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REDEVELOPMENT HOUSING SET-ASIDE

Program Narrative:

The Agency allocates 20% of all tax increment received to provide low and moderate-income housing throughout the city. The Agency's housing department's primary responsibility is to improve, increase, and preserve the city's supply of affordable housing.

The Agency's housing department includes activities such as; development of affordable housing through acquisition and new construction; implements a Home Improvement Program that contains numerous components including, acquisition, rehab, resale; low interest loans; rehab grants; emergency rehab grants; special neighborhood Make a Difference days; coordinates volunteer home improvements. The Agency owns and provides assistance on several properties in the city that the Agency has a vested interest in such as Falcon Crest, Desert Rose, Portola Palms, and Hovley Gardens Apartments.

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS	701,774	720,870	936,000	1,063,400	47.52%
OFFICE EQUIP/AUTOS	14,306	5,000	5,000	5,000	0.00%
OTHER SERVICES	1,164,801	782,650	788,120	780,850	-0.23%
Transfers Out (PDF/A)	11,274,230	9,082,704	9,307,705	9,305,985	2.46%
TOTALS:	13,155,110	10,591,224	11,036,825	11,155,235	5.33%

SIGNIFICANT CHANGES:

- A. Increased based on reallocation of staff.
- B. Decreased based on Debt Service schedule.
- C. Increased based on Debt Service schedule.

PALM DESERT REDEVELOPMENT AGENCY
BUDGET WORKSHEETS FY 2010-2011

REDEVELOPMENT HOUSING SET-ASIDE		870			4195/4199	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	
870-4195-466.10-01	SALARIES-FULL TIME	453,054	474,200	620,000	720,000	A
870-4195-466.10-02	SALARIES-OVERTIME	-	1,000	-	1,000	
870-4195-466.11-15	RETIREMENT CONTRIBUTION	126,689	118,700	180,000	207,700	A
870-4195-466.11-16	MEDICARE CONTRB-EMP	6,631	6,400	9,000	10,000	
870-4195-466.11-17	RETIREE HEALTH	22,977	37,900	37,900	37,900	
870-4195-466.11-20	INS PREM - LTD	5,436	5,400	7,600	8,800	A
870-4195-466.11-21	INS PREM - HEALTH	75,906	58,800	70,000	58,800	
870-4195-466.11-24	INS PREM - LIFE	1,772	1,770	2,200	2,500	A
870-4195-466.11-25	WORKER'S COMPENSATION	9,309	16,700	9,300	16,700	
870-4195-466.21-10	OFFICE SUPPLIES	540	1,000	500	1,000	
870-4195-466.30-15	PROF-LEGAL	229,934	135,000	135,000	135,000	
870-4195-466.30-90	PROF-OTHER ADMINISTRATION	688,234	500,000	500,000	500,000	
870-4195-466.30-92	PROF-OTHER	229,500	125,000	131,420	125,000	
870-4195-466.31-15	MILEAGE REIMBURSEMENT	288	250	250	250	
870-4195-466.31-20	CONFERENCE/SEMINARS	1,774	2,500	1,750	2,500	
870-4195-466.31-25	LOCAL MEETINGS	728	1,000	750	1,000	
870-4195-466.32-10	REQ. LEGAL ADVERTISING	4,207	2,500	5,000	3,000	
870-4195-466.33-70	R/M-OTHER EQUIPMENT	2,117	5,500	5,500	5,500	
870-4195-466.36-10	PRINTING / DUPLICATING	188	1,500	1,000	1,200	
870-4195-466.36-20	SUBSCRIPTIONS/PUBLICATION	1,853	1,800	1,600	1,800	
870-4195-466.36-30	DUES	415	1,000	750	-	
870-4195-466.36-34	ASM DIST PPTY TAX PAYMENT	471	1,000	1,000	1,000	
870-4195-466.36-50	TELEPHONE	605	600	600	600	
870-4195-466.36-60	POSTAGE & FREIGHT	3,945	4,000	3,000	3,000	
870-4195-466.40-40	CAP-OFFICE EQUIPMENT	14,306	5,000	5,000	5,000	
870-4199-499.50-10	INTERFUND OP TR OUT	2,852,250	-	225,000	225,000	
870-4199-499.50-26	TR OUT PDFA 98TARB INT	233,621	184,500	184,500	113,250	B
870-4199-499.50-27	TR OUT PDFA 98TARB PRIN	685,000	1,390,000	1,390,000	1,460,000	C
870-4199-499.50-32	TR OUT PDFA 02TARB INT	500,123	491,454	491,454	481,298	B
870-4199-499.50-33	TR OUT PDFA 02TARB PRIN	265,000	275,000	275,000	285,000	C
870-4199-499.50-52	\$86.155 07 PRIN	2,880,000	3,005,000	3,005,000	3,135,000	C
870-4199-499.50-53	\$86.155M 07 INTEREST	3,858,237	3,736,750	3,736,750	3,606,438	C
REDEVELOPMENT HOUSING SET-ASIDE		13,155,110	10,591,224	11,036,825	11,155,235	

