

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 2009-10 Budget Highlights

- ✓ All properties are in compliance with their recorded affordability covenants.
- ✓ Debt service has been paid on time.
- ✓ Boulders Mobile Home Parks received significant maintenance improvements.
- ✓ Three new senior apartment communities opened.

DEPARTMENT SUMMARY

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

Department Expenditures and Staffing Summary

	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Estimated 2008-09</u>	<u>Adopted 2009-10</u>
Authorized Positions (FTE)	-	-	-	-
Expenditures				
Personnel	-	-	-	-
Training and Meetings	4,300	5,500	4,400	5,100
Operating Expenditures	2,880,353	3,163,838	3,216,230	3,300,840
Debt Service	2,442,702	2,785,180	2,785,180	2,790,010
Total Department Expenditures	5,327,355	5,954,518	6,005,810	6,095,950

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

Three senior apartment communities opened: Cielo Azul, Whispering Palms and Summer Terrace.

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 Objectives for Fiscal Year 2009-10

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

Program Expenditures and Staffing Summary

	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Estimated 2008-09</u>	<u>Adopted 2009-10</u>
Authorized Positions (FTE)	-	-	-	-
Expenditures				
Personnel	-	-	-	-
Operating Expenditures	30,444	32,310	57,000	57,000
Total Program Expenditures	30,444	32,310	57,000	57,000

Program Performance Measures

	<u>Actual 2007-08</u>	<u>5-Year Target</u>	<u>Estimated 2008-09</u>	<u>Projected 2009-10</u>
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

Boulders at the Ranch I (7210)

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 820 residents a well-maintained, community-living environment that contributes to the state mandated housing element.
- Remit debt service to the Community Redevelopment Agency.

Key Objectives for Fiscal Year 2009-10

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

RECENT PROGRAM ACHIEVEMENTS

- Debt service remitted
- Significant maintenance improvements made
- 99% Occupancy

Program Expenditures and Staffing Summary

	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Estimated 2008-09</u>	<u>Adopted 2009-10</u>
Authorized Positions (FTE)	-	-	-	-
Expenditures				
Personnel	-	-	-	-
Training and Meetings	1,573	1,700	1,600	1,700
Operating Expenditures	1,080,705	1,177,098	1,220,610	1,216,730
Debt Service	518,081	707,400	707,400	701,630
Total Program Expenditures	1,600,359	1,886,198	1,929,610	1,920,060

Program Performance Measures

	<u>Actual 2007-08</u>	<u>5-Year Target</u>	<u>Estimated 2008-09</u>	<u>Projected 2009-10</u>
MHPs occupancy rate	100%	100%	99%	100%

PROGRAMS AND SERVICES

Housing Authority Programs

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

Boulders at the Ranch II (7220)

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 400 residents a well-maintained community-living environment that contributes the state mandated housing element.
- Remit debt service to the Community Redevelopment Agency.

RECENT PROGRAM ACHIEVEMENTS

- Debt service remitted
- Significant maintenance improvements
- 99% Occupancy

Key Objectives for Fiscal Year 2009-10

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

Program Expenditures and Staffing Summary

	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Estimated 2008-09</u>	<u>Adopted 2009-10</u>
Authorized Positions (FTE)	-	-	-	-
Expenditures				
Personnel	-	-	-	-
Training and Meetings	1,542	1,800	1,600	1,700
Operating Expenditures	807,045	876,420	836,330	907,150
Debt Service	277,693	275,510	275,510	296,130
Total Program Expenditures	1,086,280	1,153,730	1,113,440	1,204,980

Program Performance Measures

	<u>Actual 2007-08</u>	<u>5-Year Target</u>	<u>Estimated 2008-09</u>	<u>Projected 2009-10</u>
MHP occupancy rate	100%	100%	99%	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

- Debt service remitted
- Significant maintenance improvements
- 100% Occupancy

Boulders at the Lake (7230)

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 Objectives for Fiscal Year 2009-10

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

Program Expenditures and Staffing Summary

	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Estimated 2008-09</u>	<u>Adopted 2009-10</u>
Authorized Positions (FTE)	-	-	-	-
Expenditures				
Personnel	-	-	-	-
Training and Meetings	1,185	2,000	1,200	1,700
Operating Expenditures	962,159	1,078,010	1,102,290	1,119,960
Debt Service	291,627	448,190	448,190	435,740
Total Program Expenditures	1,254,971	1,528,200	1,551,680	1,557,400

Program Performance Measures

	<u>Actual 2007-08</u>	<u>5-Year Target</u>	<u>Estimated 2008-09</u>	<u>Projected 2009-10</u>
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

- Debt service paid on time
- Disclosure information distributed

Debt Management (6420)

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 Objectives for Fiscal Year 2009-10

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

Program Expenditures and Staffing Summary

	<u>Actual 2007-08</u>	<u>Budget 2008-09</u>	<u>Estimated 2008-09</u>	<u>Adopted 2009-10</u>
Authorized Positions (FTE)	-	-	-	-
Expenditures				
Personnel	-	-	-	-
Debt Service	1,355,301	1,354,080	1,354,080	1,356,510
Total Program Expenditures	1,355,301	1,354,080	1,354,080	1,356,510

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