

Palm Desert Housing Authority

Prior to dissolution, the Redevelopment Agency allocated 20% of all tax increment received to provide low and moderate-income housing throughout the city. Housing Authority no longer receives tax increment other than existing bonded debt service.

Housing Administration includes only those costs associated with administration of the housing authority assets. The Palm Desert Housing Authority owns and operates over 1,100 rental units previously owned by the Redevelopment Agency. Operations include day-to-day maintenance, leasing and vacancy turnover.

For Housing Authority units acquired, developed, rehabilitated, or otherwise assisted, are required to be available to and occupied by persons and families whose income is between 20 percent and 65 percent of the area median income.

Prior to dissolution, the Redevelopment Agency allocated 20% of all tax increment received to provide low and moderate-income housing throughout the city. No longer allowed by ABx1 26, Housing Administration now includes only those costs directly associated with administration of the housing authority assets.

<u>Authorized Positions</u>	<u>Salary Range</u>	<u>Authorized</u>
Sr. Management Analyst	127	1
Housing Programs Technician	113	2
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TOTAL		3

FY 17/18 Budget Worksheets

Budget by Division

Fund No.	Account No.	Account Description	Actuals FY 2015/16	Budget FY 2016/17	Projected FY 2016/17	Budgeted FY 2017/18
Fund 870		Housing				
8704195	4100100	Salaries-Full Time	484,676	508,700	389,604	390,000
8704195	4111500	Retirement Contribution	158,119	177,028	128,569	43,200
8704195	4111600	Medicare Contrb-Employer	7,077	7,376	5,649	5,700
8704195	4111700	Retiree Health	-	15,300	-	-
8704195	4112000	Ins Prem - Long Term Disab.	4,043	4,100	3,467	3,500
8704195	4112100	Ins Prem - Health	70,140	86,600	80,266	60,000
8704195	4112200	Ins Prem-Dental/Vision	6,752	5,200	8,519	8,520
8704195	4112400	Ins Prem - Life	1,334	1,400	1,052	1,100
8704195	4112500	Worker's Compensation	-	13,990	14,404	16,500
8704195	4311500	Mileage Reimbursement	-	350	175	350
8704195	4312000	Conf- Seminars- Workshops	-	2,500	1,250	2,500
8704195	4312500	Local Meetings	-	300	150	300
8704195	4365000	Telephones	440	480	200	200
8704195	4404000	Cap-Office Equipment	1,126	1,000	1,000	1,000
		TOTALS	\$ 733,708	\$ 824,324	\$ 634,305	\$ 532,870

The Palm Desert Housing Authority now owns and operates over 1100 rental units previously owned by the Redevelopment Agency. Operations include day to day maintenance, leasing, and vacancy turnover.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
871	Housing Authority Administration				
8714192-4372000	Liability Insurance	30,635	26,500	105,567	75,000
8714195-4101000	Meeting Compensation	-	5,000	-	5,000
8714195-4211000	Office Supplies	-	-	-	-
8714195-4301500	Prof-Legal	32,398	25,000	25,000	25,000
8714195-4309200	Prof-Other	-	15,000	7,500	15,000
8714195-4321000	Leg Req. Advertising	1,887	-	3,500	3,000
8714195-4331100	Replacement Expenditures	1,212	510,970	2,500,000	2,487,030
8714195-4366000	Postage & Freight	158	-	150	150
8714195-4400100	Cap-Office Equipment	-	-	-	-
8714199-4501000	Interfund Op Transfers Out	733,708	824,324	634,305	532,870
8714475-4331000	R/M-Santa Rosa Apartments	600	-	-	-
	TOTALS	800,598	1,406,794	3,276,022	3,143,050