AUTHORIZED PERSONNEL		ADOPTED BUDGET FY 09-10		REQUESTED BUDGET FY 10-11	
Grade	Title	Full-Time	Filled	Full-Time	Part-Time
138	DIRECTOR OF HOUSING	1	1	1	
123	MANAGEMENT ANALYST II	1	1	1	
121	PROJECT COORDINATOR	1	1	1	
113	HOUSING PROGRAMS TECHNICIAN	2	2	2	
TOTAL		5	5	5	0

REDEVELOPMENT-HOUSING AUTHORITY

DEPT.

4195

Program Narrative:

The Palm Desert Housing Authority operates over 1100 rental units owned by the Agency. Operations include day to day exterior maintenance and interior reconditioning.

A portion of the Agency's staff time may be allocated to the Housing Authority based on actual time spent on these projects.

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	41,712	121,800	145,925	129,800	6.57%
CAPITAL OUTLAY					
TOTALS:	41,712	121,800	145,925	129,800	0.00%

SIGNIFICANT CHANGES:

A. Increased based on potential deconstruction of property.

PALM DESERT HOUSING AUTHORITY
 BUDGET WORKSHEETS FY 2010-2011

REDEVELOPMENT-HOUSING AUTHORITY		871		4195	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
871-4195-466.10-10	MEETING COMPENSATION	4,150	4,800	4,800	4,800
871-4195-466.30-15	PROF-LEGAL	12,043	50,000	50,000	50,000
871-4195-466.30-90	PROF-OTHER ADMINISTRATION	-	50,000	50,000	50,000
871-4195-466.30-92	PROF-OTHER	24,625	15,000	39,625	15,000
871-4195-466.33-70	R/M-OTHER EQUIPMENT	894	2,000	1,500	10,000
HOUSING AUTHORITY ADMINISTRATION		41,712	121,800	145,925	129,800

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Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	181,734	173,103	173,933	204,769	18.29%
CAPITAL OUTLAY	25,259	2,000	2,148	2,000	0.00%
TOTALS:	206,993	175,103	176,081	206,769	18.08%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement Expenses include kitchen appliances.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - LAGUNA PALMS APTS		871		8610	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8610-363 20-00	TOTAL RENTAL INCOME	182,958	236,441	230,546	201,280
Expenditures:					
871-8610-466.30-90	PAYROLL	66,253	59,491	61,098	89,922
871-8610-466.30-92	CONTRACT SERVICES	15,678	19,440	18,948	15,785
871-8610-466.30-93	MANAGEMENT FEE	15,995	20,160	19,985	20,160
871-8610-466.32-23	ADVERTISING/PROMOTION	1,318	1,830	1,527	1,320
871-8610-466.33-10	R/M - BUILDING	25,660	24,277	23,230	22,842
871-8610-466.35-14	UTILITIES	47,167	39,720	39,039	45,480
871-8610-466.36-95	MISCELLANEOUS EXP	9,662	8,185	10,106	9,260
	SUBTOTAL EXPENDITURES	181,734	173,103	173,933	204,769
NET OPERATING INCOME "NOI"		1,225	63,338	56,613	(3,489)
871-8610-466.33-11	REPLACEMENT EXPENDITURES	8,164	2,000	1,333	2,000
871-8610-466.40-01	LAGUNA PALMS CONST/REHAB	4,091	-	-	-
871-8610-466.40-50	CAPITAL IMPROVEMENTS	13,004	-	815	-
NET INCOME/LOSS		(24,034)	61,338	54,465	(5,489)

