4		90	
Percent of total	12.14%		21.31%		10.87%		17.39%		11.70%		2.86%		11.11%		26.67%		12.61%	
15. Total units occupied:	140		61		46		23		376		35		18		15		714	
16. Occupancy rate =	99%		95%		96%		96%		98%		97%		90%		94%		97%	

NOTE: For each project, to calculate average rent for a unit type at an income level, divide the total rental income of that unit type at that income level by the number of occupied units of that unit type at that income level.

Occ Rate excluding properties under const/renov

98%

REPORTING MONTH: Jan-25

REPORT DATE: 2/20/2025

REPORTED BY: CYNDI KARP

"SENIOR PROPERTIES"

	CANDLEWOOD 30 UNITS		CARLOS ORTEGA 73 UNITS		CATALINA 72 UNITS		LA ROCCA VILLAS 27 UNITS		LAS SERENAS 150 UNITS		PUEBLOS 15 UNITS		SAGE CREST SR. 14 UNITS		TOTALS 381 UNITS	
	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR
1. EXTREMELY LOW: 20% OF MEDIAN																
a. Studio					5	186									5	186
b. 1 BR, 1 BA	2	211	2	315	3	209	3	263	4	217					14	238
c. 2 BR, 1 BA			1	366					6	216					7	237
d. 2 BR, 2 BA															0	-
e. Totals 20%	2		3		8		3		10		0		0		26	
2. EXTREMELY LOW: 21-25% OF MEDIAN																
a. Studio					15	258									15	258
b. 1 BR, 1 BA	5	287	8	394	3	297	5	354	19	285	3	296	1	291	44	315
c. 2 BR, 1 BA	2	314							4	301					6	305
d. 2 BR, 2 BA															0	-
e. Totals 21-25%	7		8		18		5		23		3		1		65	
3. EXTREMELY LOW: 26-30% OF MEDIAN																
a. Studio					7	339									7	339
b. 1 BR, 1 BA	5	376	6	467	3	373	5	459	10	384	3	376	3	395	35	407
c. 2 BR, 1 BA			2	551					7	409					9	440
d. 2 BR, 2 BA															0	-
e. Totals 26-30%	5		8		10		5		17		3		3		51	
Total extremely low =	14		19		36		13		50		6		4		142	
Percent of total	48.28%		26.39%		54.55%		48.15%		34.25%		42.86%		28.57%		38.59%	
4. VERY LOW: 31-35% OF MEDIAN																
a. Studio					1	390									1	390
b. 1 BR, 1 BA	3	443	4	556	3	448	5	510	10	451	3	445	3	460	31	473
c. 2 BR, 1 BA			1	620					7	483					8	500
d. 2 BR, 2 BA															0	-
e. Totals 31-35%	3		5		4		5		17		3		3		40	
5. VERY LOW: 36-40% OF MEDIAN																
a. Studio					3	471									3	471
b. 1 BR, 1 BA	3	528	7	637	2	541	2	595	16	535	1	544	1	547	32	561
c. 2 BR, 1 BA			1	731					5	572					6	598
d. 2 BR, 2 BA															0	-
e. Totals 36-40%	3		8		5		2		21		1		1		41	
6. VERY LOW: 41-45% OF MEDIAN																
a. Studio					6	538									6	538
b. 1 BR, 1 BA	2	611	6	724	5	613	2	675	9	613	3	618	1	606	28	641
c. 2 BR, 1 BA			1	797					10	669					11	681
d. 2 BR, 2 BA															0	-
e. Totals 41-45%	2		7		11		2		19		3		1		45	
7. VERY LOW: 46-50% OF MEDIAN																
a. Studio					2	656									2	656
b. 1 BR, 1 BA	3	694	14	827			1	732	7	737	1	748	2	713	28	776
c. 2 BR, 1 BA	1	824	2	960					3	785					6	850
d. 2 BR, 2 BA															0	-
e. Totals 46-50%	4		16		2		1		10		1		2		36	
Total very low =	12		36		22		10		67		8		7		162	
Percent of total	41.38%		50.00%		33.33%		37.04%		45.89%		57.14%		50.00%		44.02%	
8. LOWER: 51-55% OF MEDIAN																
a. Studio					1	690									1	690
b. 1 BR, 1 BA	1	785	6	880	1	757	1	821	6	769					15	817
c. 2 BR, 1 BA									3	839					3	839
d. 2 BR, 2 BA															0	-
e. Totals 51-55%	1		6		2		1		9		0		0		19	
9. LOWER: 56-60% OF MEDIAN																
a. Studio					2	748									2	748
b. 1 BR, 1 BA			2	945	2	851			7	856			2	872	13	871
c. 2 BR, 1 BA									1	951					1	951
d. 2 BR, 2 BA															0	-
e. Totals 56-60%	0		2		4		0		8		0		2		16	

