

POWER POINTS

HOUSING

COMMISSION

DECEMBER 11, 2024

Housing Commission Meeting Regular Quarterly Meeting

December 11, 2024



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Pledge of Allegiance



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Housing Commission Meeting
December 11, 2024
C1 – Meeting Minutes of September 11, 2024



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**Housing Commission Meeting
December 11, 2024**

**B1 – Fiscal Year-End 2023/24
Housing Authority Budget Report**



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Overall Revenues

- \$504,241 over budget due to:
 - Interest earnings
- Two non-cash adjustments
 - \$234,573 fair market value
 - \$68,161 RDA loan interest earnings
- \$687,415 RDA loan repayment in 2023/24
 - 20% Housing portion

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Overall Expenses

- Housing Authority Fund under budget by \$559,923
 - Savings in payroll and operational expenses
 - Carryover of \$250,000 for building/site improvements underway for FY 24/25
- Low-Mod & Bond Fund savings
 - Carryover of \$250,000 to FY 2024/25
 - Homelessness assistance & affordable housing program development

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Available Fund Balances

Fund	Fund Balance
Housing Authority Fund (241)	\$12,125,383
Low-Mod Housing Fund (243)	\$4,492,492
2011 Bond Fund (249)	\$2,128,106
TOTAL	\$18,745,981

Receivable in Low-Mod Housing Fund

Principal	\$1,245,745
Interest	\$3,035,199
RDA Loan Balance	\$4,280,944

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Housing Commission Meeting

December 11, 2024

B2 – Recommend Approval of Roof Replacements For Cove Rental Properties



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Roof Repair Project

- HA is responsible for 28 single-family homes in the Cove, La Quinta Palms Realty as acting Property Manager provides for maintenance and management.
- Majority of homes have never had a full roof replacement, only minor repairs as needed.
- Review of 3 bids for improvements; **G.M. Gordon Roofing** submitted the most competitive responsible and responsive bid at \$454,425

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Roof Repair Project (continued)

- Staff recommends Commission and Authority approval of a \$500,000 budget.
- Breakdown of Budget:
 - 28 Roof Replacements: \$454,425
 - Contingency: 10% added for miscellaneous construction needs such as a need to remove and replace damaged plywood.

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Discussion & Questions



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Housing Commission Meeting

December 11, 2024

**B3 – Recommend HA Adopt Resolution
Declaring Parcels as Surplus Land**



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Surplus Lands Act Overview

- Aims to make local public land that is no longer needed for government purposes available for building affordable homes.
- Mandates a Notice of Availability for all local agencies to give affordable housing developers the right of first refusal when disposing of publicly owned lands.
- Begins with resolution declaring property Surplus Land.

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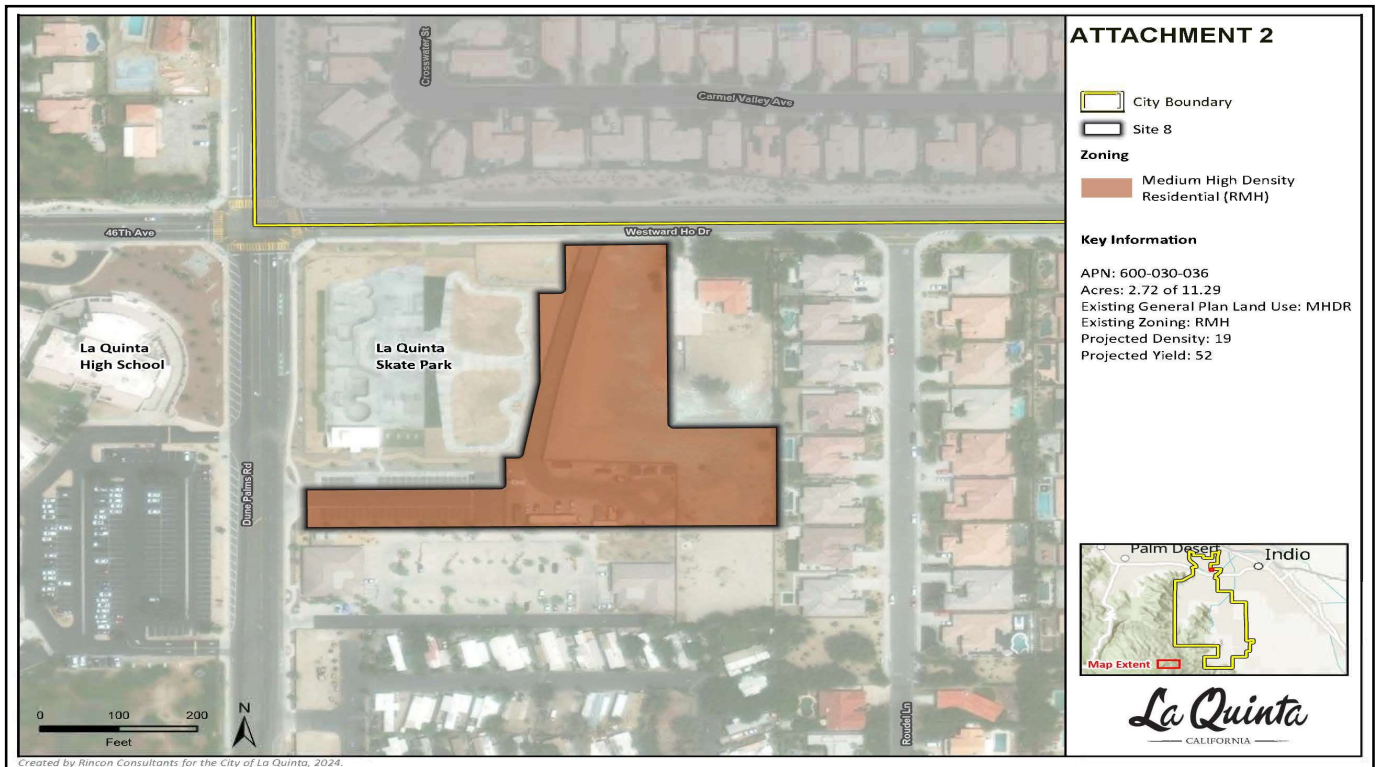
Parcels to be Surplus Land

