

## DEPARTMENT SUMMARY

### Housing Authority

The Housing Authority addresses the need of affordable housing in the City of Palmdale by providing housing to low and moderate-income persons, which is ensured as the result of recorded long-term affordability agreements or covenants for each property.

### About the Housing Authority

The Housing Authority is a subsidiary of the City and is subject to the financial accountability of the City Council although is a separate legal entity. The goal of the Housing Authority is to ensure affordable housing for the citizens of the City of Palmdale and that the affordability requirements for each property are met and maintained.

The Housing Authority issued a combined total of \$3,330,000 in bonds to acquire and rehabilitate four multi-family housing projects. Three of these communities serve multi-family households and one community serves seniors, for a total of 260 households. All four properties have long-term affordability covenants and restrictions, which ensures their service of low and moderate-income households for years to come. The Authority monitors compliance with the affordable housing requirements detailed in the bond agreements.

In April 2003, the Housing Authority assumed ownership of three Boulders Mobile Home Parks, Boulders at the Ranch I, Boulders at the Ranch II and Boulders at the Lake. A combined total of 786 homes make up The Boulders, over 1,800 residents. These three communities are restricted for low and moderate-income households; however, over 80% of the households are low-income. The Authority monitors the management of the three mobile home parks operations and compliance with the recorded long-term affordable housing covenants for the properties.

The City of Palmdale Housing Authority is not connected with the Los Angeles County Housing Authority, which manages and implements Section 8

#### FISCAL YEAR 2011-12 BUDGET HIGHLIGHTS

- ✓ Maintain compliance with long-term affordability requirements for all properties.
- ✓ Pay debt service for the three mobile home parks.
- ✓ Maintain 100% occupancy for properties.

## DEPARTMENT SUMMARY

Housing Authority (6420, 7100, 7210, 7220, 7230)

Department Expenditures and Staffing Summary

	<u>Actual 2009-10</u>	<u>Budget 2010-11</u>	<u>Estimated 2010-11</u>	<u>Adopted 2011-12</u>
<b>Authorized Positions (FTE)</b>	-	-	-	-
<b>Expenditures</b>				
Personnel	-	-	-	-
Training and Meetings	4,635	5,100	5,100	5,100
Operating Expenditures	3,323,685	3,405,110	3,538,690	3,571,460
Debt Service	3,047,046	2,776,120	2,776,120	2,781,810
<b>Total Department Expenditures</b>	6,375,366	6,186,330	6,319,910	6,358,370

The Housing Authority Department is budgeted in the Housing Authority Fund and the Housing Authority Mobile Home Park Fund.

## PROGRAMS AND SERVICES

### HOUSING AUTHORITY PROGRAMS

- **Administration**
  - Boulders at the Ranch I
  - Boulders at the Ranch II
  - Boulders at the Lake
  - Debt Management

### RECENT PROGRAM ACHIEVEMENT

- ◇ 99% occupancy for properties.

## Administration (7100)

### Mission Statement


To contract for the annual audit of the Authority and seven compliance reports for the multi-senior housing projects and the Boulders Mobile Home Parks.

### Program Activities

- Manage and supervise compliance reports that monitor the residential income and age restrictions placed on the properties.
- Monitor the affordable housing requirements for each of the properties detailed in the bond documents for each project.
- Coordinate with the property management company and oversee management of the three Boulders Mobile Home Parks.


### Key Goals & Objectives for Fiscal Year 2011-12

- Create opportunities for senior housing and improved senior services and recreational programs.
- Maintain compliance with the affordable housing requirements.



**PALMDALE... a place to call home**

As the nation's 12th fastest-growing big city, Palmdale offers its residents an outstanding quality of life. With big city conveniences and amenities, this friendly high desert community retains a "hometown" feel with a strong family orientation. The City offers a safe and secure environment with an excellent educational system and abundant recreational opportunities. Residents enjoy fresh clean air, beautiful blue skies, breathtaking sunsets and over 300 days of sunshine a year. Palmdale is a dynamic City looking forward to an exciting future. We invite you to join our community and enjoy the endless opportunities available in Palmdale.



