



PALM DESERT
CALIFORNIA

HOUSING SUCCESSOR ANNUAL REPORT
Palm Desert Housing Authority as Housing Successor

Fiscal Year 2024-25

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INTRODUCTION

This Housing Successor Agency Annual Report (“Annual Report”) represents information on Fiscal Year (“FY”) 2024-25 expenditures and activities as required by Health and Safety Code (“HSC”) Section 34176.1(f), including but not limited to a housing successor’s compliance with certain expenditure activities over the year as well as a five- and ten-year planning period.

HOUSING SUCCESSOR

The Palm Desert Housing Authority (“Housing Authority”) is the Housing Successor Agency (“Housing Successor”) to the former Palm Desert Redevelopment Agency (“Agency”), which was dissolved with all other agencies statewide by the Legislature in 2012. At the time of dissolution, a housing successor was to be selected for transfer of, and to be responsible for, the remaining assets and liabilities of a former redevelopment agency. The Housing Successor is responsible for maintaining housing assets transferred from the former Agency. Its main goal is to provide affordable housing for the City of Palm Desert (“City”) residents.

SCOPE OF THIS HOUSING SUCCESSOR ANNUAL REPORT

This Annual Report is limited to the Housing Authority’s activities as it relates to its role as a housing successor. This may include, but is not limited to, financial activities, property disposition, loan administration, monitoring of covenants, and affordable housing development. This Annual Report describes compliance with various annual, five-year, and ten-year housing expenditure and production requirements. The Housing Successor is subject to income proportionality in a five-year compliance period (FYs 2024-25 through 2028-29). This Annual Report details progress meeting requirements and represents the first reporting year within the new compliance period.

The Housing Authority’s audited financial statements will be posted on the City website when available. This report is an addendum to the Housing Element Annual Progress Report required by Government Code Section 65400, which is submitted to HCD by April 1 annually.

ASSETS TRANSFERRED TO THE HOUSING SUCCESSOR

Upon the statewide dissolution of redevelopment in 2012, all rights, powers, committed assets, liabilities, duties, and obligations associated with the housing activities of the Agency were transferred to the Housing Successor. The Housing Successor prepared a Housing Asset Transfer (“HAT”) form that provided an inventory of all housing assets transferred from the Agency to the Housing Successor.

This included:

1. Real properties;
2. Low and Moderate Income Housing Fund (“LMIHF”) encumbrances;
3. Rents and Operations; and
4. Loans/Grants receivables.

All items on the HAT were approved by the California Department of Finance (“DOF”) on August 31, 2012. It is important to distinguish that Housing Successor assets that were not transferred from the former Agency or generated by or purchased with assets from the former Agency, are not subject to HSC Section 34176.1. A copy of the HAT is provided as Appendix 1.

BACKGROUND

This section summarizes the legal requirements for the use of housing successor assets that are addressed in this Annual Report.

LEGAL REQUIREMENTS PERTAINING TO HOUSING SUCCESSORS

In general, housing successors must comply with three major requirements pursuant to HSC Section 34176.1:

1. Expenditures and housing production are subject to income and age targets.
2. Housing successors may not accumulate an “excess surplus,” or a high unencumbered Housing Asset Fund balance based on certain thresholds.
3. Properties must be developed with affordable housing or sold within five to ten years of the DOF approving the HAT.

Appendix 2 provides a detailed summary of the reporting requirements that are addressed in this Annual Report.

PERMITTED USES OF HOUSING ASSET FUNDS

Pursuant to HSC Section 34176.1, former Agency assets and the revenues generated by those assets, are maintained in a Low and Moderate Income Housing Asset Fund (“Housing Asset Fund”).¹ The Housing Asset fund replaced the former Agency’s Low and Moderate Income Housing Fund. Housing Asset Funds may be spent on:

- **Administrative costs** for the operation of the housing successor agency. The law allows a housing successor to spend the greater of:
 - \$200,000 per year adjusted annually for inflation, or
 - 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater.

Although the California Department of Housing and Community Development (“HCD”) has not yet published the update for FY 2024-25, applying the same methodology and index HCD has previously used would yield a limit adjusted for inflation for FY 2024-25 of \$270,700. The Housing Successor’s FY 2024-25 Portfolio value was \$92,070,977, of which 5% is \$4,603,549. The FY 2024-25 administrative cost limit is the higher figure of \$4,603,549.

