



City of La Quinta

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HOUSING AUTHORITY AGENDA

CITY HALL COUNCIL CHAMBERS
78-495 Calle Tampico La Quinta

**REGULAR QUARTERLY MEETING
TUESDAY, JUNE 21, 2016 AT 3:00 P.M.**

CALL TO ORDER

ROLL CALL: Authority Members: Evans, Franklin, Osborne, Pena, Chairperson Radi

VERBAL ANNOUNCEMENT – AB 23 [AUTHORITY SECRETARY]

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the Housing Authority on any matter not listed on the agenda. *Please complete a "request to speak" form and limit your comments to three minutes.* The Housing Authority values your comments; however in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by GC 54954.2(b).

CONFIRMATION OF AGENDA

CONSENT CALENDAR

NOTE: Consent Calendar items are routine in nature and can be approved by one motion.

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BUSINESS SESSION

1. INTERVIEW AND APPOINTMENT OF A RESIDENT TO THE HOUSING COMMISSION	5
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- 2. ADOPT RESOLUTION TO APPROVE FISCAL YEAR 2016/17 BUDGET
[RESOLUTION NO. HA 2016-001]

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STUDY SESSION – NONE

PUBLIC HEARINGS – NONE

CHAIR AND BOARD MEMBERS' ITEMS

ADJOURNMENT

The next regular quarterly meeting of the Housing Authority will be held on September 20, 2016 at 4:00 p.m. in the City Council Chambers, 78-495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Susan Maysels, Authority Secretary of the La Quinta Housing Authority, do hereby declare that the foregoing agenda for the La Quinta Housing Authority was posted near the entrance to the Council Chambers at 78-495 Calle Tampico and on the bulletin boards at 51-321 Avenida Bermudas and 78-630 Highway 111, on June 17, 2016.

DATED: June 16, 2016

SUSAN MAYSELS, Authority Secretary
La Quinta Housing Authority

Public Notices

- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please call the City Clerk’s Office at 777-7103, twenty-four (24) hours in advance of the meeting and accommodations will be made.
- If special electronic equipment is needed to make presentations to the Housing Authority, arrangement should be made in advance by contacting the City Clerk's Office at 777-7103. A one (1) week notice is required.
- If background material is to be presented to the Housing Authority during a meeting, please be advised that eight (8) copies of all documents, exhibits, etc., must be supplied to the City Clerk for distribution. It is requested that this take place prior to the beginning of the meeting.
- Any writings or documents provided to a majority of the Housing Authority regarding any item on this agenda will be made available for public inspection at the City Clerk counter at City Hall located at 78-495 Calle Tampico, La Quinta, California, 92253, during normal business hours.



HOUSING AUTHORITY MINUTES April 19, 2016

A regular meeting of the La Quinta Housing Authority was called to order at 3:02 p.m. by Chairperson Radi.

PRESENT: Authority Members Evans, Franklin, Osborne, Pena, Chairperson Radi
ABSENT: None

VERBAL ANNOUNCEMENT – AB 23 was made by the Authority Secretary

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA – None

CONFIRMATION OF AGENDA – Confirmed

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY LOCATED AT: THE SOUTHEAST CORNER OF WASHINGTON STREET AND HIDDEN RIVER ROAD (APNs 609-040-007, 609-040-023, 609-040-028, 609-051-001, 609-051-002, AND 609-051-007)
HOUSING AUTHORITY NEGOTIATOR: FRANK J. SPEVACEK, EXECUTIVE DIRECTOR
NEGOTIATING PARTIES: SANDER AND PAULA SALKIND, URBAN HOUSING COMMUNITIES, PACIFIC DEVELOPMENT PARTNERS, LLC AND COACHELLA VALLEY HOUSING COALITION
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

HOUSING AUTHORITY RECESSED TO CLOSED SESSION AT 3:08 P.M.

CHAIRPERSON RADI RECONVENED THE AUTHORITY MEETING AT 10:13 P.M. WITH ALL MEMBERS PRESENT

REPORT ON ACTION(S) TAKEN IN CLOSED SESSION:

Authority Attorney Ihrke reported no actions were taken in closed session on Item No. 1 that require reporting pursuant to Government Code section 54957.1 (Brown Act).

CONSENT CALENDAR

1. APPROVE MINUTES OF JANUARY 19, 2016

2. RECEIVE AND FILE THE LA QUINTA HOUSING AUTHORITY ANNUAL REPORT FOR FISCAL YEAR 2014/15 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34328
3. RECEIVE AND FILE HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2014/15 REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1 (F) FOR THE LA QUINTA HOUSING AUTHORITY

MOTION – A motion was made and seconded by Authority Members Franklin/Evans to approve the Consent Calendar as recommended. Motion passed unanimously.

BUSINESS SESSION – None

PUBLIC HEARINGS – None

CHAIR AND BOARD MEMBERS' ITEMS – None

REPORTS AND INFORMATION ITEMS – None

ADJOURNMENT

There being no further business, it was moved and seconded by Authority Members Franklin/Evans to adjourn at 10:14 p.m. Motion passed unanimously.