## OPERATING AND PERFORMANCE MEASURES

	<u>Actual 2009-10</u>	<u>Budget 2010-11</u>	<u>Estimated 2010-11</u>	<u>Adopted 2011-12</u>
<b>Authorized Positions (FTE)</b>	-	-	-	-
<b>Expenditures</b>				
Personnel	-	-	-	-
Operating Expenditures	55,113	60,700	61,790	61,790
<b>Total Program Expenditures</b>	55,113	60,700	61,790	61,790
	<u>Actual 2009-10</u>	<u>5-Year Target</u>	<u>Estimated 2010-11</u>	<u>Projected 2011-12</u>
<b>Program Performance Measures</b>				
Compliance Rate	100%	100%	100%	100%

## PROGRAMS AND SERVICES

### HOUSING AUTHORITY PROGRAMS

Administration

- **Boulders at the Ranch I**
- Boulders at the Ranch II
- Boulders at the Lake
- Debt Management

### RECENT PROGRAM ACHIEVEMENTS

- ✧ 99% occupancy rate.
- ✧ Debt service remitted.

### Boulders at the Ranch I (72101) Mission Statement

To provide a high-quality living environment for qualifying households at Boulders at the Ranch I Mobile Home Park (MHP), located at 40701 Rancho Vista Boulevard.

### Program Activities

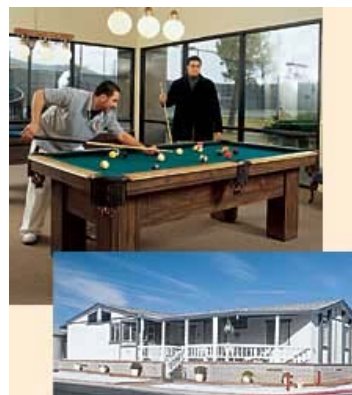
- Provide 358 homes with approximately 1,000 residents a well maintained, community-living environment that contributes to the state mandated housing element.
- Remit debt service to the Community Redevelopment Agency.

### Key Goals & Objectives for Fiscal Year 2011-12

- Maintain a 100% occupancy rate.
- Debt service remitted to Community Redevelopment Agency timely.

# BOULDERS

*at the Ranch I*



## OPERATING AND PERFORMANCE MEASURES

	<u>Actual 2009-10</u>	<u>Budget 2010-11</u>	<u>Estimated 2010-11</u>	<u>Adopted 2011-12</u>
<b>Authorized Positions (FTE)</b>	-	-	-	-
<b>Expenditures</b>				
Personnel	-	-	-	-
Training and Meetings	1,610	1,700	1,700	1,700
Operating Expenditures	1,262,969	1,256,110	1,335,490	1,343,210
Debt Service	841,778	705,600	705,600	725,740
<b>Total Program Expenditures</b>	2,106,357	1,963,410	2,042,790	2,070,650
	<u>Actual 2009-10</u>	<u>5-Year Target</u>	<u>Estimated 2010-11</u>	<u>Projected 2011-12</u>
<b>Program Performance Measures</b>				
MHPs occupancy rate	99%	100%	100%	100%

## PROGRAMS AND SERVICES

### HOUSING AUTHORITY PROGRAMS

Administration

Boulders at the Ranch I

➤ **Boulders at the Ranch II**

Boulders at the Lake

Debt Management

### RECENT PROGRAM ACHIEVEMENTS

- ✧ 99% occupancy rate.
- ✧ Debt service remitted.

## Boulders at the Ranch II (72201)

### Mission Statement

To provide a high-quality living environment for qualifying households at Boulders at the Ranch II Mobile Home Park (MHP), located at 5200 Entrar Drive.

### Program Activities

- Provide 206 homes with 500 residents a well-maintained community-living environment that contributes the state mandated housing element.
- Remit debt service to the Community Redevelopment Agency.

### Key Goals & Objectives for Fiscal Year 2011-12

- Maintain a 100% occupancy rate.
- Debt service remitted to Community Redevelopment Agency timely.