- **Homeless prevention and rapid rehousing services** up to \$500,000 per year if the former redevelopment agency did not have any outstanding inclusionary housing or replacement housing production requirements as of 2012. The Housing Authority is eligible for this expense because the former Agency had met its inclusionary housing and replacement housing production requirements upon dissolution.
- **Affordable housing development** assisting households up to 80 percent of the Area Median Income (“AMI”), subject to specific income and age targets over a five-year period.

Five-Year Income Proportionality on Development Expenditures: Any Housing Asset Funds may be spent on the development of affordable housing projects affordable to low, very low, and extremely low income households. “Development” is defined as “new construction”, acquisition

¹ The Housing Asset Fund replaced the former Agency’s Low and Moderate Income Housing Fund.

and rehabilitation, substantial rehabilitation as defined in HSC Section 33413, the acquisition of long-term affordability covenants on multifamily units as described in HSC Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years.

Over each five-year compliance period, the current one beginning July 1, 2024, at least 30 percent of such development expenditures must assist extremely low income households (30% of AMI), while no more than 20 percent may assist low income households (between 60-80% of AMI). The balance of the funds may be used on very low income households (defined as households earning between 30% and 60% of AMI).

The Housing Successor will make efforts to comply with the current five-year compliance period, which runs from July 1, 2024, to June 30, 2029.

Note that housing successors must report expenditures by category each year, but compliance with income proportionality limits is measured every five years. For example, a housing successor could spend all its funds in a single year on households earning between 60-80% of AMI, as long as it was 20% or less of the total expenditures during the five-year compliance period.

Should a housing successor not spend at least 30% of its development expenditures for extremely low income households, or exceeds the amount spent on low income households, future expenditures are subject to greater restriction until these proportionality targets are met.

Specifically, if a housing successor is unable to spend at least 30% of its development expenditures on extremely low units, it is required to increase this spending to 50% until compliant with the 30% threshold; a housing successor that spends more than 20% of its development expenditures on low income units cannot spend any further funds on low income developments until it is at or below the 20% threshold.

As such, tracking these expenditures and their progress over the corresponding five-year period is an important function of this Annual Report.

Ten-Year Age Proportionality on Units Assisted: If more than 50% of the total aggregate number of rental units produced by the city, housing successor, or former redevelopment agency during the past 10 years are restricted to seniors, the housing successor may not spend more Housing Asset Funds on senior rental housing.

It is important to stress that Housing Successor expenditure and production requirements are measured on different timeframes:

- **One-Year Limits:** Administrative Allowance and Homeless Prevention Allowance. Compliance evaluated annually and resets every year.
- **Five-Year Limit:** Expenditures by Income Level. Compliance is evaluated over a fixed five-year period set by law, the current period is July 1, 2024, to June 30, 2029.
- **Ten-Year Limit:** Number of Senior Deed-Restricted Units Assisted. Compliance is evaluated based on a rolling ten-year period that is different every year.

Appendix 3 describes Housing Asset Fund expenditure requirements in more detail, including the types of costs eligible in each category.

LIMITS ON THE ACCUMULATION OF HOUSING FUNDS (EXCESS SURPLUS)

State law limits how much cash a housing successor may retain and, if it fails to commit and spend these dollars in a reasonable timeframe, ultimately penalizes the housing successor by requiring unspent funds to be transferred to HCD for use on State housing programs.

HSC Section 34176.1(d) establishes a limit, known as an “excess surplus” on the amount of unencumbered Housing Asset Funds based on the greater of the following:

- \$1,000,000, or
- The total amount of deposits made into the Housing Asset Fund over the preceding four years.

Only amounts in excess of this threshold are considered an excess surplus. Once an excess surplus is determined, a housing successor must account for these funds separately and encumber said monies within three years. If after the third year the excess surplus has not been fully encumbered, the remaining balance of the excess surplus is to be transferred to HCD within 90 days. HCD is permitted to use these transferred excess surplus funds anywhere in the State under its Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program.

As part of the Annual Report, a housing successor must disclose any excess surplus and describe the housing successor’s plan for eliminating this excess surplus.