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HOUSING AUTHORITY - CATALINA GARDENS APT

DEPT. 8620

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	324,644	324,109	316,817	319,643	-1.38%
CAPITAL OUTLAY	46,164	47,500	36,028	47,500	0.00%
TOTALS:	370,808	371,609	352,845	367,143	-1.20%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Pool Maint., Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, water heaters, deck repair and resurfacing, kitchen/bathroom refurbishments, appliances, and roof repairs.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - CATALINA GARDENS APT		871		8620	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8620-363 20-00	TOTAL RENTAL INCOME	261,327	269,953	272,321	276,431
Expenditures					
871-8620-466.30-89	PAYROLL	120,952	113,285	113,592	114,225
871-8620-466.30-92	CONTRACT SERVICES	52,641	54,444	53,068	48,972
871-8620-466.30-93	MANAGEMENT FEE	29,680	30,240	30,170	30,240
871-8620-466.32-23	ADVERTISING/PROMOTION	5,832	7,040	5,631	5,460
871-8620-466.33-10	R/M - BUILDING	34,749	43,890	41,921	47,146
871-8620-466.35-14	UTILITIES	66,526	61,620	59,367	59,100
871-8620-466.36-95	MISCELLANEOUS EXP	14,263	13,590	13,068	14,500
	SUBTOTAL EXPENDITURES	324,644	324,109	316,817	319,643
NET OPERATING INCOME "NOI"		(63,317)	(54,156)	(44,496)	(43,212)
871-8620-466.33-11	REPLACEMENT EXPENDITURES	46,164	47,500	36,028	47,500
871-8620-466.40-01	CATALINA CONST/REHAB	-	-	-	-
871-8620-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		(109,481)	(101,656)	(80,524)	(90,712)

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HOUSING AUTHORITY - DESERT POINTE

DEPT. 8630

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	307,050	315,529	303,117	280,125	-11.22%
CAPITAL OUTLAY	97,670	60,200	62,487	41,200	-31.56%
TOTALS:	404,720	375,729	365,604	321,325	-14.48%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Pool Maint., Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, deck repair & resurfacing, water heaters, kitchen/bathroom refurbishments, appliances, and roof repairs.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - DESERT POINTE				871	8630
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8630-363.20-00	TOTAL RENTAL INCOME	259,477	248,327	249,786	233,372
Expenditures:					
871-8630-466.30-92	CONTRACT SERVICES	48,351	50,016	48,359	42,972
871-8630-466.30-93	MANAGEMENT FEE	26,460	26,880	26,830	26,880
871-8630-466.30-97	PAYROLL	114,067	113,544	110,430	92,741
871-8630-466.32-23	ADVERTISING/PROMOTION	1,366	1,980	1,674	1,140
871-8630-466.33-10	R/M - BUILDING	48,785	57,657	53,507	53,677
871-8630-466.35-14	UTILITIES	56,637	53,520	51,372	50,971
871-8630-466.36-95	MISCELLANEOUS EXP	11,384	11,932	10,945	11,744
	SUBTOTAL EXPENDITURES	307,050	315,529	303,117	280,125
NET OPERATING INCOME "NOI"		(47,573)	(67,202)	(53,331)	(46,753)
871-8630-466.33-11	REPLACEMENT EXPENDITURES	97,670	60,200	62,487	41,200
871-8630-466.40-01	DESERT POINTE CONST/REHAB	-	-	-	-
871-8630-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		(145,243)	(127,402)	(115,818)	(87,953)

