

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

Wednesday, April 9, 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. NON-AGENDA 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. Because the Brown Act does not allow the 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 Commission for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

4.a APPROVAL OF MINUTES

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RECOMMENDATION:

Approve the Minutes of March 12, 2025.

5. BUSINESS ITEMS

Items listed in this section are presented for the Commission's review and action. Public comment is allowed on each item, with a three minute time limit per speaker. The Commission may provide direction, request additional information, or take action as appropriate.

5.a RESOLUTION TO ESTABLISH REGULAR MEETING DATES OF THE PALM DESERT HOUSING COMMISSION FOR FY 2025/2026

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RECOMMENDATION:

Recommend that the Palm Desert Housing Authority Board approve a Housing Authority Resolution entitled "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY, SETTING THE SCHEDULE FOR REGULAR MEETINGS OF THE PALM DESERT HOUSING COMMISSION IN FISCAL YEAR 2025/2026."

5.b APPROVAL OF THE PROPOSED FY 2025/2026 PALM DESERT HOUSING AUTHORITY BUDGET AND CAPITAL IMPROVEMENT PLAN

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RECOMMENDATION:

Recommend the Palm Desert Housing Authority (PDHA) approve the proposed FY 2025-2026 Palm Desert Housing Authority Budget and Capital Improvement Plan to be included for the Authority Board consideration in the City of Palm Desert's Comprehensive Annual Financial Plan for FY 2025/2026.

6. INFORMATIONAL REPORTS

6.a FALKENBERG/GILLIAM & ASSOCIATES, INC. (FGA) MONTHLY REPORTS

6.a.1 FEBRUARY 2025 – MONTHLY LEASE REPORT

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6.a.2 RESIDENT ACTIVITIES AT PDHA PROPERTIES

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6.b CITY COUNCIL LIAISON

The liaison provides updates to facilitate communication between the City Council and the Commission. This is an informational item with no formal action.

6.c CITY STAFF

City staff will provide updates on relevant projects, activities, and other matters within the Commission's scope. These are informational items with no formal action.

6.c.1 SUMMARY OF CITY COUNCIL AND HOUSING AUTHORITY ACTIONS

6.c.2 HOME IMPROVEMENT PROGRAM ACTIVITY REPORT FOR FEBRUARY 2025

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7. REQUESTS FOR ACTION

Commissioners may propose future agenda items within the Commission's scope. Items that receive support from at least one other Commissioner may be placed on a future agenda for discussion and possible action. No formal action will be taken at this time.

8. ATTENDANCE REPORT

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9. ADJOURNMENT

The next Regular Meeting will be held on May 14, 2025, at 3:30 p.m.

10. 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/ Monique M. Lomeli, CMC
Senior Deputy Clerk

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

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

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

Absent: Commissioner Andy Firestine

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

1. CALL TO ORDER

A Regular Meeting of the Housing Commission was called to order by Chair Bauer on Wednesday, March 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

Motion by: Vice Chair Siddiq

Seconded by: Commissioner Morrison

To approve the consent calendar as presented.

Motion Carried (6 to 0)

4.a APPROVAL OF MINUTES

Motion by: Vice Chair Siddiq

Seconded by: Commissioner Morrison

Approve the Minutes of February 12, 2025.

Motion Carried (6 to 0)

4.b HOME IMPROVEMENT PROGRAM ACTIVITY REPORT FOR JANUARY 2025

Motion by: Vice Chair Siddiq
Seconded by: Commissioner Morrison

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

Motion Carried (6 to 0)

5. CONSENT ITEMS HELD OVER

None.

6. ACTION CALENDAR

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

Management Analyst Celina Cabrera presented a staff report and responded to Commissioner inquiries.

Motion by: Vice Chair Siddiq
Seconded by: Chair Bauer

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.

NOES (1): Commissioner Docken

Motion Carried (5 to 1)

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

Management Analyst Cabrera presented a staff report and responded to Commissioner inquiries.

Management Analyst noted that Commissioner Firestine (absent) expressed interest in being appointed as a liaison to the ad hoc subcommittee.

Commissioner Docken volunteered to serve as a liaison to the ad hoc subcommittee.

Motion by: Commissioner Buller
Seconded by: Commissioner Docken

To establish an ad hoc subcommittee to evaluate future monitoring services for the fifteen Palm Desert Housing Authority properties.

Motion Carried (6 to 0)

Motion by: Chair Bauer
Seconded by: Vice Chair Siddiq

To appoint Commissioners Firestine and Docken to serve as liaisons to the ad hoc subcommittee.

Motion Carried (6 to 0)

7. INFORMATIONAL REPORTS & COMMENTS

7.a SUMMARY OF CITY COUNCIL AND HOUSING AUTHORITY ACTIONS

Housing Manager Jessica Gonzales reported that the City Council and Housing Authority recently made the following decisions:

- Ratified the approval of a pool services contract.
- Approved an increase to the existing contract with John Harrison Contracting, Inc. for HVAC services.
- Approved contracts with multiple vendors to assist in the Housing Division.
- Approved an agreement with National Community Renaissance (National CORE) to take over management of the City's Housing Authority properties, effective July 1, 2025.

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

Cyndi Karp, a representative from Falkenberg/Gilliam & Associates, summarized the Monthly Reports included in the agenda packet and addressed questions from the Commissioners. No formal action was taken.

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

Cyndi Karp, a representative from Falkenberg/Gilliam & Associates, narrated a PowerPoint presentation, highlighting the Palm Desert Housing Authority property resident's Valentine's Day celebration.

7.b.2 UPDATE ON LAS SERENAS POOL REHABILITATION PROJECT

Cyndi Karp, a representative from Falkenberg/Gilliam & Associates, narrated a PowerPoint presentation on the status of the Las Serenas pool rehabilitation project.

7.c HOUSING COMMISSIONERS

Commissioner Moore raised concerns about the inoperable hot tubs and pools at PDHA properties and asked for clarification on the role and responsibilities of the City Council Liaison in relation to the Housing Commission.

Cyndi Karp, a representative from Falkenberg/Gilliam & Associates, reported that parts have been ordered for the pools at various PDHA properties, and repairs are expected to be completed within the next two weeks.

Commissioner Morrison requested information on the legal minimum age for individuals to use hot tubs unattended.

Vice-Chair Siddiq provided an update on the 2025 Point-in-Time Count, noting that 10 unhoused individuals were counted within City limits.

7.d CITY COUNCIL LIAISON

City Council Liaison Joe Pradetto expressed appreciation for staff and the Commission.

7.e CITY STAFF

None.

7.f ATTENDANCE REPORT

Report provided; no action taken on this item.

8. ADJOURNMENT

The Housing Commission adjourned at 4:04 p.m.

9. PUBLIC NOTICES

Monique Lomeli, 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: April 9, 2025

PREPARED BY: Celina Cabrera, Senior Management Analyst

SUBJECT: RESOLUTION TO ESTABLISH REGULAR MEETING DATES OF THE
PALM DESERT HOUSING COMMISSION FOR FY 2025/2026

RECOMMENDATION:

Recommend that the Palm Desert Housing Authority Board approve a Housing Authority Resolution entitled "A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY, SETTING THE SCHEDULE FOR REGULAR MEETINGS OF THE PALM DESERT HOUSING COMMISSION IN FISCAL YEAR 2025/2026."

FINANCIAL IMPACT:

There is no direct fiscal impact with this request.

ATTACHMENTS:

1. HA-Resolution to Establish FY 2025/2026 Regular Housing Commission Meetings Schedule.

HA RESOLUTION NO. 2025-_____

A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY,
SETTING THE SCHEDULE FOR REGULAR MEETINGS OF THE PALM
DESERT HOUSING COMMISSION IN FISCAL YEAR 2025/2026

WHEREAS, the Palm Desert Housing Authority (the "Authority") has established the time, place, and conduct for the Palm Desert Housing Commission (the "Commission") regular meetings on the second Wednesday each month, pursuant to the Palm Desert Housing Commission Bylaws adopted by Resolution HA-107; and

WHEREAS, it has been acknowledged that the Commission wishes to adopt a set annual schedule of regular meetings; and

WHEREAS, the schedule will primarily follow the recognized routine of meetings on the second Wednesday of each month, with some limited exceptions to account for holidays and events where the Commission or the Authority Board members would be absent from the regular scheduled meeting, resulting in less than the full Commission or Authority Board members or the complete lack of a quorum on certain dates.

NOW, THEREFORE, BE IT RESOLVED by the Palm Desert Authority Board, as follows:

SECTION 1. Commission regular meetings will be held generally on the second Wednesday of each month, pursuant to the Palm Desert Housing Commission Bylaws, as amended from time to time, in the Administrative Services Conference Room located at the Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert, California, with some limited exceptions, with all regular meetings in fiscal year 2025/2026 to be held as specified herein on the attached Exhibit "A".

SECTION 2. Each regular meeting will be convened at 3:30 p.m. to consider the items listed as such on the posted agenda for the regular meeting on that date.

SECTION 3. The Housing Commission Chair is given authority to take up items on the agenda in an order deemed most appropriate in consideration of public interest and/or time constraints.

ADOPTED ON _____, 2025.

JAN HARNIK
CHAIRPERSON

ATTEST:

ANTHONY J. MEJIA
SECRETARY

I, Anthony J. Mejia, Secretary of the Palm Desert Housing Authority, hereby certify that HA Resolution No. 2025-_____ is a full, true, and correct copy, and was duly adopted at a regular meeting of the Palm Desert Housing Authority Board on May 22, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Palm Desert Housing Authority Board on _____.

ANTHONY J. MEJIA
SECRETARY

EXHIBIT A

FISCAL YEAR 2025-2026 PALM DESERT HOUSING COMMISSION REGULAR MEETINGS

MONTH	DAY	YEAR	
July	9	2025	
August	13	2025	Canceled- Summer Recess
September	10	2025	
October	8	2025	
November	12	2025	
December	10	2025	
January	14	2026	
February	11	2026	
March	11	2026	
April	8	2026	
May	13	2026	
June	10	2026	

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

MEETING DATE: April 9, 2025

PREPARED BY: Jessica Gonzales, Housing Manager

SUBJECT: APPROVAL OF THE PROPOSED FY 2025/2026 PALM DESERT HOUSING AUTHORITY BUDGET AND CAPITAL IMPROVEMENT PLAN

RECOMMENDATION:

Recommend the Palm Desert Housing Authority (PDHA) approve the proposed FY 2025-2026 Palm Desert Housing Authority Budget and Capital Improvement Plan to be included for the Authority Board consideration in the City of Palm Desert's Comprehensive Annual Financial Plan for FY 2025/2026.