HOUSING ASSET FUND ACTIVITY

This section summarizes the Housing Asset Fund activities of the Housing Successor for FY 2024-25.

In 2022, the City in partnership with the County of Los Angeles, formed the Palm Desert Enhanced Infrastructure Financing District (“EIFD”). The Palm Desert EIFD aims to support public infrastructure, low- and moderate-income housing, workforce housing, rehabilitation, and brownfield environmental mitigation and remediation. With regards to housing, the Palm Desert EIFD implements a 20% affordable housing set-aside for the acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase as further described in the adopted Infrastructure Financing Plan (“IFP”). The Palm Desert EIFD governing board and the Public Financing Authority (“PFA”) would coordinate with the Palm Desert Housing Authority to implement and administer these funds and projects. This action may provide the Housing Authority with an ongoing source of revenue for housing related projects in the future.

DEPOSITS

As detailed in Table 1. The total cash deposited by the Housing Authority into the Housing Asset Fund for FY 2024-25 was approximately \$1.8 million.

Table 1: Housing Asset Fund Deposits 2024-25

Balance Type	Amount
Interest Income	1,786,095
Loan Payoffs/ Residual Receipts	-
Charges for Services	68,979
Miscellaneous	37,996
Total	\$ 1,893,070

ENDING CASH AND FUND BALANCE

As of June 30, 2025, the Housing Asset Fund balance was approximately \$53.7 million, as shown in Table 2. Of this amount, approximately \$32 million in cash is available to the Housing Authority.

Table 2: Housing Asset Fund - Ending Balance as of June 30, 2025

Balance Type	Amount
Cash	53,769,892
Amounts Deposited for ROPS	-
Land Held for Resale	(61,516)
Interest Receivables	(267,895)
Notes Receivables	(21,413,813)
Accounts Payable	(15,333)
Prepaid Costs	(600)
Ending Balance	\$ 32,010,735

HOUSING SUCCESSOR PORTFOLIO

As of FY 2024-25, the housing successor portfolio includes, in Table 3, a statutory value of real property of \$70.6 million and a value of loans receivable of \$21.4 million, for a total of \$92 million.

The Housing Successor oversees four loans to developers as detailed below:

- PD Hovely, LP: A loan approved on June 14, 2001 to fund the construction of a multi-family affordable housing development. As of June 30, 2025 the outstanding balance was \$5,148,813.
- Palm Desert Associates: A \$6,030,000 loan approved on December 22, 2022 with a 3% interest to fund the construction of a multi-family affordable housing development.
- A0358 Monterey L.P: A \$7,235,000 loan approved on November 1, 2024 to fund the construction of 139 of the 174 affordable units at Crossings at Palm Desert Apartments.
- Chelsea Investments: A \$3,000,000 loan approved on June 13, 2024 with a 3% interest to fund the construction of Arc Village Apartments, a project with 39 multifamily affordable housing units.

Table 3: Housing Successor Real Property and Loans Receivable Portfolio

Asset	Amount
<i>Real Properties</i>	
Statutory Value of Real Property	70,657,164
<i>Subtotal</i>	<i>70,657,164</i>
<i>Loans Receivable</i>	
Value of Loans Receivable	21,413,813
<i>Subtotal</i>	<i>21,413,813</i>
Total Portfolio Value	\$ 92,070,977

Source: City of Palm Desert

REAL PROPERTIES AND DISPOSITION STATUS

HSC Section 34176.11 requires all real properties acquired by a redevelopment agency prior to February 1, 2012, and transferred to the housing successor to be developed pursuant to the requirements detailed in HSC Section 33334.16.

LOANS RECEIVABLE

A listing of the loans receivable held by the Housing Authority as of June 30, 2025, is included in Table 4. The Housing Authority currently holds a total principal balance of \$6.3 million.