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Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	518,719	507,996	497,832	534,282	5.17%
CAPITAL OUTLAY	82,266	78,800	70,689	58,000	-26.40%
TOTALS:	600,985	586,796	568,521	592,282	0.93%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Management Fee is currently authorized at \$35 per door.
 B. Replacement expenses include HVAC's, lighting, fence repair, water heaters, kitchen/bathroom refurbishments, and appliances.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - LAS SERENAS		871		8640	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8640-363.20-00	TOTAL RENTAL INCOME	635,220	673,240	671,626	706,651
Expenditures					
871-8640-466.30-92	CONTRACT SERVICES	77,575	80,100	78,184	73,652
871-8640-466.30-93	MANAGEMENT FEE	60,340	63,000	62,300	63,000
871-8640-466.30-98	PAYROLL	151,910	141,871	148,422	165,021
871-8640-466.32-23	ADVERTISING/PROMOTION	8,913	7,430	7,339	6,680
871-8640-466.33-10	R/M - BUILDING	85,933	90,875	78,924	87,910
871-8640-466.35-14	UTILITIES	121,749	113,940	111,689	121,320
871-8640-466.36-95	MISCELLANEOUS EXP	12,300	10,780	10,974	16,699
	SUBTOTAL EXPENDITURES	518,719	507,996	497,832	534,282
NET OPERATING INCOME "NOI"		116,501	165,244	173,794	172,369
871-8640-466.33-11	REPLACEMENT EXPENDITURES	82,266	78,800	70,689	58,000
871-8640-466.40-01	LAS SERENAS CONST/REHAB	-	-	-	-
871-8640-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		34,234	86,444	103,105	114,369

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HOUSING AUTHORITY - NEIGHBORS GARDEN APT.

DEPT. 8650

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	121,024	128,166	122,578	121,754	-5.00%
CAPITAL OUTLAY	100,506	95,200	53,210	106,000	11.34%
TOTALS:	221,529	223,366	175,788	227,754	1.96%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, deck resurfacing, water heaters,

kitchen/bathroom refurbishments, appliances, and roof repairs.

C. Capital Improvements include concrete driveway rehabilitation.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - NEIGHBORS GARDEN APT.		871		8650	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8650-363.20-00	TOTAL RENTAL INCOME	111,175	118,316	109,658	85,612
Expenditures:					
871-8650-466.30-88	PAYROLL	37,747	41,209	35,535	34,845
871-8650-466.30-92	CONTRACT SERVICES	15,342	15,012	14,758	9,754
871-8650-466.30-93	MANAGEMENT FEE	9,310	10,080	9,940	10,080
871-8650-466.32-23	ADVERTISING/PROMOTION	235	540	430	540
871-8650-466.33-10	R/M - BUILDING	35,444	36,187	39,875	40,510
871-8650-466.35-14	UTILITIES	20,597	21,200	18,943	21,660
871-8650-466.36-95	MISCELLANEOUS EXP	2,349	3,938	3,097	4,366
	SUBTOTAL EXPENDITURES	121,024	128,166	122,578	121,754
NET OPERATING INCOME "NOI"		(9,848)	(9,850)	(12,920)	(36,142)
871-8650-466.33-11	REPLACEMENT EXPENDITURES	100,506	45,200	53,210	31,000
871-8650-466.40-01	CAPITAL BUDGET	-	-	-	-
871-8650-466.40-50	CAPITAL IMPROVEMENTS	-	50,000	-	75,000
NET INCOME/LOSS		(110,354)	(105,050)	(66,130)	(142,142)

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HOUSING AUTHORITY - ONE QUAIL PLACE APTS.