BACKGROUND/ANALYSIS:

None.

FINANCIAL IMPACT:

This will be presented to the Housing Authority Board for approval at a future meeting.

ATTACHMENTS:

1. Memorandum to Veronica Chavez, Director of Finance, dated April 9, 2025, Proposed FY 2025/2026 PDHA Budget
2. PDHA FY 2025-2026 Operations Budget (HC)
3. PDHA FY 2025-2026 Replacement Budget
4. PDHA FY 2025-2026 Capital Budget and 5-year plan



PALM DESERT HOUSING AUTHORITY

MEMORANDUM

TO: VERONICA CHAVEZ, DIRECTOR OF FINANCE

FROM: JESSICA GONZALES, HOUSING MANAGER

DATE: April 9, 2025

SUBJECT: PROPOSED FY 2025-26 PALM DESERT HOUSING AUTHORITY BUDGET

Attached is the proposed FY 2025-26 Palm Desert Housing Authority (“Housing Authority”) budget for your review. This will be an Action Item on the April Housing Commission Agenda.

The Housing Authority is responsible for the administrative costs associated with operating the fifteen (15) Housing Authority properties as well as other housing program functions. Previously these costs were borne by the former Palm Desert Redevelopment Agency’s Low/Mod Housing Set-Aside Fund. To the extent that funds are available, a reimbursement for other housing programs and costs will be funded by the properties’ positive net income, until such time as an alternative funding source can be identified. The proposed FY 2025-26 Housing Authority budget includes the expected revenues and expenditures for the administration and operations of the Authority Properties.

The overall projected net income for all fifteen properties is expected to be approximately \$1,407,203. The increase in Net Operating Income (“NOI”) as compared to FY 2024-25 Budget is primarily attributable to an increase in rental income of approximately \$713,893. There has been an increase in expenses compared to FY 2024-25 budget of approximately \$617,481 based on inflation costs to contracted services, repair and maintenance supplies, and utility services.

The FY 2025-26 budget was proposed by Falkenberg/Gilliam & Associates (FGA) and has been reviewed and deemed acceptable by National Community Renaissance (National CORE), the incoming property manager, which will assume management responsibilities effective July 1, 2025. As this marks the first budget under National CORE’s management, it will serve as a benchmark for their operations and financial planning. While National CORE has conducted an initial analysis of expenditures and revenues, its onboarding will coincide with the implementation of the FY 2025-26 budget, limiting its ability to fully assess property needs and develop a budget tailored to those requirements. Consequently, staff will closely monitor the budget and evaluate the necessity of adjustments on a quarterly basis.

The Housing Authority continues to complete many of the replacement expenditures identified on the 30-year Replacement Reserve Study. Replacement expenses include items that are not routine. This would include the replacement of items such as HVAC/boiler systems, kitchen and bath refurbishments, appliance replacements and the

repair or replacements of major building components or community amenities (pool/spa heaters, painting, railings, trash enclosures, etc.).

Typically, the replacement expense budget is developed from the identified long-term needs of the properties and is prioritized for emergent needs. Should it be determined that there is a need for replacements, reimbursement of expenditures will come from previous deposits made to the Replacement Reserve Fund from monies available from the net income referenced above. Sufficient funds have been deposited to cover proposed and immediate expenditures; however, a long-term resource has not been identified to adequately support these costs in the future.

Upon review of the proposed FY 2025-26 Housing Authority budget by the Housing Commission on April 9, 2025, as the Finance Director, you will be advised of the recommendation to include the FY 2025-26 Palm Desert Housing Authority Operating, Capital, and Replacement Budgets in the City of Palm Desert's Comprehensive Finance Plan for FY 2025-26 and to be presented to the Housing Authority Board for approval at a future meeting.

Enclosures (as noted)

cc: Housing Commission (Agenda of April 9, 2025)

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY COMPLEX

Account No.	Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
REVENUES						
871-8610-3632000	Laguna Palms	Rent/Leases-Real Property	\$ 421,919	\$ 252,132	\$ 440,301	\$ 486,055
871-8620-3632000	Catalina Garden Apartments	Rent/Leases-Real Property	\$ 349,420	\$ 190,048	\$ 390,494	\$ 384,349
871-8630-3632000	Desert Point Apartment	Rent/Leases-Real Property	\$ 472,382	\$ 275,109	\$ 503,034	\$ 560,888
871-8640-3632000	Las Serenas Apartment	Rent/Leases-Real Property	\$ 1,064,938	\$ 621,042	\$ 1,122,334	\$ 1,175,333
871-8650-3632000	Neighbors Garden Apartments	Rent/Leases-Real Property	\$ 188,738	\$ 132,776	\$ 196,688	\$ 244,286
871-8660-3632000	One Quail Place Apartments	Rent/Leases-Real Property	\$ 3,674,637	\$ 2,273,664	\$ 3,820,513	\$ 4,329,987
871-8670-3632000	The Pueblos Apartments	Rent/Leases-Real Property	\$ 89,860	\$ 48,307	\$ 99,175	\$ 87,437
871-8680-3632000	California Villas Apartmt	Rent/Leases-Real Property	\$ 1,226,806	\$ 694,314	\$ 1,284,611	\$ 1,336,702
871-8690-3632000	Taos Palms Apartments	Rent/Leases-Real Property	\$ 146,549	\$ 108,589	\$ 183,399	\$ 171,301
871-8691-3632000	Carlos Ortega Villas	Rent/Leases-Real Property	\$ 598,206	\$ 368,360	\$ 593,101	\$ 682,042
871-8692-3632000	Palm Village Apartments	Rent/Leases-Real Property	\$ 317,792	\$ 151,132	\$ 344,923	\$ 283,076
871-8693-3632000	Candlewood Apartments	Rent/Leases-Real Property	\$ 169,022	\$ 106,065	\$ 193,163	\$ 167,240
871-8694-3632000	LaRocca Villas	Rent/Leases-Real Property	\$ 167,872	\$ 106,585	\$ 186,050	\$ 191,089
871-8695-3632000	Sagecrest Apartments	Rent/Leases-Real Property	\$ 89,469	\$ 51,681	\$ 109,185	\$ 104,750
871-8696-3632000	Santa Rosa Apartments	Rent/Leases-Real Property	\$ 181,067	\$ 103,797	\$ 196,060	\$ 172,391
COMBINED REVENUES			\$ 9,158,676	\$ 5,483,600	\$ 9,663,031	\$ 10,376,926
EXPENDITURES						
871-8610-4309000	Laguna Palms	Prof - Other	\$ 126,973	\$ 68,129	\$ 147,766	\$ 152,412
871-8610-4309200	Laguna Palms	Prof - Contracting	\$ 39,348	\$ 25,697	\$ 61,626	\$ 51,061
871-8610-4309300	Laguna Palms	Prof-Other Admn Expenses	\$ 29,762	\$ 16,464	\$ 28,224	\$ 36,288
871-8610-4322300	Laguna Palms	Advertising Promotional	\$ -	\$ -	\$ 1,380	\$ 228
871-8610-4331000	Laguna Palms	R/M-Buildings	\$ 95,045	\$ 47,830	\$ 116,705	\$ 118,364
871-8610-4351400	Laguna Palms	Utilities-Electric	\$ 62,528	\$ 40,836	\$ 76,474	\$ 92,526
871-8610-4369500	Laguna Palms	Misc Expenses	\$ 12,152	\$ 8,346	\$ 18,837	\$ 23,756
871-8610-4405000	Laguna Palms	Cap-Improvements	\$ 54,352	\$ 36,628	\$ -	\$ -
TOTAL			\$ 420,160	\$ 243,930	\$ 451,012	\$ 474,635
871-8620-4308900	Catalina Garden Apartments	Prof-Apartments	\$ 174,514	\$ 89,871	\$ 200,502	\$ 205,885
871-8620-4309200	Catalina Garden Apartments	Prof - Contracting	\$ 49,640	\$ 22,302	\$ 53,954	\$ 49,520
871-8620-4309300	Catalina Garden Apartments	Prof-Other Admn Expenses	\$ 44,398	\$ 24,609	\$ 42,336	\$ 54,432
871-8620-4322300	Catalina Garden Apartments	Advertising Promotional	\$ 204	\$ -	\$ 2,004	\$ 276
871-8620-4331000	Catalina Garden Apartments	R/M-Buildings	\$ 112,567	\$ 43,259	\$ 125,480	\$ 134,094
871-8620-4351400	Catalina Garden Apartments	Utilities-Electric	\$ 74,253	\$ 42,232	\$ 79,805	\$ 96,364
871-8620-4369500	Catalina Garden Apartments	Misc Expenses	\$ 19,714	\$ 6,925	\$ 24,104	\$ 32,531
871-8620-4405000	Catalina Garden Apartments	Cap-Improvements	\$ 73,007	\$ 27,507	\$ -	\$ -
TOTAL			\$ 548,296	\$ 256,704	\$ 528,185	\$ 573,102
871-8630-4309200	Desert Point Apartment	Prof - Contracting	\$ 36,951	\$ 26,649	\$ 63,945	\$ 55,956
871-8630-4309300	Desert Point Apartment	Prof-Other Admn Expenses	\$ 39,547	\$ 21,720	\$ 37,632	\$ 48,384
871-8630-4309700	Desert Point Apartment	Prof-Payroll	\$ 133,712	\$ 73,135	\$ 151,733	\$ 156,769
871-8630-4322300	Desert Point Apartment	Advertising Promotional	\$ -	\$ 94	\$ 1,799	\$ 263
871-8630-4331000	Desert Point Apartment	R/M-Buildings	\$ 77,343	\$ 39,300	\$ 90,527	\$ 104,160
871-8630-4351400	Desert Point Apartment	Utilities-Electric	\$ 69,222	\$ 43,922	\$ 71,955	\$ 87,552
871-8630-4369500	Desert Point Apartment	Misc Expenses	\$ 8,858	\$ 8,604	\$ 16,589	\$ 26,674
871-8630-4400100	Desert Point Apartment	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8630-4405000	Desert Point Apartment	Cap-Improvements	\$ 26,895	\$ 10,439	\$ -	\$ -
TOTAL			\$ 392,527	\$ 223,865	\$ 434,180	\$ 479,758
871-8640-4309200	Las Serenas Apartment	Prof - Contracting	\$ 74,196	\$ 45,908	\$ 82,551	\$ 110,077
871-8640-4309300	Las Serenas Apartment	Prof-Other Admn Expenses	\$ 93,007	\$ 51,450	\$ 88,200	\$ 113,400
871-8640-4309800	Las Serenas Apartment	Prof-Las Serenas	\$ 206,446	\$ 120,423	\$ 254,334	\$ 262,783
871-8640-4322300	Las Serenas Apartment	Advertising Promotional	\$ 174	\$ 451	\$ 4,114	\$ 178
871-8640-4331000	Las Serenas Apartment	R/M-Buildings	\$ 175,809	\$ 82,175	\$ 223,454	\$ 262,980
871-8640-4351400	Las Serenas Apartment	Utilities-Electric	\$ 132,816	\$ 79,797	\$ 151,465	\$ 175,193
871-8640-4369500	Las Serenas Apartment	Misc Expenses	\$ 24,457	\$ 15,091	\$ 26,624	\$ 53,487
871-8640-4405000	Las Serenas Apartment	Cap-Improvements	\$ 227,396	\$ 40,228	\$ -	\$ -
TOTAL			\$ 934,301	\$ 435,523	\$ 830,742	\$ 978,098