Table 4: Loans Receivable

Project Name	Principal Balance Outstanding	Accrued Unpaid Interest Outstanding	Balance at June 30, 2025	Interest Rate	Maturity Date
Home Improvement Loans	324,466	-	324,466	N/A	N/A
Portola Palms Mobile Home Park	62,891	1,887	64,778	3%	30 years
Desert Rose	2,465,156	73,955	2,539,111	3%	30-45 years*
Falcon Crest	3,003,562	90,107	3,093,669	3%	30-45 years*
Acquisition, Rehabilitation, Resale	190,510	5,715	196,225	3%	30-45 years
Habitation for Humanity	327,000	9,810	336,810	7.25%	30 years or 2024
Total Loans Receivable	\$ 6,373,585	\$ 181,474	\$ 6,555,059		

**All properties acquired from the former Redevelopment Agency after June 2009 will have a 45 year restrictive covenant and are secured by a deed of trust.*

COMPLIANCE WITH EXPENDITURES & PRODUCTION LIMITS

The Housing Authority expended a total of \$64,892 for administrative costs and did not expend any funds on homeless prevention during FY 2024-25. The Housing Successor was in compliance with all annual and five- to ten-year planning period requirements as described in this section.

PROPORTIONALITY REQUIREMENTS

The current five-year compliance period covers July 1, 2024 through June 30, 2029. This Annual Report represents the first reporting year within the new compliance period (following the previous five-year compliance period of July 1, 2019 through June 30, 2024) and establishes the baseline for evaluating compliance with expenditure and income proportionality requirements. As of the current reporting period, the Housing Successor has fully complied with the Housing Asset Fund spending restrictions.

As illustrated in Figure 1, the Housing Successor complied with all Housing Asset Fund spending restrictions in FY 2024-25, including five-year compliance period income targeting requirements.

- Administrative costs of \$64,892 do not exceed the maximum administrative expenditures limit for FY 2024-25.
- No homeless prevention or rapid rehousing funds were expended in FY 2024-25.
- No housing development funds were expended in FY 2024-25, maintaining compliance with the five-year income proportionality targets. However, the Housing Successor has committed funds for Palm Villas and Arc Village.
 - In FY 2023-24, a \$3 million loan was committed for Arc Village. A total of 39 affordable housing units (32 one-bedroom, 4 two-bedroom), with 4 units reserved for extremely low income at 30% of AMI and 15 units reserved for low income at 50% of AMI for residents with developmental disabilities. Escrow closed in May 2025.
 - In FY 2022-23, a \$3.3 million loan for Palm Communities Phase I was committed, and in FY 2023-24, a \$3.4 million loan for Phase II was committed. A total of 241 affordable housing units (one, two, and three bedrooms) for families with extremely low to moderate income households. Escrow and loan disbursement for Phase I is anticipated for August 2025.

- In FY 2023-24, a total of 28 affordable units were set aside for very low income and low income households for the development of Sagecrest Apartments.

Figure 1: Fiscal Year 2024-25 Housing Asset Fund Expenditures

	Annual Limits FY 2024-25		Five-Year Limits July 1, 2024 - June 30, 2029			
	Admin/ Monitoring	Homeless Prevention	< 30% AMI Rental	31-59% AMI	60-80% AMI	Total
Prior Year's Compliance			January 1, 2024 - June 30, 2029			
FY 2024-25	\$64,892	\$0	\$0	\$0	\$0	\$0
FY 2025-26	\$0	\$0	\$0	\$0	\$0	\$0
FY 2026-27	\$0	\$0	\$0	\$0	\$0	\$0
FY 2027-28	\$0	\$0	\$0	\$0	\$0	\$0
FY 2028-29	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$64,892	\$0	\$0	\$0	\$0	\$0
Compliance Period						
FY 2024-25	\$64,892	\$0	\$0	\$0	\$0	\$0
Compliance Period Total Expenditures	\$64,892	\$0	\$0	\$0	\$0	\$0
SB 341 Limitation	\$4,603,549	\$500,000	>30%	N/A	<20%	N/A
Compliant (Yes/No)	Yes	Yes	N/A	N/A	N/A	N/A

Failure to comply with the extremely low-income requirement in any five-year compliance period will result in the Housing Successor having to ensure that 50 percent of the remaining funds are spent on extremely low-income rental units until in compliance. Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in the Housing Successor not being able to expend any funds on this income category until in compliance.

SENIOR RENTAL HOUSING LIMIT COMPLIANCE

As shown in Table 5. The Housing Successor is compliant with the limit, allowing no more than 50 percent of the total aggregate number of rental units produced within the preceding ten years to be restricted to seniors.