DEPT. 8660

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	1,991,714	2,002,835	1,950,068	1,858,754	-7.19%
CAPITAL OUTLAY	270,309	172,300	176,230	141,500	-17.88%
TOTALS:	2,262,023	2,175,135	2,126,298	2,000,254	-8.04%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, deck repair & resurfacing, water heaters, furniture, kitchen/bathroom refurbishments, appliances, and stucco repairs.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - ONE QUAIL PLACE APTS.		871		8660	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8660-363 20-00	TOTAL RENTAL INCOME	2,321,159	2,334,450	2,286,339	2,086,408
Expenditures:					
871-8660-466.30-92	CONTRACT SERVICES	241,829	235,500	236,604	196,368
871-8660-466.30-93	MANAGEMENT FEE	160,965	160,800	160,890	161,280
871-8660-466.30-95	PAYROLL	737,722	803,088	769,781	726,914
871-8660-466.32-23	ADVERTISING/PROMOTION	7,191	6,980	6,541	5,780
871-8660-466.33-10	R/M - BUILDING	379,523	335,867	337,858	339,364
871-8660-466.35-14	UTILITIES	404,289	402,900	380,709	371,040
871-8660-466.36-95	MISCELLANEOUS EXP	60,195	57,700	57,685	58,008
	SUBTOTAL EXPENDITURES	1,991,714	2,002,835	1,950,068	1,858,754
NET OPERATING INCOME "NOI"		329,445	331,615	336,271	227,654
871-8660-466.33-11	REPLACEMENT EXPENDITURES	211,616	172,300	174,695	141,500
871-8660-466.40-01	ONE QUAIL CONST/REHAB	-	-	-	-
871-8660-466.40-50	CAPITAL IMPROVEMENTS	58,693	-	1,535	-
NET INCOME/LOSS		59,135	159,315	160,041	86,154

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HOUSING AUTHORITY - THE PUEBLOS APTS.

DEPT. 8670

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	75,400	89,181	82,036	75,563	-15.27%
CAPITAL OUTLAY	30,901	45,700	36,254	22,500	-50.77%
TOTALS:	106,301	134,881	118,290	98,063	-27.30%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, trash gates, water heaters.

kitchen/bathroom refurbishments, appliances, and roof repairs.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - THE PUEBLOS APTS.		871		8670	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8670-363.20-00	TOTAL RENTAL INCOME	57,283	58,855	54,447	55,404
Expenditures:					
871-8670-466.30-87	PAYROLL	23,112	31,567	30,607	28,445
871-8670-466.30-92	CONTRACT SERVICES	15,580	15,960	13,790	6,842
871-8670-466.30-93	MANAGEMENT FEE	7,945	7,980	7,765	7,980
871-8670-466.32-23	ADVERTISING/PROMOTION	1,361	1,400	852	840
871-8670-466.33-10	R/M - BUILDING	12,945	17,963	15,762	17,383
871-8670-466.35-14	UTILITIES	12,091	11,760	10,785	11,174
871-8670-466.36-95	MISCELLANEOUS EXP	2,366	2,551	2,475	2,898
	SUBTOTAL EXPENDITURES	75,400	89,181	82,036	75,563
NET OPERATING INCOME "NOI"		(18,117)	(30,326)	(27,589)	(20,159)
871-8670-466.33-11	REPLACEMENT EXPENDITURES	30,261	45,700	36,254	22,500
871-8670-466.40-01	PUEBLOS CONST/REHAB	-	-	-	-
871-8670-466.40-50	CAPITAL IMPROVEMENTS	640	-	-	-
NET INCOME/LOSS		(49,018)	(76,026)	(63,843)	(42,659)