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY COMPLEX

Account No.	Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
871-8650-4308800	Neighbors Garden Apartments	Pr-Neighbors Apartments	\$ 47,029	\$ 24,964	\$ 54,553	\$ 55,901
871-8650-4309200	Neighbors Garden Apartments	Prof - Contracting	\$ 28,442	\$ 15,704	\$ 43,453	\$ 23,229
871-8650-4309300	Neighbors Garden Apartments	Prof-Other Admn Expenses	\$ 14,832	\$ 8,232	\$ 14,112	\$ 18,144
871-8650-4322300	Neighbors Garden Apartments	Advertising Promotional	\$ -	\$ -	\$ 790	\$ -
871-8650-4331000	Neighbors Garden Apartments	R/M-Buildings	\$ 43,566	\$ 17,292	\$ 60,463	\$ 65,314
871-8650-4351400	Neighbors Garden Apartments	Utilities-Electric	\$ 23,763	\$ 14,901	\$ 24,549	\$ 35,585
871-8650-4369500	Neighbors Garden Apartments	Misc Expenses	\$ 4,856	\$ 1,755	\$ 4,855	\$ 9,512
871-8650-4405000	Neighbors Garden Apartments	Cap-Improvements	\$ 113,925	\$ 18,518	\$ -	\$ -
TOTAL			\$ 276,413	\$ 101,364	\$ 202,775	\$ 207,685
871-8660-4309200	One Quail Place Apartments	Prof - Contracting	\$ 218,201	\$ 139,915	\$ 265,968	\$ 340,749
871-8660-4309300	One Quail Place Apartments	Prof-Other Admn Expenses	\$ 237,303	\$ 131,712	\$ 225,792	\$ 290,304
871-8660-4309500	One Quail Place Apartments	Prof-Palm Tree Trimming	\$ -	\$ -	\$ -	\$ -
871-8660-4309502	One Quail Place Apartments	Prof-One Quail Place Apartment	\$ 1,038,684	\$ 560,060	\$ 1,234,950	\$ 1,235,703
871-8660-4322300	One Quail Place Apartments	Advertising Promotional	\$ 1,078	\$ (91)	\$ 13,153	\$ 405
871-8660-4331000	One Quail Place Apartments	R/M-Buildings	\$ 584,419	\$ 322,070	\$ 677,997	\$ 705,677
871-8660-4351400	One Quail Place Apartments	Utilities-Electric	\$ 414,458	\$ 263,999	\$ 415,352	\$ 440,384
871-8660-4369500	One Quail Place Apartments	Misc Expenses	\$ 557	\$ 38,460	\$ 118,191	\$ 170,077
871-8660-4400100	One Quail Place Apartments	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8660-4405000	One Quail Place Apartments	Cap-Improvements	\$ 372,095	\$ 71,527	\$ -	\$ -
TOTAL			\$ 2,866,796	\$ 1,527,652	\$ 2,951,403	\$ 3,183,299
871-8670-4308700	The Pueblos Apartments	Prof-Pueblos	\$ 42,900	\$ 22,244	\$ 58,324	\$ 49,186
871-8670-4309200	The Pueblos Apartments	Prof - Contracting	\$ 18,430	\$ 8,230	\$ 34,818	\$ 11,493
871-8670-4309300	The Pueblos Apartments	Prof-Other Admn Expenses	\$ 9,301	\$ 5,145	\$ 8,820	\$ 11,340
871-8670-4322300	The Pueblos Apartments	Advertising Promotional	\$ -	\$ -	\$ 554	\$ 194
871-8670-4331000	The Pueblos Apartments	R/M-Buildings	\$ 16,532	\$ 12,343	\$ 45,814	\$ 48,383
871-8670-4351400	The Pueblos Apartments	Utilities-Electric	\$ 12,963	\$ 8,057	\$ 15,384	\$ 25,326
871-8670-4369500	The Pueblos Apartments	Misc Expenses	\$ 2,365	\$ 1,595	\$ 5,169	\$ 6,486
871-8670-4405000	The Pueblos Apartments	Cap-Improvements	\$ 24,846	\$ 1,448	\$ -	\$ -
TOTAL			\$ 127,337	\$ 59,061	\$ 168,883	\$ 152,408
871-8680-4308200	California Villas Apartmt	Prof-California Villas	\$ 297,419	\$ 153,947	\$ 305,148	\$ 314,588
871-8680-4309200	California Villas Apartmt	Prof - Contracting	\$ 179,219	\$ 58,917	\$ 108,927	\$ 137,542
871-8680-4309300	California Villas Apartmt	Prof-Other Admn Expenses	\$ 87,377	\$ 48,363	\$ 82,908	\$ 106,596
871-8680-4322300	California Villas Apartmt	Advertising Promotional	\$ -	\$ -	\$ 3,626	\$ 242
871-8680-4331000	California Villas Apartmt	R/M-Buildings	\$ 177,683	\$ 101,892	\$ 181,738	\$ 217,039
871-8680-4351400	California Villas Apartmt	Utilities-Electric	\$ 174,327	\$ 96,470	\$ 191,093	\$ 208,604
871-8680-4369500	California Villas Apartmt	Misc Expenses	\$ 28,111	\$ 21,877	\$ 31,001	\$ 49,792
871-8680-4405000	California Villas Apartmt	Cap-Improvements	\$ 49,256	\$ 33,170	\$ -	\$ -
TOTAL			\$ 993,391	\$ 514,636	\$ 904,441	\$ 1,034,403
871-8690-4308500	Taos Palms Apartments	Prof-Taos Palms	\$ 39,772	\$ 22,813	\$ 39,046	\$ 43,150
871-8690-4309200	Taos Palms Apartments	Prof - Contracting	\$ 20,285	\$ 9,593	\$ 36,027	\$ 13,137
871-8690-4309300	Taos Palms Apartments	Prof-Other Admn Expenses	\$ 9,921	\$ 5,488	\$ 9,408	\$ 12,096
871-8690-4322300	Taos Palms Apartments	Advertising Promotional	\$ -	\$ -	\$ 584	\$ 200
871-8690-4331000	Taos Palms Apartments	R/M-Buildings	\$ 47,258	\$ 12,685	\$ 50,475	\$ 58,311
871-8690-4351400	Taos Palms Apartments	Utilities-Electric	\$ 15,999	\$ 10,306	\$ 18,730	\$ 28,246
871-8690-4369500	Taos Palms Apartments	Misc Expenses	\$ (7,621)	\$ 2,045	\$ 9,423	\$ 8,774
871-8690-4405000	Taos Palms Apartments	Cap-Improvements	\$ 143,011	\$ 3,516	\$ -	\$ -
TOTAL			\$ 268,624	\$ 66,446	\$ 163,693	\$ 163,914
871-8691-4308900	Carlos Ortega Villas	Prof-Apartments	\$ 198,316	\$ 124,531	\$ 224,734	\$ 221,262
871-8691-4309200	Carlos Ortega Villas	Prof - Contracting	\$ 44,856	\$ 29,099	\$ 73,603	\$ 68,644
871-8691-4309300	Carlos Ortega Villas	Prof-Other Admn Expenses	\$ 45,263	\$ 25,039	\$ 42,924	\$ 55,188
871-8691-4322300	Carlos Ortega Villas	Advertising Promotional	\$ 578	\$ 1,082	\$ 2,581	\$ 829
871-8691-4331000	Carlos Ortega Villas	R/M-Buildings	\$ 40,181	\$ 23,274	\$ 85,333	\$ 92,807
871-8691-4351400	Carlos Ortega Villas	Utilities-Electric	\$ 97,309	\$ 49,860	\$ 80,778	\$ 96,501
871-8691-4369500	Carlos Ortega Villas	Misc Expenses	\$ 25,575	\$ 10,362	\$ 27,725	\$ 31,698
871-8691-4405000	Carlos Ortega Villas	Cap-Improvements	\$ 33,366	\$ 7,904	\$ -	\$ -
TOTAL			\$ 485,444	\$ 271,152	\$ 537,678	\$ 566,929