- Parcel 1 – 600-030-039
 - 5.1 Acres
 - Located along Dune Palms Road and the Highway 111 Intersection
- Parcel 2 – 600-030-036
 - 2.72 Acres
 - Located at corner of Westward Ho and Dune Palms Road
- Parcel 3 – 600-390-024
 - 15.14 Acres
 - Located on Highway 111, large vacant land adjacent to Best Buy

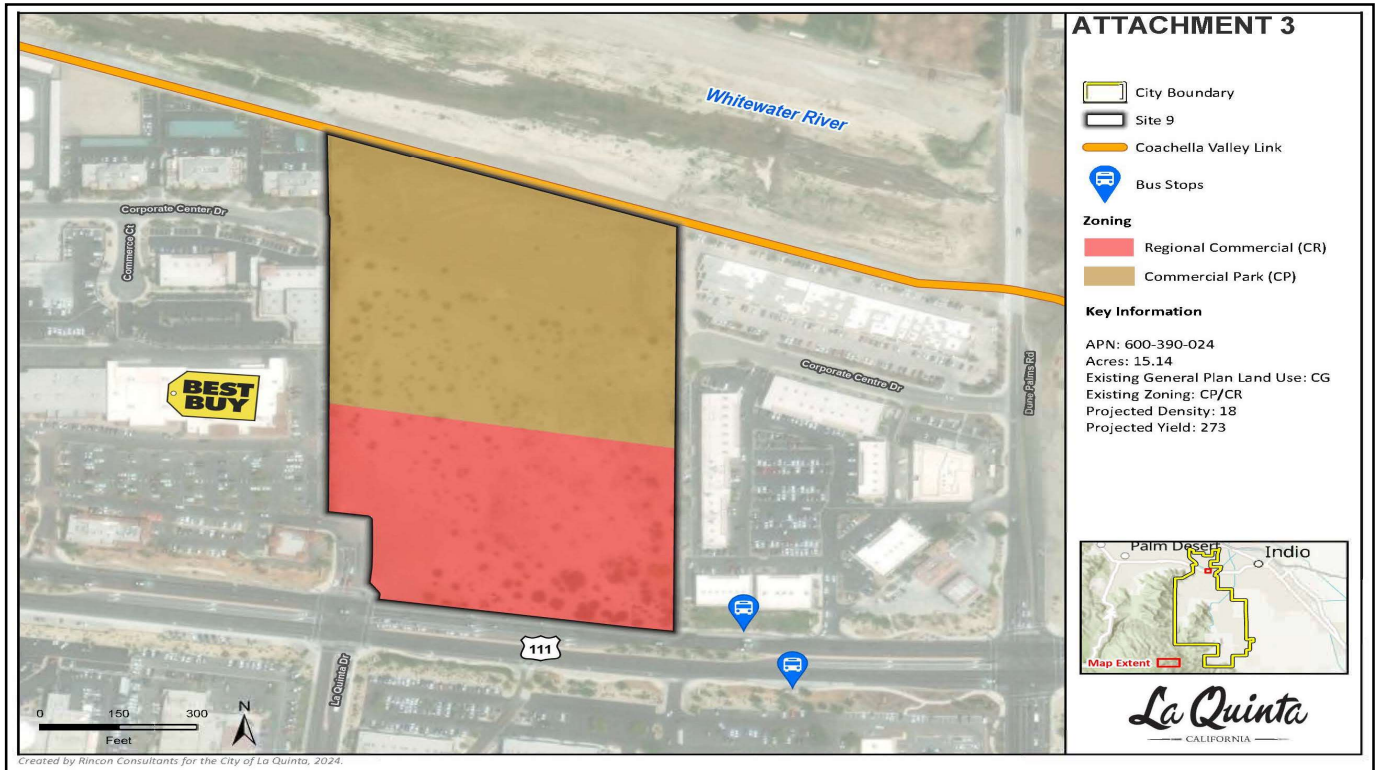
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Housing Commission Meeting

December 11, 2024

S1 – Discuss Fiscal Year 2024/25 Housing Commission Activity



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Housing Commission Annual Cycle

- Established in 2009 to review and make recommendations on matters within the purview of the Housing Authority.
- Five members appointed by the Authority (three non-tenant and two tenant seats, with one over the age of 62).
- The Commission meets quarterly; Special meetings may be scheduled as necessary;
 - September 11, 2024
 - December 11, 2024
 - March 12, 2025
 - June 11, 2025

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Commission Priorities for 2024/25 Include:

Review of Regional Housing
Needs Assessment
numbers and next
opportunities for affordable
housing development

Review of Cove rental
properties

Surplus Lands Act Cases

Preparation of Request for
Proposals (RFP) for Vacant
Property(ies)

Improvements to the Dune
Palms Mobile Estates park

Homelessness Prevention
Funding Assistance

Other miscellaneous
Housing activities and
partnerships

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Discussion & Questions



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Housing Commission Meeting

December 11, 2024

D1 – Verbal Update on Current Housing Commission and Housing Authority Activity



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Housing Commission Meeting
Next Regular Quarterly Meeting
March 12, 2025



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