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HOUSING AUTHORITY - CALIFORNIA VILLAS APTS

DEPT. 8680

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	486,201	492,089	485,915	491,748	-0.07%
CAPITAL OUTLAY	3,220,081	9,000	137,740	9,000	0.00%
TOTALS:	3,706,282	501,089	623,655	500,748	-0.07%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's and appliances.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - CALIFORNIA VILLAS APTS		871			8680
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8680-363.20-00	TOTAL RENTAL INCOME	559,937	726,164	689,754	645,148
Expenditures:					
871-8680-466.30-82	PAYROLL	177,753	183,593	176,037	181,356
871-8680-466.30-92	CONTRACT SERVICES	51,536	84,240	73,450	69,713
871-8680-466.30-93	MANAGEMENT FEE	56,945	59,220	58,620	59,220
871-8680-466.32-23	ADVERTISING/PROMOTION	3,095	4,200	3,006	2,940
871-8680-466.33-10	R/M - BUILDING	40,294	50,032	50,653	50,192
871-8680-466.35-14	UTILITIES	137,891	94,260	105,533	112,533
871-8680-466.36-95	MISCELLANEOUS EXP	18,687	16,544	18,616	15,795
	SUBTOTAL EXPENDITURES	486,201	492,089	485,915	491,748
NET OPERATING INCOME "NOI"		73,736	234,075	203,839	153,400
871-8680-466.33-11	REPLACEMENT EXPENDITURES	43,419	9,000	17,740	9,000
871-8680-466.40-01	CALIFORNIA VILLAS CONST/REHAB	3,104,882	-	120,000	-
871-8680-466.40-50	CAPITAL IMPROVEMENTS	71,780	-	-	-
NET INCOME/LOSS		(3,146,345)	225,075	66,099	144,400

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HOUSING AUTHORITY - TAOS PALMS APTS.

DEPT. 8690

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	76,889	85,042	76,605	75,567	-11.14%
CAPITAL OUTLAY	50,301	371,200	559,082	32,500	-91.24%
TOTALS:	127,189	456,242	635,687	108,067	-76.31%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping.

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, patio furniture, and deck resurfacing.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - TAOS PALMS APTS.		871		8690	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8690-363.20-00	TOTAL RENTAL INCOME	37,164	53,102	47,146	77,113
Expenditures:					
871-8690-466.30-85	PAYROLL	26,086	29,937	28,113	27,578
871-8690-466.30-92	CONTRACT SERVICES	12,825	13,740	11,949	6,667
871-8690-466.30-93	MANAGEMENT FEE	6,720	6,720	5,910	6,720
871-8690-466.32-23	ADVERTISING/PROMOTION	315	720	560	480
871-8690-466.33-10	R/M - BUILDING	12,877	15,257	12,662	17,185
871-8690-466.35-14	UTILITIES	16,305	15,960	15,141	14,096
871-8690-466.36-95	MISCELLANEOUS EXP	1,760	2,708	2,270	2,841
	SUBTOTAL EXPENDITURES	76,889	85,042	76,605	75,567
NET OPERATING INCOME "NOI"		(39,724)	(31,940)	(29,459)	1,546
871-8690-466.33-11	REPLACEMENT EXPENDITURES	29,737	21,200	15,046	32,500
871-8690-466.40-01	CAPITAL BUDGET	20,564	350,000	544,036	-
871-8690-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		(90,025)	(403,140)	(588,541)	(30,954)

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HOUSING AUTHORITY - CARLOS ORTEGA VILLAS

DEPT. 8691

Program Narrative:

The Carlos Ortega Villas, previously called Country Village was acquired with 66 units that are normally rented at affordable levels to very low, low, and moderate-income families. Following an in depth study, the dilapidated units have recently been deconstructed and with conceptual desing complete, is now in the final design for construction of 72 new units at this site. Construction is expected to being this fiscal year.

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	52,825	-	-	-	0.00%
CAPITAL OUTLAY	-	20,000,000	9,121	-	-100.00%
TOTALS:	52,825	20,000,000	9,121	-	-100.00%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping.