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY COMPLEX

Account No.	Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
871-8692-4308900	Palm Village Apartments	Prof-Apartments	\$ 72,700	\$ 42,917	\$ 80,874	\$ 78,856
871-8692-4309200	Palm Village Apartments	Prof - Contracting	\$ 26,351	\$ 14,421	\$ 42,067	\$ 25,098
871-8692-4309300	Palm Village Apartments	Prof-Other Admn Expenses	\$ 22,273	\$ 12,348	\$ 21,168	\$ 27,216
871-8692-4322300	Palm Village Apartments	Advertising Promotional	\$ -	\$ -	\$ 1,064	\$ 200
871-8692-4331000	Palm Village Apartments	R/M-Buildings	\$ 39,875	\$ 18,208	\$ 64,548	\$ 63,127
871-8692-4351400	Palm Village Apartments	Utilities-Electric	\$ 52,843	\$ 27,701	\$ 54,997	\$ 68,897
871-8692-4369500	Palm Village Apartments	Misc Expenses	\$ 8,225	\$ 1,914	\$ 10,991	\$ 16,217
871-8692-4405000	Palm Village Apartments	Cap-Improvements	\$ 19,095	\$ 7,637	\$ -	\$ -
TOTAL			\$ 241,361	\$ 125,146	\$ 275,709	\$ 279,611
871-8693-4308900	Candlewood Apartments	Prof-Apartments	\$ 72,833	\$ 38,643	\$ 89,435	\$ 91,589
871-8693-4309200	Candlewood Apartments	Prof - Contracting	\$ 40,028	\$ 13,156	\$ 40,503	\$ 22,964
871-8693-4309300	Candlewood Apartments	Prof-Other Admn Expenses	\$ 18,427	\$ 10,290	\$ 17,640	\$ 22,680
871-8693-4322300	Candlewood Apartments	Advertising Promotional	\$ 76	\$ -	\$ 914	\$ 194
871-8693-4331000	Candlewood Apartments	R/M-Buildings	\$ 41,154	\$ 15,651	\$ 70,368	\$ 83,011
871-8693-4351400	Candlewood Apartments	Utilities-Electric	\$ 38,503	\$ 24,436	\$ 43,654	\$ 51,601
871-8693-4369500	Candlewood Apartments	Misc Expenses	\$ 7,641	\$ 596	\$ 14,111	\$ 15,714
871-8693-4400100	Candlewood Apartments	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8693-4405000	Candlewood Apartments	Cap-Improvements	\$ 39,736	\$ 13,210	\$ -	\$ -
TOTAL			\$ 258,397	\$ 115,981	\$ 276,625	\$ 287,753
871-8694-4308900	LaRocca Villas	Prof-Apartments	\$ 77,510	\$ 45,807	\$ 86,530	\$ 90,469
871-8694-4309200	LaRocca Villas	Prof - Contracting	\$ 31,644	\$ 20,220	\$ 51,427	\$ 33,476
871-8694-4309300	LaRocca Villas	Prof-Other Admn Expenses	\$ 16,741	\$ 9,261	\$ 15,876	\$ 20,412
871-8694-4322300	LaRocca Villas	Advertising Promotional	\$ -	\$ -	\$ 848	\$ 200
871-8694-4331000	LaRocca Villas	R/M-Buildings	\$ 18,547	\$ 10,316	\$ 47,520	\$ 45,791
871-8694-4351400	LaRocca Villas	Utilities-Electric	\$ 70,662	\$ 65,776	\$ 69,195	\$ 84,071
871-8694-4369500	LaRocca Villas	Misc Expenses	\$ 2,000	\$ 909	\$ 6,018	\$ 8,681
871-8694-4405000	LaRocca Villas	Cap-Improvements	\$ 9,140	\$ -	\$ -	\$ -
TOTAL			\$ 226,245	\$ 152,289	\$ 277,414	\$ 283,100
871-8695-4308900	Sagecrest Apartments	Prof-Apartments	\$ 32,404	\$ 17,488	\$ 33,328	\$ 34,891
871-8695-4309200	Sagecrest Apartments	Prof - Contracting	\$ 20,812	\$ 10,009	\$ 49,644	\$ 24,026
871-8695-4309300	Sagecrest Apartments	Prof-Other Admn Expenses	\$ 8,681	\$ 4,773	\$ 8,232	\$ 10,584
871-8695-4322300	Sagecrest Apartments	Advertising Promotional	\$ -	\$ -	\$ 435	\$ 99
871-8695-4331000	Sagecrest Apartments	R/M-Buildings	\$ 13,587	\$ 7,463	\$ 36,506	\$ 25,661
871-8695-4351400	Sagecrest Apartments	Utilities-Electric	\$ 13,192	\$ 9,896	\$ 14,433	\$ 23,520
871-8695-4369500	Sagecrest Apartments	Misc Expenses	\$ 4,049	\$ 2,511	\$ 4,163	\$ 5,617
871-8695-4400100	Sagecrest Apartments	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8695-4405000	Sagecrest Apartments	Cap-Improvements	\$ 15,103	\$ -	\$ -	\$ -
TOTAL			\$ 107,827	\$ 52,141	\$ 146,741	\$ 124,398
871-8696-4308900	Santa Rosa Apartments	Prof-Apartments	\$ 47,946	\$ 17,060	\$ 99,831	\$ 54,247
871-8696-4309200	Santa Rosa Apartments	Prof - Contracting	\$ 25,439	\$ 11,987	\$ 42,515	\$ 21,482
871-8696-4309300	Santa Rosa Apartments	Prof-Other Admn Expenses	\$ 12,303	\$ 6,860	\$ 11,760	\$ 15,120
871-8696-4322300	Santa Rosa Apartments	Advertising Promotional	\$ -	\$ -	\$ 680	\$ 200
871-8696-4331000	Santa Rosa Apartments	R/M-Buildings	\$ 30,779	\$ 9,657	\$ 68,032	\$ 51,268
871-8696-4351400	Santa Rosa Apartments	Utilities-Electric	\$ 18,779	\$ 9,786	\$ 20,803	\$ 31,466
871-8696-4369500	Santa Rosa Apartments	Misc Expenses	\$ 3,069	\$ 145	\$ 4,723	\$ 6,703
871-8696-4405000	Santa Rosa Apartments	Cap-Improvements	\$ 14,956	\$ 3,990	\$ -	\$ -
TOTAL			\$ 153,272	\$ 59,485	\$ 248,344	\$ 180,486
COMBINED EXPENDITURES			\$ 8,427,729	\$ 4,264,436	\$ 8,566,708	\$ 8,969,579
ESTIMATED NET OPERATING INCOME (REVENUES - EXPENDITURES)			\$ 730,947	\$ 1,219,165	\$ 1,096,323	\$ 1,407,347

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY CATEGORY

Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
ALL COMBINED	RENTS	\$ 9,158,676	\$ 5,483,600	\$ 9,663,031	\$ 10,376,926
ALL COMBINED	ADVERTISITING/PROMOTIONAL	\$ 2,110	\$ 1,537	\$ 34,526	\$ 3,708
ALL COMBINED	MISC EXPENSES	\$ 144,009	\$ 121,134	\$ 322,524	\$ 465,719
ALL COMBINED	CONTRACT SERVICES	\$ 853,841	\$ 451,808	\$ 1,051,028	\$ 988,454
ALL COMBINED	OTHER ADMIN EXPENSES	\$ 689,135	\$ 381,754	\$ 655,032	\$ 842,184
ALL COMBINED	PROFESSIONAL SERVICES	\$ 2,609,159	\$ 1,422,031	\$ 3,061,088	\$ 3,047,691
ALL COMBINED	R/M-BUILDINGS	\$ 1,514,342	\$ 763,415	\$ 1,944,960	\$ 2,075,987
ALL COMBINED	UTILITIES	\$ 1,271,616	\$ 787,976	\$ 1,328,667	\$ 1,545,836
TOTAL BY CATEGORY	OPERATING EXPENSES	\$ 7,084,212	\$ 3,929,654	\$ 8,397,825	\$ 8,969,579
NET OPERATING INCOME	(RENTS - EXPENSES)	\$ 2,074,464	\$ 1,553,946	\$ 1,265,206	\$ 1,407,347

FY 2025-26

PALM DESERT HOUSING AUTHORITY OPERATIONS BUDGET SUMMARY		Calif Villas	Candlewood	Catalina	Carlos Ortega Villas	Desert Pointe	Laguna Palms	LaRocca	Las Serenas	Neighbors	One Quail	Palm Village	Pueblos	Sagecrest Sr	Santa Rosa	Taos Palms	FY 2025-26 Total
UTILITY SERVICES																	
TELEPHONE	2325	5,493	2,457	5,443	5,031	6,010	5,093	635	7,084	503	13,938	4,341	503	1,593	635	1,242	60,000
TRASH REMOVAL	2326	33,582	4,407	8,436	18,498	11,852	12,990	3,477	24,376	8,729	55,993	9,309	3,982	3,459	5,198	6,453	210,739
ELEC-HOUSE	2327.001	42,463	15,527	27,579	21,483	29,315	35,832	61,909	34,634	11,824	95,916	30,515	10,909	9,793	10,106	12,195	450,000
GAS - HOUSE	2327.002	37,785	12,567	12,389	12,895	8,764	1,450	1,632	27,531	1,011	79,463	2,346	440	-	1,222	683	200,178
ELEC-APT	2328.001	4,847	1,156	1,972	-	1,209	3,020	-	2,295	810	10,285	1,268	803	-	2,335	-	30,000
GAS-APT	2328.002	-	297	532	-	-	-	-	609	201	-	-	-	-	861	-	2,500
WATER	2329.002	84,434	15,190	40,014	38,594	30,402	34,142	16,419	78,664	12,508	184,789	21,118	8,690	8,675	11,110	7,674	592,420
TOTAL UTILITY SERVICES		208,604	51,601	96,364	96,501	87,552	92,526	84,071	175,193	35,585	440,384	68,897	25,326	23,520	31,466	28,246	1,545,837
REPAIRS & MAINTENANCE																	
ELECTRICAL	2401	8,429	1,693	6,901	4,000	3,138	6,096	2,607	9,285	769	25,765	4,710	397	374	2,085	2,335	78,584
PLUMBING	2402	36,828	3,217	10,214	4,548	10,245	16,388	3,984	19,809	6,931	47,523	7,805	3,642	1,862	3,020	3,984	180,000
ROOF REPAIRS	2403	9,492	2,020	4,847	4,915	4,309	3,232	1,818	10,099	1,616	25,853	2,424	1,010	944	1,347	1,077	75,000
CARPET & FLOORING (2404.001	33,997	4,237	11,288	3,855	13,360	26,299	3,948	39,941	7,626	121,416	6,808	3,664	3,217	3,219	8,025	300,000
GENERAL BLDG SUP	2405	37,608	8,610	18,664	18,951	18,368	13,776	7,749	40,191	6,888	100,208	10,332	4,305	4,018	5,740	4,592	300,000
INTERIOR BLDG SUP	2406	29,491	11,532	17,339	5,958	9,271	13,155	3,100	18,417	3,842	84,472	9,034	3,448	2,558	8,799	4,584	225,000
LANDSCAPING	2407	7,839	3,167	3,623	6,449	9,231	4,152	3,278	7,219	3,451	16,477	4,114	3,415	3,405	4,125	5,055	85,000
TREE MAINTENANCE	2407.001	11,935	5,146	6,750	10,017	7,263	7,064	6,159	16,182	2,461	44,278	2,296	941	3,812	5,075	621	130,000
TOOLS & SMALL EQUIP	2410	814	-	860	492	641	1,029	434	1,641	234	4,362	830	357	-	306	-	12,000
FIELD UNIFORMS	2413	650	650	650	650	325	650	-	650	325	2,925	-	-	-	-	-	7,474
HVAC	2416	1,533	7,640	18,336	509	-	255	6,876	38,199	6,112	97,789	9,168	3,820	3,565	5,093	4,075	202,969
MECHANICAL EQUIP	2423	2,588	1,342	3,577	4,289	576	911	1,148	7,572	593	39,022	1,314	590	761	1,011	807	66,102
POOL MAINTENANCE	2441	29,277	30,890	21,582	21,582	21,582	21,582	-	36,930	21,582	51,829	-	21,582	-	-	21,582	300,000
PAINTING	2442	11,280	2,400	5,760	5,840	5,120	3,840	2,160	12,000	1,920	30,720	2,880	1,200	1,120	1,600	1,280	89,120
JANITORIAL SUPPLIES	2444	2,501	565	3,703	1,661	1,059	3,887	2,530	6,862	964	13,037	1,412	13	25	748	294	36,762
TURNOVER REIMBURS,	2460	(7,223)	(97)	-	(909)	(328)	(1,451)	-	(2,016)	-	-	-	-	-	-	-	(12,023)
TOTAL REPAIRS & MAINT.		217,039	83,011	134,094	92,807	104,160	118,364	45,791	262,980	65,314	705,677	63,127	48,383	25,661	51,268	58,311	2,075,988
TOTAL OPERATING EXPENSES		1,034,403	287,754	573,103	566,929	479,759	474,635	283,101	978,099	207,684	3,183,299	279,611	152,408	124,397	180,486	163,915	8,969,582
CAPITAL																	
NET OPERATING INCOME		302,299	(120,514)	(188,754)	115,113	81,129	11,420	(92,012)	197,234	36,602	1,146,688	3,465	(64,971)	(19,647)	(8,095)	7,386	1,407,342
CAPITAL REPLACEMENT																	
	4013	49,196	71,496	57,357	32,148	33,748	38,397	18,624	114,714	19,119	315,735	34,948	17,224	35,198	52,422	17,224	907,550