**BOULDERS**  
*at the Ranch II*



## OPERATING AND PERFORMANCE MEASURES

	<u>Actual 2009-10</u>	<u>Budget 2010-11</u>	<u>Estimated 2010-11</u>	<u>Adopted 2011-12</u>
<b>Authorized Positions (FTE)</b>	-	-	-	-
<b>Expenditures</b>				
Personnel	-	-	-	-
Training and Meetings	1,900	1,700	1,700	1,700
Operating Expenditures	926,388	926,270	944,770	959,640
Debt Service	179,354	297,000	297,000	289,100
<b>Total Program Expenditures</b>	1,107,642	1,224,970	1,243,470	1,250,440
	<u>Actual 2009-10</u>	<u>5-Year Target</u>	<u>Estimated 2010-11</u>	<u>Projected 2011-12</u>
<b>Program Performance Measures</b>				
MHP occupancy rate	100%	100%	100%	100%

## PROGRAMS AND SERVICES

### HOUSING AUTHORITY PROGRAMS

Administration  
Boulders at the Ranch I  
Boulders at the Ranch II  
➤ **Boulders at the Lake**  
Debt Management

### RECENT PROGRAM ACHIEVEMENTS

99% occupancy rate.  
Debt service remitted.

## Boulders at the Lake (72301)

### Mission Statement

To provide a high quality living environment for qualifying households at Boulders at the Lake Mobile Home Park (MHP), located at 1030 E Avenue S.

### Program Activities

- Provide 222 homes with 525 residents a well-maintained community-living environment that contributes the state mandated housing element.
- Remit debt service to the Community Redevelopment Agency timely.

### Key Goals & Objectives for Fiscal Year 2011-12

- Maintain a 100% occupancy rate.
- Debt service remitted to Community Redevelopment Agency timely.

**BOULDERS**  
*at the Lake*



## OPERATING AND PERFORMANCE MEASURES

	<u>Actual 2009-10</u>	<u>Budget 2010-11</u>	<u>Estimated 2010-11</u>	<u>Adopted 2011-12</u>
<b>Authorized Positions (FTE)</b>	-	-	-	-
<b>Expenditures</b>				
Personnel	-	-	-	-
Training and Meetings	1,125	1,700	1,700	1,700
Operating Expenditures	1,079,215	1,162,030	1,196,640	1,206,820
Debt Service	669,413	423,960	423,960	418,500
<b>Total Program Expenditures</b>	1,749,753	1,587,690	1,622,300	1,627,020
	<u>Actual 2009-10</u>	<u>5-Year Target</u>	<u>Estimated 2010-11</u>	<u>Projected 2011-12</u>
<b>Program Performance Measures</b>				
MHPs occupancy rate	100%	100%	100%	100%

## PROGRAMS AND SERVICES

### HOUSING AUTHORITY PROGRAMS

Administration  
Boulders at the Ranch I  
Boulders at the Ranch II  
Boulders at the Lake  
➤ **Debt Management**

### RECENT PROGRAM ACHIEVEMENTS

✧ Remitted debt service for the 2003 and 2005 TABs.

## Debt Management (64201)

### Mission Statement

To provide funds to service the 2003 Tax Allocation Bonds (TAB) and the 2005 Tax Allocation Bonds.

### Program Activities

- Collect funds from the Mobile Home Parks to service the 2003 and 2005 TABs.
- Prepare annual disclosure information as required in the bond documents.

### Key Goals & Objectives for Fiscal Year 2011-12

- Pay debt service for the 2003 and 2005 TABs.
- Distribute annual disclosure information as required in the bond documents.

## OPERATING AND PERFORMANCE MEASURES

	<u>Actual 2009-10</u>	<u>Budget 2010-11</u>	<u>Estimated 2010-11</u>	<u>Adopted 2011-12</u>
Authorized Positions (FTE)	-	-	-	-
<b>Expenditures</b>				
Personnel	-	-	-	-
Debt Service	1,356,501	1,349,560	1,349,560	1,348,470
<b>Total Program Expenditures</b>	1,356,501	1,349,560	1,349,560	1,348,470

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