

REPORTING MONTH: April - 25

REPORT DATE: 5/20/2025

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	11	227	4	221	2	154			9	240							26	225
c. 2 BR, 1 BA					2	232			4	251	5	234	1	220			12	238
d. 2 BR, 2 BA							1	232	11	248							12	246
e. Totals 20%	11		8		4		1		24		5		1		0		54	
2. EXTREMELY LOW: 21-25% OF MEDIAN																		
a. Studio			8	283													8	283
b. 1 BR, 1 BA	20	327	5	303	4	309			37	312							66	316
c. 2 BR, 1 BA									7	340	4	331			1	323	12	336
d. 2 BR, 2 BA							2	323	10	331							12	329
e. Totals 21-25%	20		13		4		2		54		4		0		1		98	
3. EXTREMELY LOW: 26-30% OF MEDIAN																		
a. Studio			1	381	1	340											2	361
b. 1 BR, 1 BA	12	436	3	410	2	396			8	420							25	424
c. 2 BR, 1 BA					1	443			4	462	4	426	2	431	1	391	12	437
d. 2 BR, 2 BA							3	443	13	445							16	445
e. Totals 26-30%	12		4		4		3		25		4		2		1		55	
Total extremely low =	43		25		12		6		103		13		3		2		207	
Percent of total	31.39%		40.98%		26.67%		26.09%		27.76%		38.24%		16.67%		14.29%		29.45%	
4. VERY LOW: 31-35% OF MEDIAN																		
a. Studio			1	430	1	414											2	422
b. 1 BR, 1 BA	7	491	2	448	2	466			12	476							23	477
c. 2 BR, 1 BA					3	499			1	534	3	494	1	474	1	486	9	497
d. 2 BR, 2 BA							2	506	3	525							5	517
e. Totals 31-35%	7		3		6		2		16		3		1		1		39	
5. VERY LOW: 36-40% OF MEDIAN																		
a. Studio			3	501													3	501
b. 1 BR, 1 BA	17	573			1	536			12	565							30	569
c. 2 BR, 1 BA					2	586			4	616	2	625	2	574			10	603
d. 2 BR, 2 BA									8	611							8	611
e. Totals 36-40%	17		3		3		0		24		2		2		0		51	
6. VERY LOW: 41-45% OF MEDIAN																		
a. Studio			3	572													3	572
b. 1 BR, 1 BA	14	650	1	606	2	637			11	641							28	644
c. 2 BR, 1 BA					2	689			8	705	4	691	4	677	1	652	19	691
d. 2 BR, 2 BA							2	689	13	702							15	700
e. Totals 41-45%	14		4		4		2		32		4		4		1		65	
7. VERY LOW: 46-50% OF MEDIAN																		
a. Studio			1	680	1	680											2	680
b. 1 BR, 1 BA	16	767							8	753							24	762
c. 2 BR, 1 BA					1	826			13	838	5	744	2	771	3	769	24	804
d. 2 BR, 2 BA							1	826	22	825							23	825
e. Totals 46-50%	16		1		2		1		43		5		2		3		73	
Total very low =	54		11		15		5		115		14		9		5		228	
Percent of total	39.42%		18.03%		33.33%		21.74%		31.00%		41.18%		50.00%		35.71%		32.43%	
8. LOWER: 51-55% OF MEDIAN																		
a. Studio			3	714													3	714
b. 1 BR, 1 BA	6	807							4	798							10	803
c. 2 BR, 1 BA			1	863	2	856			5	866	2	884			1	871	11	868
d. 2 BR, 2 BA							3	871	7	881							10	878
e. Totals 51-55%	6		4		2		3		16		2		0		1		34	
9. LOWER: 56-60% OF MEDIAN																		
a. Studio																	0	-
b. 1 BR, 1 BA	13	895	1	842	2	866			11	888							27	888
c. 2 BR, 1 BA					3	940			7	972	3	964	1	951	3	940	17	958
d. 2 BR, 2 BA							3	952	8	965							11	961
e. Totals 56-60%	13		1		5		3		26		3		1		3		55	

"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			2	1,041													2	1,041
b. 1 BR, 1 BA	6	1,189			2	1,174			13	1,171							21	1,176
c. 2 BR, 1 BA					3	1,292			5	1,293			3	1,265			11	1,285
d. 2 BR, 2 BA							2	1,292	7	1,292							9	1,292
e. Totals 61-65%	6		2		5		2		25		0		3		0		43	
11. LOWER: 66-70% OF MEDIAN																		
a. Studio																	0	-
b. 1 BR, 1 BA	4	1,292							7	1,271							11	1,279
c. 2 BR, 1 BA					1	1,354			5	1,392					1	1,354	7	1,381
d. 2 BR, 2 BA									10	1,407							10	1,407
e. Totals 66-70%	4		0		1		0		22		0		0		1		28	
12. LOWER: 71-75% OF MEDIAN																		
a. Studio			3	1,212													3	1,212
b. 1 BR, 1 BA	1	1,390	2	1,360					2	1,349							5	1,361
c. 2 BR, 1 BA									3	1,497	1	1,499					4	1,497
d. 2 BR, 2 BA							1	1,511	9	1,524							10	1,523
e. Totals 71-75%	1		5		0		1		14		1		0		0		22	
13. LOWER: 76-80% OF MEDIAN																		
a. Studio			1	1,213													1	1,213
b. 1 BR, 1 BA									6	1,458							6	1,458
c. 2 BR, 1 BA					1	1,544			4	1,730			1	1,532			6	1,666
d. 2 BR, 2 BA									6	1,680							6	1,680
e. Totals 76-80%	0		1		1		0		16		0		1		0		19	
Total lower =	30		13		14		9		119		6		5		5		201	
Percent of total	21.90%		21.31%		31.11%		39.13%		32.08%		17.65%		27.78%		35.71%		28.59%	
14. MODERATE: 81-120% OF MEDIAN																		
a. Studio			2	1,517													2	1,517
b. 1 BR, 1 BA	9	1,475	6	1,437	1	1,304			12	1,405							28	1,431
c. 2 BR, 1 BA	1	2,010	3	1,743	3	1,834			7	1,817	1	2,010	1	2,010	2	1,747	18	1,832
d. 2 BR, 2 BA			1	2,010			3	1,909	15	1,857							19	1,873
Total moderate =	10		12		4		3		34		1		1		2		67	
Percent of total	7.30%		19.67%		8.89%		13.04%		9.16%		2.94%		5.56%		14.29%		9.53%	
15. Total units occupied:	137		61		45		23		371		34		18		14		703	
16. Occupancy rate =	97%		95%		94%		96%		97%		94%		90%		88%		96%	
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	
																	96%	