Palm Desert Housing Authority

FY 2024-2025 CIP Budget and 5 Year Plan

	<i>2024-2025 Budget Year 1</i>	<i>2025-2026 Est Budget Year 2</i>	<i>2026-2027 Est Budget Year 3</i>	<i>2027-2028 Est Budget Year 4</i>	<i>2028-2029 Est Budget Year 5</i>	<i>2024-2029 Total Est 5 Yr Budget</i>
California Villas						
1. Electrical Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
2. HVAC	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
Candlewood						
1. HA Parking Lot Improvements Project (CHA00004)	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ 330,000
2. Fire Supression RFP	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
3. HVAC	\$ -	\$ -	\$ 655,000	\$ -	\$ -	\$ 655,000
4. Electrical Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carlos Ortega Villas						
1. Parkng Lot and ADA Improvements	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Catalina Gardens						
1. Roof Replacements	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
2. Parking Lot and ADA Improvements	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 800,000
Desert Pointe						
1. TKE Task Order Parking Lot and Patio Support	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ 14,000
2. Parking Lot and ADA Improvements	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
Laguna Palms						
1. HVAC	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
La Rocca Villas						
1. HVAC	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
2. Furnace Replacement	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ 185,000
Las Serenas						
1. HA Parking Lot Improvements Project (CHA000004)	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
2. Roof Replacements (2024-2025 Approval)	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
3. Fire Supression RFP	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
4. HVAC	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
Neighbors						
1. Roof Replacements (2024-2025 Approval)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
2. Fire Supression RFP	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
3. HVAC	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ 110,000
One Quail Place						
1. Gate Replacement (CHA00010)	\$ 48,000	\$ -	\$ -	\$ -	\$ -	\$ 48,000
2. One Quail Tennis Courts	\$ 18,000	\$ 80,000	\$ -	\$ -	\$ -	\$ 98,000

Palm Desert Housing Authority

FY 2024-2025 CIP Budget and 5 Year Plan

	<i>2024-2025 Budget Year 1</i>	<i>2025-2026 Est Budget Year 2</i>	<i>2026-2027 Est Budget Year 3</i>	<i>2027-2028 Est Budget Year 4</i>	<i>2028-2029 Est Budget Year 5</i>	<i>2024-2029 Total Est 5 Yr Budget</i>
3. Pond Removal & Landscape Improvements	\$ 80,000					\$ 80,000
4. Roof Replacements (2027-2028 Approval)	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000
5. HVAC	\$ -	\$ -	\$ -	\$ -	\$ 4,100,000	\$ 4,100,000
Palm Village						
1. HVAC	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
2. Electrical Upgrades	\$ -	\$ -	\$ -	\$ 1,900,000		\$ 1,900,000
Pueblos						
1. Roof Replacement (2024-2025 Approval)	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Sage Crest Senior						
1. Elevator	\$ 12,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 32,000
2. Roof Replacements (2025-2025 Approval)	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Santa Rosa						
1. Roof Repair (CHA000009)	\$ 651,000	\$ -	\$ -	\$ -	\$ -	\$ 651,000
2. Electrical Upgrades	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Taos Palms						
1. HA Parking Lot Improvements Project (CHA000004)	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ 420,000
2. HVAC	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ 220,000
3. Electrical Upgrades	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
Current Approved Projects						
1. HA Parking Lot Improvements Project (CHA000004)	\$ 69,400	\$ -	\$ -	\$ -	\$ -	\$ 69,400
Pending Approvals						
1. TKE Task Order Misc. Services	\$ 96,300	\$ -	\$ -	\$ -	\$ -	\$ 96,300
2. On Call CM/Engineering Services	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000
	\$ 2,888,700	\$ 2,025,000	\$ 5,085,000	\$ 4,635,000	\$ 4,550,000	\$ 19,183,700

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

MEETING DATE: April 9, 2025

PREPARED BY: Cyndi Karp, FGA Regional Supervisor

SUBJECT: FEBRUARY 2025 – MONTHLY LEASE REPORT

RECOMMENDATION:

1. Receive and File.

BACKGROUND/ANALYSIS:

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

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

Monthly Occupancy Status - February 2025		
	Multi-Family	Senior
Total Units	733	381
Occupied Units	717	372
Unoccupied Units	16	9
Pending Leases	11	5
Wait List Contacted	258	155
New Applications		
Qualified	112	40
Not Qualified	3	3
Recertification Packets	61	22

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

Monthly Occupancy and Average Rent Summary- February 2025 MULTI-FAMILY PROPERTIES				
Area Median Income Category	February 2025 Number of Units	February 2025 Average Monthly Rent	February 2024 Number of Units	February 2024 Average Monthly Rent
Extremely Low 0-30%	210	\$327	183	\$318

Housing Commission
Palm Desert Housing Authority
February 2025 Monthly Lease Report

Very Low 31-50%	216	\$643	194	\$589
Low 51-80%	205	\$1,118	209	\$1,015
Moderate 81-120%	86	\$1,634	119	\$1,393
Overall Average Rent	717	\$931	705	\$829

Monthly Occupancy and Average Rent Summary- February 2025 SENIOR PROPERTIES				
Area Median Income Category	February 2025 Number of Units	February 2025 Average Monthly Rent	February 2024 Number of Units	February 2024 Average Monthly Rent
Extremely Low 0-30%	145	\$326	120	\$315
Very Low 31-50%	163	\$613	168	\$564
Low 51-80%	51	\$1,004	64	\$913
Moderate 81-120%	13	\$1,622	12	\$1,417
Overall Average Rent	372	\$891	364	\$803

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

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

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

Net Operating Summary for February 2025		
	Multi-Family	Senior
Total Revenue	\$573,967	\$216,841
Total Expenses	\$412,342	\$155,658
Net Operating Income	\$161,125	\$61,183

Housing Commission
Palm Desert Housing Authority
February 2025 Monthly Lease Report

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 FYTD 2025 NOI	\$1,518,878	\$306,042
PYFY NOI through 6/30/2024	\$1,942,199	\$467,542

ATTACHMENTS:

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

MONTHLY OCCUPANCY STATUS REPORT

FEBRUARY 2025 REPORT

REPORTING MONTH: February-25

REPORT DATE: 3/20/25

"MULTI-FAMILY PROPERTIES"

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

MONTHLY OCCUPANCY STATUS REPORT

FEBRUARY 2025 REPORT

"MULTI-FAMILY PROPERTIES"

	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Palm Village												
a. Total Units in Complex	36	36	36	36	36	36	36	36	36	36	36	36
b. Unoccupied Units	0	1	1	1	1	0	0	0	1	1	1	1
c. Occupied Units	36	35	35	35	35	36	36	36	35	35	35	35
d. Pending Leases	0	0	0	1	1	0	0	0	0	0	0	1
e. Ending Occupied & Pre-leased	36	35	35	36	36	36	36	36	35	35	35	36
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	10	25	30	35	25	15	20	25	0	25	25	20
h. Re-Cert Pkts Sent Out During Month	2	1	4	2	2	3	3	2	3	3	2	2
i. Number of Traffic Qualified	15	15	20	25	20	15	25	25	38	14	30	15
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	1	0	0	1	0	0	0	0	1	2	2
c. Occupied Units	18	19	20	20	19	20	20	20	20	19	18	18
d. Pending Leases	0	0	0	0	0	0	0	0	0	0	0	2
e. Ending Occupied & Pre-leased	18	19	20	20	19	20	20	20	20	19	18	20
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	20	25	25	20	10	10	0	15	0	25	20	20
h. Re-Cert Pkts Sent Out During Month	0	3	0	0	3	3	0	1	0	1	3	4
i. Number of Traffic Qualified	10	15	20	15	20	15	20	24	38	14	30	20
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	0	0	0	0	0	0	1	0
c. Occupied Units	14	14	14	14	16	16	16	16	16	16	15	16
d. Pending Leases	1	0	0	1	0	0	0	0	0	0	1	0
e. Ending Occupied & Pre-leased	15	14	14	15	16	16	16	16	16	16	16	16
f. Down Units	0	0	1	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	0	0	39	0	0	0	0	0	0	0	0	0
h. Re-Cert Pkts Sent Out During Month	0	2	0	0	2	1	0	1	0	0	1	0
i. Number of Traffic Qualified	8	11	17	9	0	11	8	7	5	7	10	6
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0