REPORT #1 - MONTHLY OCCUPANCY AND AVERAGE RENT STATEMENT JANUARY 2025 REPORT

"SENIOR PROPERTIES"	CANDLEWOOD 30 UNITS		CARLOS ORTEGA 73 UNITS		CATALINA 72 UNITS		LA ROCCA VILLAS 27 UNITS		LAS SERENAS 150 UNITS		PUEBLOS 15 UNITS		SAGE CREST SR. 14 UNITS		TOTALS 381 UNITS	
	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR	OCC	AR
10. LOWER: 61-65% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA			5	1,245			1	1,184	2	1,123			1	1,165	9	1,202
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 61-65%	0		5		0		1		2		0		1		9	
11. LOWER: 66-70% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA									2	1,238					2	1,238
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 66-70%	0		0		0		0		2		0		0		2	
12. LOWER: 71-75% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA			2	1,431											2	1,431
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 71-75%	0		2		0		0		0		0		0		2	
13. LOWER: 76-80% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA			1	1,398					1	1,505					2	1,452
c. 2 BR, 1 BA									1	1,532					1	1,532
d. 2 BR, 2 BA															0	-
e. Totals 76-80%	0		1		0		0		2		0		0		3	
Total lower =	1		16		6		2		23		0		3		51	
Percent of total	3.45%		22.22%		9.09%		7.41%		15.75%		0.00%		21.43%		13.86%	
14. MODERATE: 81-120% OF MEDIAN																
a. Studio					1	1,425									1	1,425
b. 1 BR, 1 BA	1	1,289			1	1,611	2	1,482	3	1,363					7	1,422
c. 2 BR, 1 BA	1	2,010							3	1,826					4	1,872
d. 2 BR, 2 BA			1	2,010											1	2,010
Total moderate =	2		1		2		2		6		0		0		13	
Percent of total	6.90%		1.39%		3.03%		7.41%		4.11%		0.00%		0.00%		3.53%	
15. Total units occupied:	29		72		66		27		146		14		14		368	
16. Occupancy rate =	97%		99%		92%		100%		97%		93%		100%		97%	
NOTE: For each project, to calculate average rent for a unit type at an income level, divide the total rental income of that unit type at that income level by the number of occupied units of that unit type at that income level.															Occ Rate excluding properties under const/renov	
															97%	

JANUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Jan-25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: **CYNDI KARP**