Laguna Palms Apartments has 48 units that are rented at affordable levels for very low, low, and moderate-income families.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718610	Housing Authority Laguna Palms Apartments				
Revenue:					
3632000	Total Rental Income	235,048	231,122	236,439	236,916
Expenditures:					
4309000	Payroll	102,152	106,748	103,049	109,440
4309200	Contract Services	25,563	25,560	26,032	26,640
4309300	Management Fee	20,160	20,160	20,160	20,736
4322300	Advertising Promotion	325	600	297	600
4331000	R/M - Building	25,563	29,971	15,734	29,971
4351400	Utilities	57,058	55,526	52,384	56,378
4369500	Miscellaneous Expense	8,678	9,966	7,641	9,734
	Subtotal Expenditures	239,499	248,531	225,297	253,499
	Net Operating Income "NOI"	(4,451)	(17,409)	11,142	(16,583)
4331100	Replacement Expenditures	6,771	-	-	-
4400100	Laguna Palms Const/Rehab	-	-	-	-
4405000	Capital Improvements	10,157	-	-	-
	Net Income/Loss	(21,379)	(17,409)	11,142	(16,583)

Catalina Gardens Apartment complex has 72 units that are rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718620	Housing Authority Catalina Gardens Apartments				
Revenue:					
3632000	Total Rental Income	295,503	292,798	291,104	286,812
Expenditures					
4308900	Payroll	126,825	155,036	143,952	158,946
4309200	Contract Services	46,940	47,244	45,496	47,244
4309300	Management Fee	30,205	30,240	30,240	31,104
4322300	Advertising Promotion	2,145	1,800	1,437	1,800
4331000	R/M - Building	43,780	36,168	34,733	37,368
4351400	Utilities	68,997	69,160	61,842	69,160
4369500	Miscellaneous Expense	10,835	12,526	15,402	14,475
	Subtotal Expenditures	329,727	352,174	333,102	360,097
	Net Operating Income "NOI"	(34,224)	(59,376)	(41,998)	(73,285)
4331100	Replacement Expenditures	-	-	-	-
4400100	Catalina Const/Rehab	-	-	-	-
4405000	Capital Improvements	14,105	-	-	-
	Net Income/Loss	(48,329)	(59,376)	(41,998)	(73,285)

Desert Pointe Apartment complex has 64 units that are rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718630	Housing Authority Desert Pointe				
Revenue:					
3632000	Total Rental Income	316,538	332,582	320,452	353,102
Expenditures:					
4309200	Contract Services	37,073	36,750	35,401	38,458
4309300	Management Fee	26,880	26,880	26,580	20,736
4309700	Payroll	99,898	109,063	101,643	112,157
4322300	Advertising Promotion	14	300	531	600
4331000	R/M - Building	43,868	37,930	45,550	41,090
4351400	Utilities	59,405	60,125	53,233	60,125
4369500	Miscellaneous Expense	7,597	10,712	8,315	10,810
	Subtotal Expenditures	274,735	281,760	271,253	283,976
	Net Operating Income "NOI"	41,803	50,822	49,199	69,126
4331100	Replacement Expenditures	-	-	-	-
4400100	Catalina Const/Rehab	-	-	-	-
4405000	Capital Improvements	21,274	-	-	-
	Net Income/Loss	20,529	50,822	49,199	69,126

Las Serenas Apartment complex has 150 units that are rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718640	Housing Authority Las Serenas				
Revenue:					
3632000	Total Rental Income	834,338	848,323	838,343	862,870
Expenditures:					
4309200	Contract Services	70,324	71,076	103,596	72,216
4309300	Management Fee	63,000	63,000	62,820	64,800
4309800	Payroll	168,851	171,315	162,638	176,175
4322300	Advertising/Promotion	2,179	1,800	3,125	1,900
4331000	R/M - Building	95,905	80,604	74,891	80,604
4351400	Utilities	115,342	120,910	105,564	121,390
4369500	Miscellaneous Exp	17,939	20,481	19,856	19,648
	Subtotal Expenditures	533,540	529,186	532,490	536,733
	Net Operating Income "NOI"	300,798	319,137	305,853	326,137
4331100	Replacement Expenditures	1,466	-	-	-
4400100	Las Serenas Const/Rehab	(357)	50,000	-	-
4405000	Capital Improvements	76,940	-	-	-
	Net Income/Loss	222,749	269,137	305,853	326,137