Respectfully submitted,

SUSAN MAYSELS, Authority Secretary
La Quinta Housing Authority

City of La Quinta

HOUSING AUTHORITY MEETING: June 21, 2016

STAFF REPORT

AGENDA TITLE: INTERVIEW AND APPOINTMENT OF A RESIDENT TO THE HOUSING COMMISSION

RECOMMENDATION

Make an appointment to fill a full-term vacancy on the Housing Commission.

EXECUTIVE SUMMARY

- Staff advertised for applicants to fill open positions and received one application (Attachment 1).
- Recruitment is ongoing throughout the year, along with advertising in the *Desert Sun*, *The Gem* and on the City website since April 2016.

FISCAL IMPACT

The Housing Authority stipend amount of \$50 per member, per meeting attended is included in the 2016/17 budget.

BACKGROUND/ANALYSIS

All existing Board and Commission Members whose terms were expiring this year as well as applicants from the last round of appointments, who were not seated, were e-mailed and invited to apply. Since sufficient applications were not received for all open seats, staff will continue to accept applications and set another date for interviews and appointments after receiving additional applications.

Applications were received from the following resident:

(open: four full term, one alternate)

E. Howard Long

ALTERNATIVES

Fill one or no seats, and direct staff to re-advertise, and set another date for Housing Authority interviews and appointments.

Prepared by: Pam Nieto, Deputy City Clerk

Approved by: Susan Maysels, City Clerk

Attachment 1: Application

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City of La Quinta

HOUSING AUTHORITY MEETING: June 21, 2016 STAFF REPORT

AGENDA TITLE: ADOPT RESOLUTION TO APPROVE FISCAL YEAR 2016/17 BUDGET

RECOMMENDATION

Adopt a Resolution of the La Quinta Housing Authority approving the 2016/17 La Quinta Housing Authority Budget.

EXECUTIVE SUMMARY

- Annually, the budget for the La Quinta Housing Authority is prepared and submitted for the Housing Authority's review and approval.
- Projected expenditures of \$960,200 will exceed projected revenues of \$889,600 by \$70,600; the shortfall will be covered by the Housing Authority's estimated available fund balance of \$3.5 million.

FISCAL IMPACT

All 2016/17 revenues, operational expenses and debt service payments are included in the 2016/17 Budget. Projected expenditures of \$960,200 will exceed projected revenues of \$889,600 by \$70,600; the shortfall will be covered by the Housing Authority's estimated available fund balance of \$3.5 million. It should also be noted that twenty percent of loan repayments to the General Fund from the Successor Agency are designated for Housing at approximately \$456,700 annually. This annual payment of \$456,700 increases funds in the Housing Authority's fund balance available for appropriation.

BACKGROUND/ANALYSIS

At the Council Meeting of May 17, 2016, the annual budget of the Housing Authority was presented for review. There have been no changes made to the Housing Authority's proposed budget since the initial presentation on May 17, 2016.

ALTERNATIVES

The Authority may further adjust the various appropriations.

Prepared by: Rita Conrad, Finance Director
Approved by: Frank J. Spevacek, City Manager

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RESOLUTION NO. HA 2016-

A RESOLUTION OF THE LA QUINTA HOUSING AUTHORITY
APPROVING A BUDGET FOR FISCAL YEAR 2016/2017

WHEREAS, each year the La Quinta Housing Authority adopts a Budget for Revenues and Expenditures for the upcoming Fiscal Year; and

WHEREAS, the Housing Authority desires to make provisions for a level of services commensurate with the needs of the City; and

WHEREAS, the Housing Authority has reviewed said budget and has had several public meetings to receive public input; and

WHEREAS, the Housing Authority has, after due deliberation and consideration, made such amendments in the proposed budget as it considers desirable; and

NOW, THEREFORE, BE IT RESOLVED by the La Quinta Housing Authority to adopt, as follows:

SECTION 1. The Fiscal Year 2016/2017 Budget, which is on file with the La Quinta Housing Authority Secretary is hereby approved.

SECTION 2. Budget adjustment procedures are approved as follows:

- A. Additional appropriations and the transfer of cash or unappropriated fund balance from one fund to another shall be made only upon Housing Authority approval.
- B. Transfers of budgeted appropriations between divisions or capital projects shall be made only upon Housing Authority approval.
- C. Transfers of budgeted appropriations between accounts within a division or capital project may be made with the approval of the Executive Director or his designee.
- D. Prior year budget continuing Appropriations and Encumbrances for unexpended capital project appropriations remaining from uncompleted prior year capital projects shall be made with Executive Director approval. These carry-over appropriations are for prior year Housing Authority approved capital projects and shall not exceed the approved project budget.

Resolution No. HA 2016-
Budget Approval FY 2016/2017
Adopted: June 21, 2016
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SECTION 3. The Executive Director shall render a monthly report on the status of City operations as it relates to the approved budget and any amendments thereto.

PASSED, APPROVED, and ADOPTED at a regular meeting of the La Quinta Housing Authority held on this 21st day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT RADI, Chairperson
La Quinta Housing Authority

ATTEST:

SUSAN MAYSELS, Secretary
La Quinta Housing Authority

(AUTHORITY SEAL)

APPROVED AS TO FORM:

WILLIAM IHRKE, Attorney
La Quinta Housing Authority