REPORTING MONTH: April - 25
 REPORT DATE: 5/20/2025
REPORTED BY: CYNDI KARP

	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	189									5	189
b. 1 BR, 1 BA	2	211	2	320	2	211	4	267	4	217					14	244
c. 2 BR, 1 BA			1	366					5	220					6	244
d. 2 BR, 2 BA															0	-
e. Totals 20%	2		3		7		4		9		0		0		25	
2. EXTREMELY LOW: 21-25% OF MEDIAN																
a. Studio					14	259									14	259
b. 1 BR, 1 BA	5	292	9	401	5	297	4	355	17	291	4	297	1	303	45	320
c. 2 BR, 1 BA	2	321							4	308					6	312
d. 2 BR, 2 BA															0	-
e. Totals 21-25%	7		9		19		4		21		4		1		65	
3. EXTREMELY LOW: 26-30% OF MEDIAN																
a. Studio					7	345									7	345
b. 1 BR, 1 BA	5	376	4	479	2	381	6	460	13	389	3	376	3	395	36	408
c. 2 BR, 1 BA			2	551					9	425					11	448
d. 2 BR, 2 BA															0	-
e. Totals 26-30%	5		6		9		6		22		3		3		54	
Total extremely low =	14		18		35		14		52		7		4		144	
Percent of total	46.67%		25.71%		53.03%		51.85%		35.62%		46.67%		28.57%		39.13%	
4. VERY LOW: 31-35% OF MEDIAN																
a. Studio					3	401									3	401
b. 1 BR, 1 BA	3	443	4	560	4	451	4	515	9	453	3	445	3	460	30	474
c. 2 BR, 1 BA			1	640					6	484					7	506
d. 2 BR, 2 BA															0	-
e. Totals 31-35%	3		5		7		4		15		3		3		40	
5. VERY LOW: 36-40% OF MEDIAN																
a. Studio					2	477									2	477
b. 1 BR, 1 BA	3	534	8	638	2	541	2	605	15	543	1	544	1	547	32	570
c. 2 BR, 1 BA			1	731					5	581					6	606
d. 2 BR, 2 BA															0	-
e. Totals 36-40%	3		9		4		2		20		1		1		40	
6. VERY LOW: 41-45% OF MEDIAN																
a. Studio					5	544									5	544
b. 1 BR, 1 BA	2	611	4	731	5	613	1	686	10	618	3	618	1	606	26	636
c. 2 BR, 1 BA			1	797					10	672					11	683
d. 2 BR, 2 BA															0	-
e. Totals 41-45%	2		5		10		1		20		3		1		42	
7. VERY LOW: 46-50% OF MEDIAN																
a. Studio					2	656									2	656
b. 1 BR, 1 BA	4	707	14	832	1	745	1	732	8	738	1	748	2	713	31	775
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		3		1		11		1		2		39	
Total very low =	13		35		24		8		66		8		7		161	
Percent of total	43.33%		50.00%		36.36%		29.63%		45.21%		53.33%		50.00%		43.75%	
8. LOWER: 51-55% OF MEDIAN																
a. Studio					1	690									1	690
b. 1 BR, 1 BA	1	785	6	885			1	821	3	779					11	841
c. 2 BR, 1 BA									2	859					2	859
d. 2 BR, 2 BA															0	-
e. Totals 51-55%	1		6		1		1		5		0		0		14	
9. LOWER: 56-60% OF MEDIAN																
a. Studio					2	748									2	748
b. 1 BR, 1 BA			2	960	2	851			8	858			2	872	14	873
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	

"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	1,252			2	1,204	3	1,162			1	1,165	11	1,211
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 61-65%	0		5		0		2		3		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					1	1,357					3	1,406
c. 2 BR, 1 BA															0	-
d. 2 BR, 2 BA															0	-
e. Totals 71-75%	0		2		0		0		1		0		0		3	
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	1,699					1	1,699
d. 2 BR, 2 BA															0	-
e. Totals 76-80%	0		1		0		0		3		0		0		4	
Total lower =	1		16		5		3		23		0		3		51	
Percent of total	3.33%		22.86%		7.58%		11.11%		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	1,589	2	1,399					6	1,479
c. 2 BR, 1 BA	1	2,010							3	1,913					4	1,937
d. 2 BR, 2 BA			1	2,010											1	2,010
Total moderate =	2		1		2		2		5		0		0		12	
Percent of total	6.67%		1.43%		3.03%		7.41%		3.42%		0.00%		0.00%		3.26%	
15. Total units occupied:	30		70		66		27		146		15		14		368	
16. Occupancy rate =	100%		96%		92%		100%		97%		100%		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%	