Neighbors Garden Apartment complex has 24 units that are rented at affordable levels for very low, low, and moderate-income families.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718650	Housing Authority Neighbors Garden Apartments				
Revenue:					
3632000	Total Rental Income	141,516	138,868	140,825	148,956
Expenditures:					
4308800	Payroll	42,790	38,228	30,002	39,192
4309200	Contract Services	13,955	13,800	13,595	15,000
4309300	Management Fee	10,080	10,080	10,020	10,368
4322300	Advertising/Promotion	14	240	75	240
4331000	R/M - Building	25,587	24,570	28,605	28,470
4351400	Utilities	21,499	24,035	19,729	23,847
4369500	Miscellaneous Exp	7,718	4,040	2,645	4,271
	Subtotal Expenditures	121,643	114,993	104,671	121,388
	Net Operating Income "NOI"	19,873	23,875	36,154	27,568
4663311	Replacement Expenditures	-	-	-	-
4664001	Capital Budget	9,003	-	-	-
4664050	Capital Improvements	-	-	-	-
	Net Income/Loss	10,870	23,875	36,154	27,568

One Quail Place Apartment complex has 384 units that are all rented at affordable levels for very low, low, and moderate-income families.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718660	Housing Authority One Quail Place Apartments				
Revenue:					
3632000	Total Rental Income	2,346,814	2,351,698	2,385,817	2,432,494
Expenditures:					
4309200	Contract Services	130,898	127,560	132,472	131,520
4309300	Management Fee	161,210	161,280	160,560	165,888
4309500	Payroll	626,424	688,991	627,882	708,537
4322300	Advertising/Promotion	1,865	2,340	2,844	2,355
4331000	R/M - Building	341,919	314,390	357,636	314,788
4351400	Utilities	371,226	380,224	335,975	372,416
4369500	Miscellaneous Exp	49,921	58,626	67,422	68,525
	Subtotal Expenditures	1,683,463	1,733,411	1,684,791	1,764,029
	Net Operating Income "NOI"	663,351	618,287	701,026	668,465
4331100	Replacement Expenditures	88,889	-	-	-
4400100	One Quail Const/Rehab	179,837	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	394,625	618,287	701,026	668,465

The Pueblos Apartment complex has 15 units that are all rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718670	Housing Authority The Pueblos Apartments				
Revenue:					
3632000	Total Rental Income	73,255	64,949	64,949	66,177
Expenditures:					
4308700	Payroll	34,530	41,937	39,216	43,126
4309200	Contract Services	6,540	6,540	6,232	6,540
4309300	Management Fee	6,300	6,300	6,300	6,480
4322300	Advertising/Promotion	229	300	56	300
4331000	R/M - Building	13,901	14,411	19,022	15,791
4351400	Utilities	11,116	11,495	9,365	11,711
4369500	Miscellaneous Exp	2,890	3,012	2,504	3,123
	Subtotal Expenditures	75,506	83,995	82,695	87,071
	Net Operating Income "NOI"	(2,251)	(19,046)	(17,746)	(20,894)
4331100	Replacement Expenditures	-	-	-	-
4400100	Pueblos Const/Rehab	8,867	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	(11,118)	(19,046)	(17,746)	(20,894)

California Villas Apartment complex has 141 units that are rented at affordable levels for very low, low, and moderate-income families.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718680	Housing Authority California Villas Apartments				
Revenue:					
3632000	Total Rental Income	760,962	706,639	727,316	792,077
Expenditures:					
4308200	Payroll	205,014	214,532	131,887	220,618
4309200	Contract Services	72,998	64,140	65,965	66,900
4309300	Management Fee	59,220	59,220	58,920	60,912
4322300	Advertising/Promotion	975	900	713	900
4331000	R/M - Building	114,029	78,412	148,310	93,412
4351400	Utilities	140,050	151,585	141,705	153,385
4369500	Miscellaneous Exp	26,230	24,183	17,152	23,915
	Subtotal Expenditures	618,516	592,972	564,652	620,042
	Net Operating Income "NOI"	142,446	113,667	162,664	172,035
4331100	Replacement Expenditures	4,790	-	-	-
4400100	California Villas Const/Rehab	178,281	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	(40,625)	113,667	162,664	172,035