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Rehabilitation of complex, as provided in Capital Improvement Projects section.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - CARLOS ORTEGA VILLAS		871		8691	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8691-363.20-00	TOTAL RENTAL INCOME	8,456	-	-	-
Expenditures:					
871-8691-466.30-89	PAYROLL	(156)	-	-	-
871-8691-466.30-92	CONTRACT SERVICES	17,301	-	-	-
871-8691-466.30-93	MANAGEMENT FEE	4,500	-	-	-
871-8691-466.32-23	ADVERTISING/PROMOTION	43	-	-	-
871-8691-466.33-10	R/M - BUILDING	4,263	-	-	-
871-8691-466.35-14	UTILITIES	25,612	-	-	-
871-8691-466.36-95	MISCELLANEOUS EXP	1,263	-	-	-
	SUBTOTAL EXPENDITURES	52,825	-	-	-
NET OPERATING INCOME "NOI"		(44,369)	-	-	-
871-8691-466.33-11	REPLACEMENT EXPENDITURES	-	-	-	-
871-8691-466.40-01	CARLOS ORTEGA VILLAS CONST/REHAB	-	20,000,000	9,121	-
871-8691-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		(44,369)	(20,000,000)	(9,121)	-

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HOUSING AUTHORITY - PALM VILLAGE APTS

DEPT. 8692

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	119,708	128,994	122,162	120,412	-6.65%
CAPITAL OUTLAY	7,262	11,700	7,800	9,200	-21.37%
TOTALS:	126,970	140,694	129,962	129,612	-7.88%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, water heaters, appliances, and roof repairs.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - PALM VILLAGE APTS		871		8692	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8692-363.20-00	TOTAL RENTAL INCOME	173,848	173,912	178,420	172,927
Expenditures:					
871-8692-466.30-89	PAYROLL	50,474	54,102	48,855	51,613
871-8692-466.30-92	CONTRACT SERVICES	14,470	13,500	13,122	8,942
871-8692-466.30-93	MANAGEMENT FEE	14,665	15,120	15,120	15,120
871-8692-466.32-23	ADVERTISING/PROMOTION	234	640	511	660
871-8692-466.33-10	R/M - BUILDING	7,596	11,650	13,556	13,540
871-8692-466.35-14	UTILITIES	27,610	29,980	26,232	26,260
871-8692-466.36-95	MISCELLANEOUS EXP	4,659	4,002	4,766	4,276
	SUBTOTAL EXPENDITURES	119,708	128,994	122,162	120,412
NET OPERATING INCOME "NOI"		54,139	44,918	56,258	52,515
871-8692-466.33-11	REPLACEMENT EXPENDITURES	7,262	11,700	7,800	9,200
871-8692-466.40-01	PALM VILLAGE CONST/REHAB	-	-	-	-
871-8692-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		46,877	33,218	48,458	43,315

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HOUSING AUTHORITY - CANDLEWOOD APTS

DEPT. 8693

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	147,313	154,571	146,235	148,804	-3.73%
CAPITAL OUTLAY	98,857	45,700	31,760	41,700	-8.75%
TOTALS:	246,171	200,271	177,995	190,504	-4.88%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's, trash gates, water heaters,

kitchen/bathroom refurbishments, appliances, and roof repairs.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - CANDLEWOOD APTS		871		8693	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8693-363-2000	TOTAL RENTAL INCOME	113,138	112,670	112,663	100,526
Expenditures:					
871-8693-466.30-89	PAYROLL	46,556	53,292	51,129	54,427
871-8693-466.30-92	CONTRACT SERVICES	18,718	20,940	19,391	16,100
871-8693-466.30-93	MANAGEMENT FEE	12,145	12,600	12,600	12,600
871-8693-466.32-23	ADVERTISING/PROMOTION	2,110	2,710	2,116	1,680
871-8693-466.33-10	R/M - BUILDING	32,374	32,817	30,134	32,477
871-8693-466.35-14	UTILITIES	29,606	28,440	26,366	27,420
871-8693-466.36-95	MISCELLANEOUS EXP	5,804	3,772	4,499	4,100
	SUBTOTAL EXPENDITURES	147,313	154,571	146,235	148,804
NET OPERATING INCOME "NOI"		(34,175)	(41,901)	(33,572)	(48,278)
871-8693-466.33-11	REPLACEMENT EXPENDITURES	88,657	45,700	31,760	41,700
871-8693-466.40-01	CANDLEWOOD CONST/REHAB	-	-	-	-
871-8693-466.40-50	CAPITAL IMPROVEMENTS	10,200	-	-	-
NET INCOME/LOSS		(133,032)	(87,601)	(65,332)	(89,978)

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HOUSING AUTHORITY - LA ROCCA VILLAS

DEPT.