SUMMARY												
MULTI-FAMILY PROPERTIES	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
a. Total Units in Complex	733	733	733	733	733	733	733	733	733	733	733	733
b. Unoccupied Units	28	24	25	23	26	24	19	22	26	20	19	16
c. Occupied Units	705	709	708	710	707	709	714	711	707	713	714	717
d. Pending Leases	14	10	8	13	17	23	17	14	17	11	8	11
e. Ending Occupied & Pre-leased	719	719	716	723	724	732	731	725	724	724	722	728
f. Down Units	1	9	9	1	1	1	1	1	1	1	1	1
g. Number of Wait List Contactees	363	371	366	305	355	230	347	253	156	269	416	258
h. Re-Cert Pkts Sent Out During Month	45	56	54	49	49	98	55	56	43	51	53	61
i. Number of Traffic Qualified	178	220	258	323	212	216	206	230	222	124	279	112
j. Number of Traffic Non-Qualified	4	9	3	5	14	5	7	7	2	10	6	3

REPORTING MONTH: February-25

REPORT DATE: 3/20/25

"SENIOR PROPERTIES"	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Candlewood												
a. Total Units in Complex	30	30	30	30	30	30	30	30	30	30	30	30
b. Unoccupied Units	4	3	3	1	0	0	0	0	0	0	1	0
c. Occupied Units	26	27	27	29	30	30	30	30	30	30	29	30
d. Pending Leases	0	1	0	1	0	0	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	26	28	27	30	30	30	30	30	30	30	29	30
f. Down Units	0	1	2	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	3	2	4	3	1	1	2	0	4	2	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	1	1	1	1	1	0	0	1	1	1
c. Occupied Units	71	71	72	72	72	72	72	73	73	72	72	72
d. Pending Leases	1	1	1	1	1	1	1	0	0	1	1	1
e. Ending Occupied & Pre-leased	72	72	73	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	16	16	20	20	30	30	20	7	0	0	10	20
h. Re-Cert Pkts Sent Out During Month	7	6	11	12	11	5	4	3	3	10	9	9
i. Number of Traffic Qualified	3	2	1	2	1	2	0	4	6	3	8	8
j. Number of Traffic Non-Qualified	0	0	1	1	2	1	2	1	0	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	4	5	3	3	3	2	3	3	7	6	6
c. Occupied Units	67	68	67	69	69	69	70	69	69	65	66	66
d. Pending Leases	1	0	5	2	0	1	0	1	2	5	4	3
e. Ending Occupied & Pre-leased	68	68	72	71	69	70	70	70	71	70	70	69
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	86	96	105	110	80	78	80	90	130	80	120	90
h. Re-Cert Pkts Sent Out During Month	3	6	5	7	3	2	7	9	6	6	6	1
i. Number of Traffic Qualified	3	4	5	4	3	2	2	4	4	5	5	3
j. Number of Traffic Non-Qualified	4	2	2	3	2	3	1	3	4	2	10	3
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	4	3	1	3	1	1	0	3	2	2	1	4
i. Number of Traffic Qualified	7	2	1	1	0	1	3	3	2	2	3	0
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	0	1	0	2	2	4	3	4	5	4	4	2
c. Occupied Units	150	150	150	148	148	146	147	146	145	146	146	148
d. Pending Leases	0	0	0	1	1	2	3	1	4	2	0	1
e. Ending Occupied & Pre-leased	150	150	150	149	149	148	150	147	149	148	146	149
f. Down Units	0	0	0	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	35	0	0	60	24	15	23	30	30	25	40	45
h. Re-Cert Pkts Sent Out During Month	5	8	13	18	15	11	19	9	14	9	12	6
i. Number of Traffic Qualified	51	49	25	4	34	34	25	51	33	18	8	29
j. Number of Traffic Non-Qualified	0	0	0	0	0	0	0	0	0	0	0	0

"SENIOR PROPERTIES"

	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Pueblos												
a. Total Units in Complex	15	15	15	15	15	15	15	15	15	15	15	15
b. Unoccupied Units	1	0	0	0	0	0	0	0	0	0	1	0
c. Occupied Units	14	15	15	15	15	15	15	15	15	15	14	15
d. Pending Leases	0	0	0	0	0	0	0	0	0	0	0	0
e. Ending Occupied & Pre-leased	14	15	15	15	15	15	15	15	15	15	14	15
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	4	1	1	1	1	3	3	0	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	0	1	1	1	1	1	1	1	1	0	0
c. Occupied Units	13	13	13	13	13	13	13	13	13	13	14	14
d. Pending Leases	0	0	1	1	1	0	0	1	1	0	0	0
e. Ending Occupied & Pre-leased	13	13	14	14	14	13	13	14	14	13	14	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	2	1	1	1	1	3	2	2	1	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

SUMMARY												
SENIOR PROPERTIES	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
a. Total Units in Complex	381	381	381	381	381	381	381	381	381	381	381	381
b. Unoccupied Units	13	10	10	8	7	9	7	8	9	13	13	9
c. Occupied Units	368	371	371	373	374	372	374	373	372	368	368	372
d. Pending Leases	2	2	7	6	3	4	4	3	7	8	5	5
e. Ending Occupied & Pre-leased	370	373	378	379	377	376	378	376	379	376	373	377
f. Down Units	0	1	2	0	0	0	0	0	0	0	0	0
g. Number of Wait List Contactees	137	112	125	190	134	123	123	127	160	105	170	155
h. Re-Cert Pkts Sent Out During Month	22	27	39	45	33	22	36	29	34	30	30	22
i. Number of Traffic Qualified	64	57	32	11	38	39	30	62	45	28	24	40
j. Number of Traffic Non-Qualified	4	2	3	4	4	4	3	4	4	2	10	3

MONTHLY OCCUPANCY AND AVERAGE RENT SUMMARY FEBRUARY 2025

Multi-Family Complexes			
	No. of Units		Average Mo. Rent
Extremely Low 0-30%	210		327
Very Low 31-50%	216		643
Low 51-80%	205		1,118
Moderate 81%-120%	86		1,634
Total	717	*	931

Senior Complexes			
	No. of Units		Average Mo. Rent
Extremely Low 0-30%	145		326
Very Low 31-50%	163		613
Low 51-80%	51		1,004
Moderate 81%-120%	13		1,622
Total	372	**	891

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 FEBRUARY 2025

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

REPORTING MONTH: February - 25

REPORT DATE: 3/20/2025

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			4	216														4	216
b. 1 BR, 1 BA	9	249	3	221	1	-			11	238								24	230
c. 2 BR, 1 BA					2	232			3	251	6	231	1	220				12	235
d. 2 BR, 2 BA							1	232	10	247								11	246
e. Totals 20%	9		7		3		1		24		6		1		0			51	
2. EXTREMELY LOW: 21-25% OF MEDIAN																			
a. Studio			8	283														8	283
b. 1 BR, 1 BA	21	324	6	297	5	305			36	308								68	312
c. 2 BR, 1 BA									6	335	4	331				1	323	11	332
d. 2 BR, 2 BA							1	323	10	329								11	329
e. Totals 21-25%	21		14		5		1		52		4		0		1			98	
3. EXTREMELY LOW: 26-30% OF MEDIAN																			
a. Studio			1	381	2	361												3	367
b. 1 BR, 1 BA	13	429	3	410	1	373			8	414								25	420
c. 2 BR, 1 BA					1	391			5	462	5	416	2	431	1	391		14	431
d. 2 BR, 2 BA							4	430	15	444								19	441
e. Totals 26-30%	13		4		4		4		28		5		2		1			61	
Total extremely low =	43		25		12		6		104		15		3		2			210	
Percent of total	30.94%		40.98%		26.09%		26.09%		27.44%		42.86%		16.67%		12.50%			29.29%	
4. VERY LOW: 31-35% OF MEDIAN																			
a. Studio			1	430	1	414												2	422
b. 1 BR, 1 BA	8	489	2	448	2	466			13	475								25	477
c. 2 BR, 1 BA					2	496			1	534	2	494	1	474	1	486		7	496
d. 2 BR, 2 BA							3	500	4	515								7	509
e. Totals 31-35%	8		3		5		3		18		2		1		1			41	
5. VERY LOW: 36-40% OF MEDIAN																			
a. Studio			3	501														3	501
b. 1 BR, 1 BA	14	573	1	527	1	536			6	561								22	566
c. 2 BR, 1 BA					1	575			6	605	2	625	3	570				12	597
d. 2 BR, 2 BA									6	605								6	605
e. Totals 36-40%	14		4		2		0		18		2		3		0			43	
6. VERY LOW: 41-45% OF MEDIAN																			
a. Studio			3	559														3	559
b. 1 BR, 1 BA	15	645	1	606	2	626			13	637								31	639
c. 2 BR, 1 BA					3	680			7	704	5	677	4	671	1	652		20	685
d. 2 BR, 2 BA							2	676	15	694								17	692
e. Totals 41-45%	15		4		5		2		35		5		4		1			71	
7. VERY LOW: 46-50% OF MEDIAN																			
a. Studio			1	680	1	680												2	680
b. 1 BR, 1 BA	12	755							10	734								22	745
c. 2 BR, 1 BA									8	824	5	744	1	728	3	769		17	785
d. 2 BR, 2 BA							1	826	19	818								20	818
e. Totals 46-50%	12		1		1		1		37		5		1		3			61	
Total very low =	49		12		13		6		108		14		9		5			216	
Percent of total	35.25%		19.67%		28.26%		26.09%		28.50%		40.00%		50.00%		31.25%			30.13%	
8. LOWER: 51-55% OF MEDIAN																			
a. Studio			4	702														4	702
b. 1 BR, 1 BA	7	801			1	772			5	795								13	797
c. 2 BR, 1 BA			1	863	2	856			9	862	2	884			1	871		15	865
d. 2 BR, 2 BA							3	871	9	877								12	875
e. Totals 51-55%	7		5		3		3		23		2		0		1			44	
9. LOWER: 56-60% OF MEDIAN																			
a. Studio																		0	-
b. 1 BR, 1 BA	14	891	1	842	2	866			13	884								30	885
c. 2 BR, 1 BA					3	929			9	963	2	943	1	951	4	930		19	948
d. 2 BR, 2 BA							2	946	8	961								10	958
e. Totals 56-60%	14		1		5		2		30		2		1		4			59	