Table 5: Deed Restricted Units Assisted in Last 10 years Completed between July 1, 2014 and June 30, 2025

Property	Senior Units	%	Non-Senior Units	%	Total Units
Total Senior Rental Housing Units	72	100%	0	100%	72
Total Multi-Family Rental Housing Units	0	0%	0	0%	0
Total	72	100%	0	0%	72

Total Deed-Restricted Senior Units: 100%
Source: City of Palm Desert

EXCESS SURPLUS

The Housing Asset Fund may not accumulate an “excess surplus”, which is an unencumbered amount that exceeds the greater of \$1 million or the sum of deposits in the prior four fiscal years. This requirement ensures that housing successors are actively spending available Housing Asset Funds on affordable housing. Each excess surplus must be expended or encumbered within three fiscal years of the end of the fiscal year in which the excess surplus was accrued.

As shown in Table 6, the Housing Authority had accumulated an excess surplus of \$13.9 million. For the purpose of calculating the excess surplus, the fund balance as reported in Table 1 has been adjusted to deduct the amount of funds for 2024-25 that the Housing Authority received after the end of the FY.

The Housing Authority plans to reduce this excess surplus with six projects, four with requests for proposals to be issued in fiscal years 2025-26 and 2026-27, one pending HCD approval of a Surplus Land Act request, and one capital improvement project.

Table 6: Excess Surplus Calculation

Step 1: Determine Unencumbered Cash Balance From Financials			
FY 24-25: Ending Cash Balance		\$	32,010,735
Less: Encumbered Funds			
Palm Villas		\$	6,755,000
ARC Village		\$	4,680,000
Unencumbered Amount		\$	20,575,735
Step 2: Determine Greater of \$1M or Last 4 Deposits			
\$1 Million, or		\$	1,000,000
Last 4 Years' Deposits		\$	6,637,028
	2023-24	\$	2,189,391
	2022-23	\$	1,593,742
	2021-22	\$	228,525
	2020-21	\$	2,625,370
Result: Larger Number		\$	6,637,028
Step 3: Excess Surplus is Amount Step 1 Exceeds Step 2, if Any			
(1) Unencumbered Amount		\$	20,575,735
(2) Less: Larger Number from Step 2		\$	6,637,028
Excess Surplus		\$	13,938,707

Source: City of Palm Desert

The City will continue monitoring its deposits and fund balance to avoid any future excess surplus. If the Housing Successor has an excess surplus, it must be expended or encumbered within three fiscal years. If the housing successor fails to comply, it must transfer any excess surplus to HCD within 90 days of the end of the third fiscal year.

OTHER INFORMATION

TRANSFERS TO OTHER HOUSING SUCCESSORS

There were no transfers to another housing successor entity for a joint project pursuant to HSC Section 34176.1(c)(2).

HOMEOWNERSHIP UNIT INVENTORY

SB 341 requires that the Authority report on the number of for-sale housing units the Former Agency or the Authority has assisted that are subject to covenants and restrictions. The annual reporting is to include the number of units, any reasons for change to the inventory, and funds received by the Authority as a result of the loss of any unit covenants that occurred over the year. In FY 2024-25, the Housing Authority reports 266 homeownership units. One unit was added to the inventory, and two units were removed—one due to the sale of a property and one due to a loan payoff. A total of \$54,927 was returned to the Housing Successor from homeownership units.

Table 7: Homeownership Unit Inventory

Total Restricted Units	267
Restricted Units added FY 2024-25	1
Restricted Units removed FY 2024-25 ⁽¹⁾	(2)
Total Homeownership Units	266
Amount of funds returned to Housing Successor	\$ 54,927

(1) Loans removed due to sale of property and loan paid off by homeowner.

APPENDIX 1 – HOUSING ASSET TRANSFER FORM

The HAT form is attached as a separate document.