8694

Program Narrative:

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

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	103,779	110,754	100,163	108,720	-1.84%
CAPITAL OUTLAY	11,922	2,500	3,167	2,500	0.00%
TOTALS:	115,701	113,254	103,330	111,220	-1.80%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Replacement expenses include HVAC's.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - LA ROCCA VILLAS		871		8694	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8694-363-2000	TOTAL RENTAL INCOME	126,281	122,714	125,356	131,036
Expenditures:					
871-8694-466.30-89	PAYROLL	34,760	30,904	31,920	47,021
871-8694-466.30-92	CONTRACT SERVICES	19,565	20,760	17,912	7,442
871-8694-466.30-93	MANAGEMENT FEE	11,130	11,340	11,270	11,340
871-8694-466.32-23	ADVERTISING/PROMOTION	271	840	633	600
871-8694-466.33-10	R/M - BUILDING	7,389	12,803	10,486	11,890
871-8694-466.35-14	UTILITIES	28,109	31,020	24,777	28,361
871-8694-466.36-95	MISCELLANEOUS EXP	2,556	3,087	3,165	2,066
	SUBTOTAL EXPENDITURES	103,779	110,754	100,163	108,720
NET OPERATING INCOME "NOI"		22,501	11,960	25,193	22,316
871-8694-466.33-11	REPLACEMENT EXPENDITURES	11,922	2,500	3,167	2,500
871-8694-466.40-01	LA ROCCA VILLAS CONST/REHAB	-	-	-	-
871-8694-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		10,580	9,460	22,026	19,816

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HOUSING AUTHORITY - SAGECREST

DEPT. 8695

Program Narrative:

Sagecrest Apartment complex has 14 units that are rented at affordable levels for very low, low, and moderate-income families. In 2008-09 the Agency acquired 14 adjacent units that are also at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	97,819	157,510	137,445	68,372	-56.59%
CAPITAL OUTLAY	86,548	100,000	(996)	5,500	-94.50%
TOTALS:	184,367	257,510	136,449	73,872	-71.31%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.

Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.

Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,

Mechanical Equipment, Painting and Janitorial Supplies.

Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).

A. Management Fee is currently authorized at \$35 per door.

B. Capital Improvements include potential Health and Safety hazards at newly acquired complex.

PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2010-2011

HOUSING AUTHORITY - SAGECREST		871		8695	
Account Code	Account Description	2008-2009 Actuals	2009-2010 Adopted	2009-2010 Projected	2010-2011 Budget
Revenue:					
871-8695-363-2000	TOTAL RENTAL INCOME	35,937	87,532	82,080	51,704
Expenditures:					
871-8695-466.30-89	PAYROLL	46,776	59,316	54,259	34,811
871-8695-466.30-92	CONTRACT SERVICES	15,930	30,480	24,269	6,248
871-8695-466.30-93	MANAGEMENT FEE	7,455	11,760	11,060	5,880
871-8695-466.32-23	ADVERTISING/PROMOTION	48	540	360	552
871-8695-466.33-10	R/M - BUILDING	11,996	20,720	15,737	9,240
871-8695-466.35-14	UTILITIES	12,621	29,288	25,088	9,000
871-8695-466.36-95	MISCELLANEOUS EXP	2,993	5,406	6,672	2,640
	SUBTOTAL EXPENDITURES	97,819	157,510	137,445	68,372
NET OPERATING INCOME "NOI"		(61,882)	(69,978)	(55,365)	(16,668)
871-8695-466.33-11	REPLACEMENT EXPENDITURES	-	-	-	5,500
871-8695-466.40-01	SAGECREST CONST/REHAB	-	-	-	-
871-8695-466.40-50	CAPITAL IMPROVEMENTS	86,548	100,000	(996)	-
NET INCOME/LOSS		(148,430)	(169,978)	(54,369)	(22,168)

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