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

"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	4	1,185			2	1,174			11	1,168									17	1,173	
c. 2 BR, 1 BA					3	1,292			5	1,302			2	1,258					10	1,290	
d. 2 BR, 2 BA								1	1,292	7	1,280									8	1,281
e. Totals 61-65%	4		1		5		1		23		0		2		0				36		
11. LOWER: 66-70% OF MEDIAN																					
a. Studio																			0	-	
b. 1 BR, 1 BA	5	1,275							5	1,266									10	1,271	
c. 2 BR, 1 BA					1	1,354			6	1,389						1	1,354			8	1,380
d. 2 BR, 2 BA								1	1,354	12	1,401									13	1,397
e. Totals 66-70%	5		0		1		1		23		0		0		1				31		
12. LOWER: 71-75% OF MEDIAN																					
a. Studio			2	1,212															2	1,212	
b. 1 BR, 1 BA	1	1,390	1	1,360					2	1,349									4	1,362	
c. 2 BR, 1 BA					1	1,461			3	1,497	1	1,499							5	1,490	
d. 2 BR, 2 BA								1	1,511	8	1,524									9	1,522
e. Totals 71-75%	1		3		1		1		13		1		0		0				20		
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									5	1,670									5	1,670	
e. Totals 76-80%	1		1		1		0		11		0		1		0				15		
Total lower =	32		11		16		8		123		5		4		6				205		
- Percent of total	23.02%		18.03%		34.78%		34.78%		32.45%		14.29%		22.22%		37.50%				28.59%		
14. MODERATE: 81-120% OF MEDIAN																					
a. Studio			3	1,416															3	1,416	
b. 1 BR, 1 BA	14	1,452	6	1,454	1	1,304			17	1,401									38	1,426	
c. 2 BR, 1 BA	1	2,010	3	1,743	4	1,878			10	1,774	1	2,010	2	2,010	3	1,834			24	1,834	
d. 2 BR, 2 BA			1	2,010				3	1,909	17	1,785									21	1,813
Total moderate =	15		13		5		3		44		1		2		3				86		
Percent of total	10.79%		21.31%		10.87%		13.04%		11.61%		2.86%		11.11%		18.75%				11.99%		
15. Total units occupied:	139		61		46		23		379		35		18		16				717		
16. Occupancy rate =	99%		95%		96%		96%		99%		97%		90%		100%				98%		

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: February - 25

REPORT DATE: 3/20/2025

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					4	186									4	186
b. 1 BR, 1 BA	2	211	2	315	3	209	4	267	5	216					16	239
c. 2 BR, 1 BA			1	366					6	216					7	237
d. 2 BR, 2 BA															0	-
e. Totals 20%	2		3		7		4		11		0		0		27	
2. EXTREMELY LOW: 21-25% OF MEDIAN																
a. Studio					16	258									16	258
b. 1 BR, 1 BA	5	290	8	394	3	297	4	352	18	290	4	297	1	291	43	316
c. 2 BR, 1 BA	2	314							4	304					6	307
d. 2 BR, 2 BA															0	-
e. Totals 21-25%	7		8		19		4		22		4		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	6	460	11	386	3	376	3	395	37	409
c. 2 BR, 1 BA			2	551					7	416					9	446
d. 2 BR, 2 BA															0	-
e. Totals 26-30%	5		8		10		6		18		3		3		53	
Total extremely low =	14		19		36		14		51		7		4		145	
Percent of total	46.67%		26.39%		54.55%		51.85%		34.46%		46.67%		28.57%		38.98%	
4. VERY LOW: 31-35% OF MEDIAN																
a. Studio					2	398									2	398
b. 1 BR, 1 BA	3	443	4	556	3	448	4	511	9	451	3	445	3	460	29	473
c. 2 BR, 1 BA			1	620					7	483					8	500
d. 2 BR, 2 BA															0	-
e. Totals 31-35%	3		5		5		4		16		3		3		39	
5. VERY LOW: 36-40% OF MEDIAN																
a. Studio					3	471									3	471
b. 1 BR, 1 BA	3	528	8	638	2	541	2	605	15	540	1	544	1	547	32	568
c. 2 BR, 1 BA			1	731					5	576					6	602
d. 2 BR, 2 BA															0	-
e. Totals 36-40%	3		9		5		2		20		1		1		41	
6. VERY LOW: 41-45% OF MEDIAN																
a. Studio					6	541									6	541
b. 1 BR, 1 BA	2	611	5	727	5	613	2	675	11	615	3	618	1	606	29	638
c. 2 BR, 1 BA			1	797					10	669					11	681
d. 2 BR, 2 BA															0	-
e. Totals 41-45%	2		6		11		2		21		3		1		46	
7. VERY LOW: 46-50% OF MEDIAN																
a. Studio					1	656									1	656
b. 1 BR, 1 BA	4	707	14	832			1	732	8	738	1	748	2	713	30	776
c. 2 BR, 1 BA	1	824	2	960					3	785					6	850
d. 2 BR, 2 BA															0	-
e. Totals 46-50%	5		16		1		1		11		1		2		37	
Total very low =	13		36		22		9		68		8		7		163	
Percent of total	43.33%		50.00%		33.33%		33.33%		45.95%		53.33%		50.00%		43.82%	
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	3	779					12	832
c. 2 BR, 1 BA									2	859					2	859
d. 2 BR, 2 BA															0	-
e. Totals 51-55%	1		6		2		1		5		0		0		15	
9. LOWER: 56-60% OF MEDIAN																
a. Studio					2	748									2	748
b. 1 BR, 1 BA			2	945	2	851			8	858			2	872	14	871
c. 2 BR, 1 BA									2	951					2	951
d. 2 BR, 2 BA															0	-
e. Totals 56-60%	0		2		4		0		10		0		2		18	

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

	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	4	1,143			1	1,165	11	1,195
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 61-65%	0		5		0		1		4		0		1		11	
11. LOWER: 66-70% OF MEDIAN																
a. Studio															0	-
b. 1 BR, 1 BA									1	1,259					1	1,259
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 66-70%	0		0		0		0		1		0		0		1	
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					2	1,505					3	1,469
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		3		0		0		4	
Total lower =	1		16		6		2		23		0		3		51	
Percent of total	3.33%		22.22%		9.09%		7.41%		15.54%		0.00%		21.43%		13.71%	
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	1,589	3	1,363					7	1,452
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	6.67%		1.39%		3.03%		7.41%		4.05%		0.00%		0.00%		3.49%	
15. Total units occupied:	30		72		66		27		148		15		14		372	
16. Occupancy rate =	100%		99%		92%		100%		99%		100%		100%		98%	
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%															

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 3/20/2025

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		9	7	3	1	24	6	1	-	51
Total rental income		2,238	1,527	464	232	5,850	1,388	220	-	11,919
Per occupied unit		249	218	155	232	244	231	220	-	234
<u>EXTREMELY LOW: 21% --> 25%</u>										
Occupied units		21	14	5	1	52	4	-	1	98
Total rental income		6,805	4,048	1,524	323	16,395	1,324	-	323	30,742
Per occupied unit		324	289	305	323	315	331	-	323	314
<u>EXTREMELY LOW: 26% --> 30%</u>										
Occupied units		13	4	4	4	28	5	2	1	61
Total rental income		5,582	1,611	1,485	1,720	12,281	2,082	862	391	26,014
Per occupied unit		429	403	371	430	439	416	431	391	426
<u>VERY LOW: 31% --> 35%</u>										
Occupied units		8	3	5	3	18	2	1	1	41
Total rental income		3,914	1,326	2,338	1,500	8,775	988	474	486	19,801
Per occupied unit		489	442	468	500	487	494	474	486	483
<u>VERY LOW: 36% --> 40%</u>										
Occupied units		14	4	2	-	18	2	3	-	43
Total rental income		8,018	2,030	1,111	-	10,628	1,250	1,711	-	24,748
Per occupied unit		573	508	556	-	590	625	570	-	576
<u>VERY LOW: 41% --> 45%</u>										
Occupied units		15	4	5	2	35	5	4	1	71
Total rental income		9,680	2,282	3,293	1,352	23,624	3,387	2,682	652	46,952
Per occupied unit		645	571	659	676	675	677	671	652	661
<u>VERY LOW: 46% --> 50%</u>										
Occupied units		12	1	1	1	37	5	1	3	61
Total rental income		9,064	680	680	826	29,462	3,720	728	2,306	47,466
Per occupied unit		755	680	680	826	796	744	728	769	778
<u>VERY LOW Up to 50%</u>										
Occupied units		92	37	25	12	212	29	12	7	426
Total rental income		45,301	13,504	10,895	5,953	107,015	14,139	6,677	4,158	207,642
Per occupied unit		492	365	436	496	505	488	556	594	487
<u>LOWER: 51% --> 55%</u>										
Occupied units		7	5	3	3	23	2	-	1	44
Total rental income		5,607	3,671	2,484	2,613	19,620	1,768	-	871	36,634
Per occupied unit		801	734	828	871	853	884	-	871	833
<u>LOWER: 56% --> 60%</u>										
Occupied units		14	1	5	2	30	2	1	4	59
Total rental income		12,478	842	4,519	1,892	27,844	1,886	951	3,719	54,131
Per occupied unit		891	842	904	946	928	943	951	930	917
<u>LOWER: 61% --> 65%</u>										
Occupied units		4	1	5	1	23	-	2	-	36
Total rental income		4,741	1,041	6,224	1,292	28,319	-	2,516	-	44,133
Per occupied unit		1,185	1,041	1,245	1,292	1,231	-	1,258	-	1,226
<u>LOWER: 66% --> 70%</u>										
Occupied units		5	-	1	1	23	-	-	1	31
Total rental income		6,376	-	1,354	1,354	31,477	-	-	1,354	41,915
Per occupied unit		1,275	-	1,354	1,354	1,369	-	-	1,354	1,352
<u>LOWER: 71% --> 75%</u>										
Occupied units		1	3	1	1	13	1	-	-	20
Total rental income		1,390	3,784	1,461	1,511	19,377	1,499	-	-	29,022
Per occupied unit		1,390	1,261	1,461	1,511	1,491	1,499	-	-	1,451
<u>LOWER: 76% --> 80%</u>										
Occupied units		1	1	1	-	11	-	1	-	15
Total rental income		1,611	1,213	1,544	-	17,501	-	1,532	-	23,401
Per occupied unit		1,611	1,213	1,544	-	1,591	-	1,532	-	1,560
<u>LOWER: 51% --> 80%</u>										
Occupied units		32	11	16	8	123	5	4	6	205
Total rental income		32,203	10,551	17,586	8,662	144,138	5,153	4,999	5,944	229,236
Per occupied unit		1,006	959	1,099	1,083	1,172	1,031	1,250	991	1,118
<u>MODERATE: 81% --> 120%</u>										
Occupied units		15	13	5	3	44	1	2	3	86
Total rental income		22,337	20,210	8,817	5,726	71,897	2,010	4,020	5,503	140,520
Per occupied unit		1,489	1,555	1,763	1,909	1,634	2,010	2,010	1,834	1,634
<u>Summary Income:</u>										
Rent Roll Expected Income		99,841	44,265	37,298	20,341	323,050	21,302	15,696	15,605	577,398
Delinquent Income		(276)	(3,937)	(399)	(3,275)	8,412	(621)	(2,010)	(9,579)	(11,685)
Actual Rent Received		99,565	40,328	36,899	17,066	331,462	20,681	13,686	6,026	565,713
<u>Other Income:</u>										
Laundry		359	-	604	-	2,807	924	365	-	5,059
Other (Credit Report/Late Fees)		395	40	465	135	1,750	85	175	150	3,195
Total Operating Income		100,319	40,368	37,968	17,201	336,019	21,690	14,226	6,176	573,967