REPORT DATE: 2/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CALIFORNIA VILLAS 141	DESERT POINTE 64	LAGUNA PALMS 48	NEIGHBORS 24	ONE QUAIL PLACE 384	PALM VILLAGE 36	SANTA ROSA 20	TAOS PALMS 16	MONTHLY TOTALS 733
REVENUE										
<u>EXTREMELY LOW: 20%</u>										
Occupied units		10	5	2	1	24	5	1	-	48
Total rental income		2,480	1,090	464	232	5,842	1,088	220	-	11,416
Per occupied unit		248	218	232	232	243	218	220	-	238
<u>EXTREMELY LOW: 21% --> 25%</u>										
Occupied units		21	15	5	1	49	5	-	-	96
Total rental income		6,781	4,339	1,524	309	15,316	1,687	-	-	29,956
Per occupied unit		323	289	305	309	313	337	-	-	312
<u>EXTREMELY LOW: 26% --> 30%</u>										
Occupied units		12	4	4	4	27	5	1	1	58
Total rental income		5,142	1,582	1,485	1,720	11,663	2,082	431	391	24,496
Per occupied unit		429	396	371	430	432	416	431	391	422
<u>VERY LOW: 31% --> 35%</u>										
Occupied units		7	3	5	3	19	3	1	1	42
Total rental income		3,418	1,326	2,338	1,500	9,293	1,542	474	486	20,377
Per occupied unit		488	442	468	500	489	514	474	486	485
<u>VERY LOW: 36% --> 40%</u>										
Occupied units		15	3	2	-	20	1	3	-	44
Total rental income		8,575	1,529	1,111	-	11,604	585	1,711	-	25,115
Per occupied unit		572	510	556	-	580	585	570	-	571
<u>VERY LOW: 41% --> 45%</u>										
Occupied units		15	6	4	2	35	5	4	-	71
Total rental income		9,680	3,406	2,604	1,352	23,624	3,387	2,682	-	46,735
Per occupied unit		645	568	651	676	675	677	671	-	658
<u>VERY LOW: 46% --> 50%</u>										
Occupied units		12	2	2	1	35	5	2	2	61
Total rental income		9,064	1,278	1,420	826	27,845	3,720	1,456	1,480	47,089
Per occupied unit		755	639	710	826	796	744	728	740	772
<u>VERY LOW Up to 50%</u>										
Occupied units		92	38	24	12	209	29	12	4	420
Total rental income		45,140	14,550	10,946	5,939	105,187	14,091	6,974	2,357	205,184
Per occupied unit		491	383	456	495	503	486	581	589	489
<u>LOWER: 51% --> 55%</u>										
Occupied units		6	4	3	2	26	2	-	1	44
Total rental income		4,786	2,957	3,287	1,742	22,152	1,768	-	841	37,533
Per occupied unit		798	739	1,096	871	852	884	-	841	853
<u>LOWER: 56% --> 60%</u>										
Occupied units		13	1	5	2	30	2	1	5	59
Total rental income		11,576	842	4,519	1,892	27,896	1,886	951	4,713	54,275
Per occupied unit		890	842	904	946	930	943	951	943	920
<u>LOWER: 61% --> 65%</u>										
Occupied units		5	1	5	1	21	-	2	-	35
Total rental income		5,897	1,041	6,224	1,248	25,864	-	2,516	-	42,790
Per occupied unit		1,179	1,041	1,245	1,248	1,232	-	1,258	-	1,223
<u>LOWER: 66% --> 70%</u>										
Occupied units		5	-	1	2	25	-	-	1	34
Total rental income		6,376	-	1,354	2,708	34,043	-	-	1,354	45,835
Per occupied unit		1,275	-	1,354	1,354	1,362	-	-	1,354	1,348
<u>LOWER: 71% --> 75%</u>										
Occupied units		1	3	2	-	12	1	-	-	19
Total rental income		1,390	3,744	2,922	-	17,797	1,499	-	-	27,352
Per occupied unit		1,390	1,248	1,461	-	1,483	1,499	-	-	1,440
<u>LOWER: 76% --> 80%</u>										
Occupied units		1	1	1	-	9	-	1	-	13
Total rental income		1,611	1,213	1,544	-	14,041	-	1,532	-	19,941
Per occupied unit		1,611	1,213	1,544	-	1,560	-	1,532	-	1,534
<u>LOWER: 51% --> 80%</u>										
Occupied units		31	10	17	7	123	5	4	7	204
Total rental income		31,636	9,797	19,850	7,590	141,793	5,153	4,999	6,908	227,726
Per occupied unit		1,021	980	1,168	1,084	1,153	1,031	1,250	987	1,116
<u>MODERATE: 81% --> 120%</u>										
Occupied units		17	13	5	4	44	1	2	4	90
Total rental income		25,200	19,590	8,552	7,237	71,344	2,010	4,020	7,388	145,341
Per occupied unit		1,482	1,507	1,710	1,809	1,621	2,010	2,010	1,847	1,615
<u>Summary Income:</u>										
Rent Roll Expected Income		101,976	43,937	39,348	20,766	318,324	21,254	15,993	16,653	578,251
Delinquent Income		(1,436)	(4,169)	(7,681)	(4,191)	7,712	(621)	(1,945)	(1,778)	(14,109)
Actual Rent Received		100,540	39,768	31,667	16,575	326,036	20,633	14,048	14,875	564,142
<u>Other Income:</u>										
Laundry		473	279	-	233	2,877	-	-	173	4,034
Other (Credit Report/Late Fees)		1,840	30	425	200	2,035	150	150	175	5,005
Total Operating Income		102,853	40,077	32,092	17,008	330,948	20,783	14,198	15,223	573,182

JANUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Jan-25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: **CYNDI KARP**

REPORT DATE: 2/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CALIFORNIA VILLAS 141	DESERT POINTE 64	LAGUNA PALMS 48	NEIGHBORS 24	ONE QUAIL PLACE 384	PALM VILLAGE 36	SANTA ROSA 20	TAOS PALMS 16	MONTHLY TOTALS 733
Occupied Units		140	61	46	23	376	35	18	15	714
Income per occupied unit		735	657	698	739	880	594	789	1,015	803

EXPENSES

Operating Expenses:

Payroll	27,189	13,948	11,563	4,606	104,887	7,357	2,871	3,691	176,112
Per occupied unit	194	229	251	200	279	210	159	246	247
Administrative	11,639	4,558	2,863	1,807	28,964	1,764	1,020	1,258	53,873
Per occupied unit	83	75	62	79	77	50	57	84	75
Advertising/Promotion	-	8	-	-	-	-	-	-	8
Per occupied unit	-	0	-	-	-	-	-	-	0
Contract Services	3,614	2,473	1,341	1,382	32,177	1,062	397	492	42,936
Per occupied unit	26	41	29	60	86	30	22	33	60
Utility Services	14,855	4,945	4,110	2,310	17,954	4,403	1,159	1,263	51,000
Per occupied unit	106	81	89	100	48	126	64	84	71
Maintenance	28,709	9,616	8,513	6,301	120,887	2,395	582	970	177,974
Per occupied unit	205	158	185	274	322	68	32	65	249
Replacement expense	5,542	1,377	1,624	-	2,586	-	-	-	11,129
Per occupied unit	40	23	35	-	7	-	-	-	16
Capital expense	-	-	-	-	-	-	-	-	-
Per occupied unit	-	-	-	-	-	-	-	-	-
Total Operating Expenses	91,548	36,924	30,015	16,406	307,455	16,982	6,028	7,674	513,032
Per occupied unit	654	605	652	713	818	485	335	512	719

Summary Revenue and Expenses

Total Operating Income	102,853	40,077	32,092	17,008	330,948	20,783	14,198	15,223	573,182
Total Operating Expenses	91,548	36,924	30,015	16,406	307,455	16,982	6,028	7,674	513,032
Monthly Net Operating Income	11,305	3,153	2,077	602	23,493	3,801	8,170	7,549	60,150
Per occupied unit	81	52	45	26	62	109	454	503	84

FYTD Net Operating Income*

	212,818	61,683	44,830	49,930	817,548	33,623	48,301	45,659	1,314,393
Previous Fiscal Year NOI (6/30/2024)*	297,200	112,539	62,592	30,825	1,275,759	97,026	45,323	20,935	1,942,199

* For comparison purposes, Net Operating Income YTD excludes all capital expenditures and corresponding reimbursement, as those are typically paid from replacement reserve funds and/or bond funds at this time (not PDHA revenue).

JANUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Jan-25

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 2/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CANDLEWOOD 30	CARLOS ORTEGA 73	CATALINA GARDENS 72	LA ROCCA VILLAS 27	LAS SERENAS 150	PUEBLOS 15	SAGECREST SR. 14	MONTHLY TOTALS 381
REVENUE									
<u>EXTREMELY LOW: 20%</u>									
Occupied units		2	3	8	3	10	-	-	26
Total rental income		422	996	1,556	789	2,162			5,925
Per occupied unit		211	332	194	263	216			228
<u>EXTREMELY LOW: 21% --> 25%</u>									
Occupied units		7	8	18	5	23	3	1	65
Total rental income		2,065	3,152	4,756	1,769	6,617	888	291	19,538
Per occupied unit		295	394	264	354	288	296	291	301
<u>EXTREMELY LOW: 26% --> 30%</u>									
Occupied units		5	8	10	5	17	3	3	51
Total rental income		1,882	3,904	3,496	2,294	6,699	1,129	1,184	20,588
Per occupied unit		376	488	350	459	394	376	395	404
<u>VERY LOW: 31% --> 35%</u>									
Occupied units		3	5	4	5	17	3	3	40
Total rental income		1,328	2,842	1,734	2,548	7,885	1,335	1,380	19,052
Per occupied unit		443	568	434	510	464	445	460	476
<u>VERY LOW: 36% --> 40%</u>									
Occupied units		3	8	5	2	21	1	1	41
Total rental income		1,583	5,188	2,495	1,190	11,423	544	547	22,970
Per occupied unit		528	648	499	595	544	544	547	560
<u>VERY LOW: 41% --> 45%</u>									
Occupied units		2	7	11	2	19	3	1	45
Total rental income		1,222	5,139	6,294	1,350	12,207	1,853	606	28,671
Per occupied unit		611	734	572	675	642	618	606	637
<u>VERY LOW: 46% --> 50%</u>									
Occupied units		4	16	2	1	10	1	2	36
Total rental income		2,905	13,491	1,312	732	7,515	748	1,425	28,128
Per occupied unit		726	843	656	732	751	748	713	781
<u>VERY LOW: Up to 50%</u>									
Occupied units		26	55	58	23	117	14	11	304
Total rental income		11,407	34,712	21,643	10,672	54,508	6,497	5,433	144,872
Per occupied unit		439	631	373	464	466	464	494	477
<u>LOWER: 51% --> 55%</u>									
Occupied units		1	6	2	1	9	-	-	19
Total rental income		785	5,280	1,447	821	7,133	-	-	15,466
Per occupied unit		785	880	724	821	793			814
<u>LOWER: 56% --> 60%</u>									
Occupied units		-	2	4	-	8	-	2	16
Total rental income			1,890	3,198	-	6,944		1,744	13,776
Per occupied unit			945	800		868		872	861
<u>LOWER: 61% --> 65%</u>									
Occupied units		-	5	-	1	2	-	1	9
Total rental income		-	6,223		1,184	2,246		1,165	10,818
Per occupied unit			1,245		1,184	1,123		1,165	1,202
<u>LOWER: 66% --> 70%</u>									
Occupied units		-		-	-	2	-	-	2
Total rental income						2,476			2,476
Per occupied unit						1,238			1,238
<u>LOWER: 71% --> 75%</u>									
Occupied units		-	2	-	-	-	-	-	2
Total rental income			2,861		-	-			2,861
Per occupied unit			1,431						1,431
<u>LOWER: 76% --> 80%</u>									
Occupied units		-	1	-	-	2	-	-	3
Total rental income			1,398			3,037			4,435
Per occupied unit			1,398			1,519			1,478
<u>LOWER: 81% --> 80%</u>									
Occupied units		1	16	6	2	23	-	3	51
Total rental income		785	17,652	4,645	2,005	21,836	-	2,909	49,832

JANUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Jan-25

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 2/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CANDLEWOOD 30	CARLOS ORTEGA 73	CATALINA GARDENS 72	LA ROCCA VILLAS 27	LAS SERENAS 150	PUEBLOS 15	SAGECREST SR. 14	MONTHLY TOTALS 381
Per occupied unit		785	1,103	774	1,003	949		970	977
MODERATE: 81% --> 120%									
Occupied units	2	1	2	2	6	-	-	-	13
Total rental income		3,299	2,010	3,036	2,964	9,568			20,877
Per occupied unit		1,650	2,010	1,518	1,482	1,595			1,606
Summary Income:									
Rent Roll Expected Income		15,491	54,374	29,324	15,641	85,912	6,497	8,342	215,581
Delinquent Income		(989)	(2,314)	(2,253)	(452)	2,861	43	-	(3,104)
Actual Rent Received		14,502	52,060	27,071	15,189	88,773	6,540	8,342	212,477
Other Income:									
Laundry		-	-	-	-	-	-	-	-
Other (Credit Report/Late Fees)		25	110	30	-	235	-	-	400
Total operating income		14,527	52,170	27,101	15,189	89,008	6,540	8,342	212,877
Occupied Units		29	72	66	27	146	14	14	368
Income per occupied unit		501	725	411	563	610	467	596	578
EXPENSES									
Operating Expenses:									
Payroll		6,919	15,676	16,371	7,472	21,222	3,994	2,788	74,442
Per occupied unit		239	218	248	277	145	285	199	202
Administrative		1,485	5,464	4,463	1,450	10,912	743	693	25,210
Per occupied unit		51	76	68	54	75	53	50	69
Advertising/promotion		-	-	-	-	163	-	-	163
Per occupied unit		-	-	-	-	1	-	-	0
Contract services		1,420	2,377	1,875	834	2,190	872	448	10,016
Per occupied unit		49	33	28	31	15	62	32	27
Utility services		4,908	8,597	6,931	4,992	11,637	1,265	1,485	39,815
Per occupied unit		169	119	105	185	80	90	106	108
Maintenance		2,116	11,670	9,648	183	21,186	1,913	2,950	49,667
Per occupied unit		73	162	146	7	145	137	211	135
Replacement expense		1,359	-	10,413	-	4,547	-	-	16,319
Per occupied unit		47	-	158	-	31	-	-	44
Capital expense		-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-
Total Operating Expenses		18,208	43,784	49,702	14,930	71,857	8,787	8,364	215,632
Per occupied unit		628	608	753	553	492	628	597	586
Summary Revenue and Expenses									
Total Operating Income		14,527	52,170	27,101	15,189	89,008	6,540	8,342	212,877
Total Operating Expenses		18,208	43,784	49,702	14,930	71,857	8,787	8,364	215,632
Monthly Net Operating Income		(3,681)	151,515	(22,601)	259	17,151	(2,247)	(22)	(2,754)
Per occupied unit		(127)	2,104	(342)	10	117	(160)	(2)	(7)
FYTD Net Operating Income*		3,293	105,112	(38,850)	(45,704)	225,746	(9,607)	(460)	239,531
Previous Fiscal Year NOI (6/30/2024)*		(30,763)	156,040	(102,677)	(47,400)	490,379	(1,760)	3,722	467,542

* For comparison purposes, Net Operating Income YTD excludes all capital expenditures and corresponding reimbursement, as those are typically paid from replacement reserve funds and/or bond funds at this time (not PDHA revenue)

**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 12, 2025

PREPARED BY: Cyndi Karp – FGA Regional Supervisor

SUBJECT: RESIDENT ACTIVITIES AT THE PALM DESERT HOUSING AUTHORITY
(PDHA) PROPERTIES

RECOMMENDATION:

Receive and File.