Taos Palms Apartment complex has 16 units that are rented at affordable levels for very low, low, and moderate-income families.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718690	Housing Authority Taos Palms				
Revenue:					
3632000	Total Rental Income	92,332	82,960	93,250	98,593
Expenditures:					
4308500	Payroll	31,820	34,248	31,903	35,220
4309200	Contract Services	9,220	9,720	9,334	9,720
4309300	Management Fee	6,685	6,720	6,540	6,912
4322300	Advertising/Promotion	14	240		240
4331000	R/M - Building	10,325	14,272	11,554	14,992
4351400	Utilities	15,297	16,275	14,363	16,275
4369500	Miscellaneous Exp	2,851	2,672	4,742	3,737
	Subtotal Expenditures	76,212	84,147	78,436	87,096
	Net Operating Income "NOI"	16,120	(1,187)	14,814	11,497
4663311	Replacement Expenditures	-	-	-	-
4664001	Capital Budget	10,176	-	-	-
4664050	Capital Improvements	-	-	-	-
	Net Income/Loss	5,944	(1,187)	14,814	11,497

"The Carlos Ortega Villas has 72 units that are rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718691	Housing Authority Carlos Ortega Villas				
Revenue:					
3632000	Total Rental Income	53,245	257,074	421,243	442,913
Expenditures:					
4308900	Payroll	63,646	163,396	131,887	168,032
4309200	Contract Services	37,700	33,480	59,328	33,480
4309300	Management Fee	16,955	30,660	30,240	31,536
4322300	Advertising/Promotion	1,933	1,800	861	1,800
4331000	R/M - Building	4,409	11,810	10,348	14,635
4351400	Utilities	47,438	73,920	104,353	97,524
4369500	Miscellaneous Exp	8,831	11,720	10,051	13,100
	Subtotal Expenditures	180,912	326,786	347,068	360,107
	Net Operating Income "NOI"	(127,667)	(69,712)	408,143	82,806
4331100	Replacement Expenditures	-	-	-	-
4400100	Carlos Ortega Villas Const/Rehab	5,079,016	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	(5,206,683)	(69,712)	408,143	82,806

Palm Village Apartment complex has 36 units that are rented at affordable levels for very low, low, and moderate-income families.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718692	Housing Authority Palm Village Apartments				
Revenue:					
3632000	Total Rental Income	215,461	214,352	227,680	238,773
Expenditures:					
4308900	Payroll	59,719	60,714	58,917	62,436
4309200	Contract Services	11,430	11,550	13,754	11,370
4309300	Management Fee	15,120	15,120	15,120	15,552
4322300	Advertising/Promotion	36	270	18	270
4331000	R/M - Building	14,901	22,750	12,424	13,350
4351400	Utilities	34,217	34,315	26,249	34,315
4369500	Miscellaneous Exp	5,956	5,385	8,077	5,150
	Subtotal Expenditures	141,379	150,104	134,559	142,443
	Net Operating Income "NOI"	74,082	64,248	93,121	96,330
4331100	Replacement Expenditures	-	-	-	-
4400100	Palm Village Const/Rehab	1,169	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	72,913	64,248	93,121	96,330

Candlewood Apartments has 30 units that are all rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718693	Housing Authority Candlewood Apartments				
Revenue:					
3632000	Total Rental Income	145,396	146,120	139,516	141,123
Expenditures:					
4308900	Payroll	63,510	71,702	68,602	73,737
4309200	Contract Services	15,411	16,410	14,744	18,910
4309300	Management Fee	12,600	12,600	12,600	12,960
4322300	Advertising/Promotion	145	300	56	300
4331000	R/M - Building	39,347	30,028	25,591	32,428
4351400	Utilities	32,316	32,560	28,099	32,560
4369500	Miscellaneous Exp	5,924	6,037	5,524	6,151
	Subtotal Expenditures	169,253	169,637	155,216	177,046
	Net Operating Income "NOI"	(23,857)	(23,517)	(15,700)	(35,923)
4331100	Replacement Expenditures	-	-	-	-
4400100	Candlewood Const/Rehab	3,574	-	-	-
4405000	Capital Improvements	19,818	-	-	-
	Net Income/Loss	(47,249)	(23,517)	(15,700)	(35,923)