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 3/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CALIFORNIA VILLAS	DESERT POINTE	LAGUNA PALMS	NEIGHBORS	ONE QUAIL PLACE	PALM VILLAGE	SANTA ROSA	TAOS PALMS	MONTHLY TOTALS
		141	64	48	24	384	36	20	16	733
Occupied Units		139	61	46	23	379	35	18	16	717
Income per occupied unit		722	662	825	748	887	620	790	386	801

EXPENSES

Operating Expenses:

Payroll	26,949	12,722	10,844	3,190	82,779	6,456	2,430	(463)	144,907
Per occupied unit	194	209	236	139	218	184	135	(29)	202
Administrative	9,910	3,957	3,860	1,302	21,514	2,456	990	906	44,895
Per occupied unit	71	65	84	57	57	70	55	57	63
Advertising/Promotion	-	-	-	-	-	-	-	-	-
Per occupied unit	-	-	-	-	-	-	-	-	-
Contract Services	5,963	6,430	2,279	3,246	17,447	929	849	1,092	38,235
Per occupied unit	43	105	50	141	46	27	47	68	53
Utility Services	6,670	4,109	6,245	1,960	22,704	21,774	1,928	1,889	67,277
Per occupied unit	48	67	136	85	60	622	107	118	94
Maintenance	3,934	12,206	4,887	4,680	42,194	2,890	1,664	1,737	74,191
Per occupied unit	28	200	106	203	111	83	92	109	103
Replacement expense	-	17,235	931	-	23,995	268	408	-	42,838
Per occupied unit	-	283	20	-	63	8	23	-	60
Capital expense	-	-	-	-	-	-	-	-	-
Per occupied unit	-	-	-	-	-	-	-	-	-
Total Operating Expenses	53,425	56,659	29,047	14,377	210,633	34,773	8,269	5,159	412,342
Per occupied unit	384	929	631	625	556	994	459	322	575

Summary Revenue and Expenses

Total Operating Income	100,319	40,368	37,968	17,201	336,019	21,690	14,226	6,176	573,967
Total Operating Expenses	53,425	56,659	29,047	14,377	210,633	34,773	8,269	5,159	412,342

Monthly Net Operating Income

	46,894	(16,291)	8,922	2,824	125,386	(13,083)	5,957	1,017	161,625
Per occupied unit	337	(267)	194	123	331	(374)	331	64	225

FYTD Net Operating Income*

	259,742	62,627	54,683	52,754	966,920	20,808	54,667	46,676	1,518,878
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).

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 3/20/2025

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	7	4	11	-	-	27
Total rental income		422	996	1,372	1,069	2,374			6,233
Per occupied unit		211	332	196	267	216			231
<u>EXTREMELY LOW: 21% --> 25%</u>									
Occupied units		7	8	19	4	22	4	1	65
Total rental income		2,077	3,152	5,019	1,408	6,432	1,188	291	19,567
Per occupied unit		297	394	264	352	292	297	291	301
<u>EXTREMELY LOW: 26% --> 30%</u>									
Occupied units		5	8	10	6	18	3	3	53
Total rental income		1,882	3,904	3,496	2,762	7,158	1,129	1,184	21,515
Per occupied unit		376	488	350	460	398	376	395	406
<u>VERY LOW: 31% --> 35%</u>									
Occupied units		3	5	5	4	16	3	3	39
Total rental income		1,328	2,842	2,140	2,042	7,440	1,335	1,380	18,507
Per occupied unit		443	568	428	511	465	445	460	475
<u>VERY LOW: 36% --> 40%</u>									
Occupied units		3	9	5	2	20	1	1	41
Total rental income		1,583	5,838	2,495	1,210	10,981	544	547	23,198
Per occupied unit		528	649	499	605	549	544	547	566
<u>VERY LOW: 41% --> 45%</u>									
Occupied units		2	6	11	2	21	3	1	46
Total rental income		1,222	4,430	6,314	1,350	13,457	1,853	606	29,232
Per occupied unit		611	738	574	675	641	618	606	635
<u>VERY LOW: 46% --> 50%</u>									
Occupied units		5	16	1	1	11	1	2	37
Total rental income		3,650	13,568	656	732	8,263	748	1,425	29,042
Per occupied unit		730	848	656	732	751	748	713	785
<u>VERY LOW: Up to 50%</u>									
Occupied units		27	55	58	23	119	15	11	308
Total rental income		12,164	34,730	21,492	10,573	56,105	6,797	5,433	147,294
Per occupied unit		451	631	371	460	471	453	494	478
<u>LOWER: 51% --> 55%</u>									
Occupied units		1	6	2	1	5	-	-	15
Total rental income		785	5,280	1,447	821	4,054	-	-	12,387
Per occupied unit		785	880	724	821	811			826
<u>LOWER: 56% --> 60%</u>									
Occupied units		-	2	4	-	10	-	2	18
Total rental income			1,890	3,198	-	8,764		1,744	15,596
Per occupied unit			945	800		876		872	866
<u>LOWER: 61% --> 65%</u>									
Occupied units		-	5	-	1	4	-	1	11
Total rental income		-	6,223		1,184	4,570		1,165	13,142
Per occupied unit			1,245		1,184	1,143		1,165	1,195
<u>LOWER: 66% --> 70%</u>									
Occupied units		-		-	-	1	-	-	1
Total rental income						1,259			1,259
Per occupied unit						1,259			1,259
<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	-	-	3	-	-	4
Total rental income			1,398			4,542			5,940
Per occupied unit			1,398			1,514			1,485
<u>LOWER: 51% --> 80%</u>									
Occupied units		1	16	6	2	23	-	3	51
Total rental income		785	17,652	4,645	2,005	23,189	-	2,909	51,185

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 3/20/2025

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	1,008		970	1,004
MODERATE: 81% --> 120%									
Occupied units	2	1	2	2	6	-	-	-	13
Total rental income	3,299	2,010	3,036	3,177	9,568				21,090
Per occupied unit	1,650	2,010	1,518	1,589	1,595				1,622
Summary Income:									
Rent Roll Expected Income	16,248	54,392	29,173	15,755	88,862	6,797	8,342		219,569
Delinquent Income	(1,597)	(1,229)	(1,765)	(575)	1,482	(268)	-		(3,952)
Actual Rent Received	14,651	53,163	27,408	15,180	90,344	6,529	8,342		215,617
Other Income:									
Laundry	-	-	159	35	485	-	-		679
Other (Credit Report/Late Fees)	100	60	40	-	320	25	-		545
Total operating income	14,751	53,223	27,607	15,215	91,149	6,554	8,342		216,841
Occupied Units	30	72	66	27	148	15	14		372
Income per occupied unit	492	739	418	564	616	437	596		583

EXPENSES

Operating Expenses:

Payroll	5,892	9,196	15,330	6,413	17,661	3,280	821		58,592
Per occupied unit	196	128	232	238	119	219	59		158
Administrative	2,369	4,403	4,230	1,464	10,903	743	843		24,955
Per occupied unit	79	61	64	54	74	50	60		67
Advertising/promotion	-	115	-	-	135	-	-		250
Per occupied unit	-	2	-	-	1	-	-		1
Contract services	2,312	5,862	2,601	2,329	4,215	572	1,323		19,214
Per occupied unit	77	81	39	86	28	38	95		52
Utility services	3,992	6,712	5,708	2,218	9,563	923	951		30,068
Per occupied unit	133	93	86	82	65	62	68		81
Maintenance	2,878	2,335	2,558	1,614	9,835	1,150	-		20,370
Per occupied unit	96	32	39	60	66	77	-		55
Replacement expense	-	1,042	584	-	582	-	-		2,208
Per occupied unit	-	14	9	-	4	-	-		6
Capital expense	-	-	-	-	-	-	-		-
Per occupied unit	-	-	-	-	-	-	-		-
Total Operating Expenses	17,444	29,665	31,010	14,037	52,895	6,667	3,939		155,658
Per occupied unit	581	412	470	520	357	444	281		418

Summary Revenue and Expenses

Total Operating Income	14,751	53,223	27,607	15,215	91,149	6,554	8,342		216,841
Total Operating Expenses	17,444	29,665	31,010	14,037	52,895	6,667	3,939		155,658
Monthly Net Operating Income	(2,693)	151,515	(41,969)	1,178	38,253	(113)	4,403		61,183
Per occupied unit	(90)	2,104	(636)	44	258	(8)	314		164

FYTD Net Operating Income*

600	129,712	(38,850)	(44,527)	264,582	(9,420)	3,943	306,042
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Previous Fiscal Year NOI (6/30/2024)*

(30,763)	156,040	(102,677)	(47,400)	490,379	(1,760)	3,722	467,542
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* 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: April 9, 2025

PREPARED BY: Cyndi Karp – FGA Regional Supervisor

SUBJECT: RESIDENT ACTIVITIES AT PDHA PROPERTIES

RECOMMENDATION:

1. Receive and File.

BACKGROUND/ANALYSIS:

March 2025 Resident Activities held at these PDHA Properties: Carlos Ortega Villas and Las Serenas.

FINANCIAL IMPACT:

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

ATTACHMENTS:

1. April 2025 PowerPoint Presentation

Carlos Ortega Villas: St. Patricks Day Party



Las Serenas: St. Patrick's Day Party



Carlos Ortega – Crime Prevention with Officer Stacey Austin



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

MEETING DATE: April 9, 2025

PREPARED BY: Daniel Mora, Senior Administrative Assistant

SUBJECT: HOME IMPROVEMENT PROGRAM ACTIVITY REPORT FOR
FEBRUARY 2025

RECOMMENDATION:

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

FINANCIAL IMPACT:

There is no financial impact with this request.

ATTACHMENTS:

1. Home Improvement Activity Report for February 2025

Home Improvement Program Activity Report

Month of:	February 2025
Inquiries (call, email, walkin)	1
Applications Provided	1
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

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