BACKGROUND/ANALYSIS:

February 2025 Resident Activities held for Las Serenas and La Rocca properties.

FINANCIAL IMPACT:

Funding used for resident activities comes out of the Resident Activities budget for each respective property.

ATTACHMENTS:

1. February 2025 Presentation

Las Serenas/La Rocca Villa: Resident Valentines Party



**HOUSING COMMISSION
PALM DESERT HOUSING AUTHORITY
STAFF REPORT**

MEETING DATE: March 12, 2025

PREPARED BY: Cyndi Karp – FGA Regional Supervisor

SUBJECT: UPDATE ON LAS SERENAS POOL REHABILITATION PROJECT

RECOMMENDATION:

Receive and File.

BACKGROUND/ANALYSIS:

The City of Palm Desert Capital Improvement Project (CIP) team led the remodel of pool #1 at Las Serenas. This process took several months and included resurfacing the plaster and pool deck, installing an ADA lift, and relocating security fencing.

FINANCIAL IMPACT:

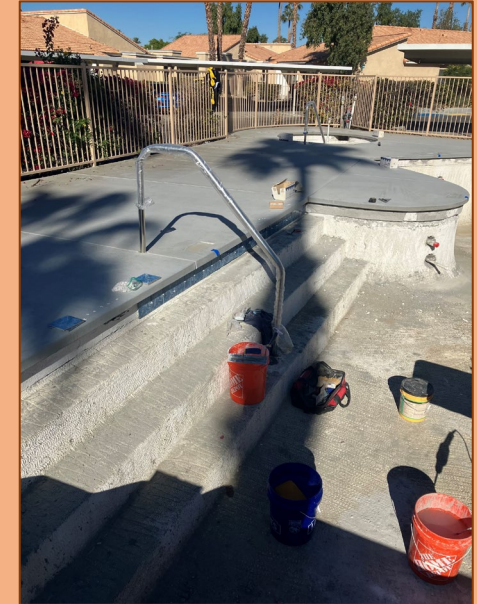
The funding for the pool remodel was sourced from the CIP account.

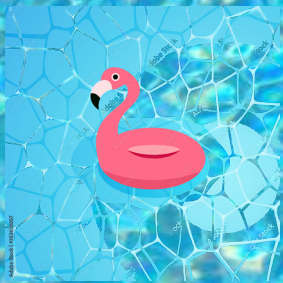
ATTACHMENTS:

1. Las Serenas pool rehab photos

Las Serenas – Pool #1 Remodel

Construction Phase





Las Serenas – Pool #1 Remodel Completion



HOUSING COMMISSION

Year	2025	2025	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	Total Absences	
Month	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Mar		Unexcused	Excused
Day	12	8	11	13	9	11	-	-	12	8	10	13	13			
Bauer, Kathleen	P	P	P	P	P	P	-	-	E	P	P	P	P		0	1
Buller, Jan	P	P	P	P	P	P	-	-	P	E	P	P	P		0	1
Docken, Olivia	P	P	P	P	P	P	-	-	P	P	P	P	A		1	0
Firestine, Andrew	P	P	P	E	P	P	-	-							0	1
Moore, Dominic	P	E	P	P	P	P	-	-	P	P	P	P	P		0	1
Morrison, Melody	P	P	P	P	P	P	-	-	P	P	P	P	P		0	0
Siddiq, Franchon-Marie	P	P	P	P	P	P	-	-	P	P	E	P	P		0	1

Palm Desert Municipal Code 2.34.010

Monthly: Three unexcused absences from regular meeting in any twelve-month period shall constitute an automatic resignation of members holding office on boards that meet monthly.

Please contact the Recording Secretary to discuss any attendance concerns.

- P Present
- P Remote
- A Absent
- E Excused
- No Meeting
- Resigned/Not Yet Appointed