APPENDIX 2 - HOUSING SUCCESSOR ANNUAL REPORT REQUIREMENTS

Health and Safety Code Section 34176.1(f)

Housing Asset Fund Revenues & Expenditures	<p>Total amount deposited in the Housing Asset Fund for the fiscal year.</p> <p>Amount of deposits funded by a Recognized Obligation Payment Schedule (“ROPS”).</p> <p>Statement of balance at the close of the fiscal year.</p> <p>Description of Expenditures for the fiscal year, broken out as follows:</p> <ul style="list-style-type: none"> • Homeless prevention and rapid rehousing • Administrative and monitoring • Housing development expenses by income level assisted <p>Description of any transfers to another housing successor for a joint project.</p>
Other Assets and Active Projects	<p>Description of any project(s) funded through the ROPS.</p> <p>Update on property disposition efforts (note that housing successors may only hold property for up to five years, unless it is already developed with affordable housing).</p> <p>Other “portfolio” balances, including:</p> <ul style="list-style-type: none"> • Statutory value of any real property either transferred from the former Agency or purchased by the Housing Asset Fund • Value of loans and grants receivable <p>Inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency’s investment of monies from the Low and Moderate Income Housing Fund.</p>
Obligations & Proportionality	<p>Description of any outstanding production obligations of the former Agency that were inherited by the Housing Successor.</p> <p>Compliance with proportionality requirements (income group targets), which must be upheld on a five-year cycle.</p> <p>Percentage of deed-restricted rental housing restricted to seniors and assisted by the former Agency, the Housing Successor, or the City within the past ten years compared to the total number of units assisted by any of those three agencies.</p> <p>Amount of any excess surplus, and, if any, the plan for eliminating it.</p>

APPENDIX 3 – HOUSING ASSET FUND EXPENDITURE REQUIREMENTS

Health and Safety Code Section 34176.1

Expense Category	Limits	Allowable Uses
Administration and Compliance Monitoring <i>Annual Limit</i>	\$4,603,549 maximum for FY 2024-25 (limit varies each year)	Administrative activities such as: <ul style="list-style-type: none"> Professional services (consultant fees, auditor fees, etc.) Staff salaries, benefits, and overhead for time spent on Housing Successor administration Compliance monitoring to ensure compliance with affordable housing and loan agreements Property maintenance at Housing Successor-owned properties <p>Capped at \$200,000 adjusted annually for inflation or 5% of the statutory value of real property owned by the housing successor and the value of loans and grants receivable from the HAT (“Portfolio”), whichever is greater.</p>
Homeless Prevention and Rapid Rehousing Solutions <i>Annual Limit</i>	\$500,000 maximum per fiscal year	<ul style="list-style-type: none"> Services for individuals and families who are homeless or would be homeless but for this assistance, including: Contributions toward the construction of local or regional homeless shelters Housing relocation and stabilization services including housing search, mediation, or outreach to property owners Short-term or medium-term rental assistance Security or utility deposits Utility payments Moving cost assistance Credit repair Case management Other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.
Affordable Housing Development	No spending limit, but must comply with income and age targets	“Development” includes: <ul style="list-style-type: none"> New construction Acquisition and rehabilitation Substantial rehabilitation Acquisition of long-term affordability covenants on multifamily units Preservation of at-risk units whose affordable rent restrictions would otherwise expire over the next five years

Health and Safety Code Section 34176.1

Expense Category	Limits	Allowable Uses
	<p>Income Targets</p> <p><i>Fixed Five-Year Compliance Period</i></p> <p><i>(FY 2024-25 to 2028-29)</i></p>	<p>Every five years (currently FYs 2024-25 – FY 2028-29), Housing Asset Funds must meet income targets:</p> <ul style="list-style-type: none"> • At least 30% on extremely low income rental households (up to 30% AMI or “Area Median Income”) • No more than 20% on low income households (60-80% AMI) <p>Moderate and above moderate income households may not be assisted (above 80% AMI).</p> <p>Failure to comply with the extremely low income requirement in any five-year compliance period will result in having to ensure that 50 percent of remaining funds be spent on extremely low income rental units until in compliance.</p> <p>Exceeding the expenditure limit for low households earning between 60-80% AMI in any five-year reporting period will result in not being able to expend any funds on these income categories until in compliance.</p>
	<p>Age Targets</p> <p><i>Rolling Ten-Year Period</i></p>	<p>For the prior ten years (resets every year), a maximum of 50% of deed-restricted rental housing units assisted by the Housing Successor or its host jurisdiction may be restricted to seniors.</p> <p>If a housing successor fails to comply, Housing Asset Funds may not be spent on deed-restricted rental housing restricted to seniors until in compliance.</p>