La Rocca Villas has 27 units that are rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718694	Housing Authority La Rocca Villas				
Revenue:					
3632000	Total Rental Income	151,858	154,217	146,721	142,456
Expenditures:					
4308900	Payroll	36,451	47,542	38,579	48,891
4309200	Contract Services	18,205	17,925	17,640	17,925
4309300	Management Fee	11,340	11,340	11,340	11,664
4322300	Advertising/Promotion	262	300	74	300
4331000	R/M - Building	11,890	10,265	4,249	10,675
4351400	Utilities	42,403	42,865	57,913	42,865
4369500	Miscellaneous Exp	2,895	3,001	1,383	3,096
	Subtotal Expenditures	123,446	133,238	131,178	135,416
	Net Operating Income "NOI"	28,412	20,979	15,543	7,040
4331100	Replacement Expenditures	-	-	-	-
4400100	La Rocca Villas Const/Rehab	1,199	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	27,213	20,979	15,543	7,040

Sagecrest Apartment complex has 14 units that are rented at affordable levels for very low, low, and moderate-income seniors.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718695	Housing Authority Sagecrest				
Revenue:					
3632000	Total Rental Income	59,562	60,358	61,394	63,557
Expenditures:					
4308900	Payroll	18,818	25,339	22,746	26,058
4309200	Contract Services	9,506	8,088	7,599	9,288
4309300	Management Fee	5,880	5,880	5,880	6,048
4322300	Advertising/Promotion	111	240	19	240
4331000	R/M-Building	10,628	10,200	6,713	8,020
4351400	Utilities	10,331	10,344	11,053	11,700
4369500	Miscellaneous Exp	2,192	2,655	1,860	2,705
	Subtotal Expenditures	57,466	62,746	55,870	64,059
	Net Operating Income "NOI"	2,096	(2,388)	5,524	(502)
4331100	Replacement Expenditures	-	-	-	-
4400100	Sagecrest Const/Rehab	982	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	1,114	(2,388)	5,524	(502)

Santa Rosa Apartment complex has 20 units that are rented at affordable levels for very low, low, and moderate-income families.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8718696	Housing Authority Santa Rosa Apartments				
Revenue:					
3632000	Total Rental Income	25,461	99,611	108,945	139,409
Expenditures:					
4308900	Payroll	8,693	58,277	29,673	59,930
4309200	Contract Services	11,525	12,540	13,925	12,540
4309300	Management Fee	4,025	8,400	8,040	8,640
4322300	Advertising/Promotion	541	240		240
4331000	R/M - Building	27,263	10,980	25,595	11,760
4351400	Utilities	9,815	21,950	14,940	15,552
4369500	Miscellaneous Exp	922	2,322	5,028	3,370
	Subtotal Expenditures	62,784	114,709	97,201	112,032
	Net Operating Income "NOI"	(37,323)	(15,098)	11,744	27,377
4331100	Replacement Expenditures	-	-	-	-
4400100	Santa Rosa Const/Rehab	15,400	-	-	-
4405000	Capital Improvements	-	-	-	-
	Net Income/Loss	(52,723)	(15,098)	11,744	27,377

The Housing Asset Fund was established pursuant to redevelopment dissolution law to account for expenditures and revenues related to the assets transferred to the successor Housing Entity.

FY17/18 Budget Worksheets

Budget by Division

Account No.	Account Description	Actuals FY 2015/16	Adopted FY 2016/17	Projected FY 2016/17	Budget FY 2017/18
8734195	Housing Asset Fund Administration				
4211000	Office Supplies	38	500	500	500
4301500	Prof-Legal	12,650	25,000	14,929	25,000
4302000	Audit	5,000	-	4,500	-
4309000	Prof-Other Administration	553	5,000	5,942	5,000
4321000	Req. Legal Advertising	863	1,500	2,000	1,500
4337000	R/M - Other Equipment	4,851	10,000	5,800	10,000
4361000	Printing / Duplicating	-	1,300	650	1,300
4366000	Postage & Freight	804	1,500	2,235	1,500
	TOTALS	24,759	44,800	36,556	44,800

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