

ESCOBEDO PRO FORMA

Fiscal Year	Revenues		Expenses				Revenue minus Expenses	
	Rents	Total Revenue	Direct Personal Services (1)	City-wide Overhead	Operation & Maintenance (2)	Capital		Total Expenses
04-05	\$357,437	\$357,437	\$216,025	\$38,547	\$176,964	\$0	\$431,536	(\$74,099)
05-06	\$402,442	\$402,442	\$221,481	\$34,232	\$178,274	\$0	\$433,987	(\$31,545)
* 06-07	\$389,107	\$389,107	\$228,156	\$36,783	\$281,815	\$0	\$546,754	(\$157,647)
** 07-08	\$400,000	\$400,000	\$247,859	\$50,114	\$154,249	\$0	\$452,222	(\$52,222)
** 08-09	\$400,000	\$400,000	\$260,395	\$53,403	\$157,306	\$0	\$471,104	(\$71,104)
** 09-10	\$400,000	\$400,000	\$268,926	\$54,804	\$158,011	\$0	\$481,741	(\$81,741)

* Vacant Units are not being filled until there is a decision by Council.

** Rents are projected at full occupancy for all three years since total number of vacancies is unknown. However, current practice of not filling vacant units will result in lower rents.

Fiscal Year	Maintenance Detail	
06-07	\$117,843.00	Lead Base Paint Stabilization Project

Definitions
1) Three FTE assigned to Escobedo + percentage of Director's and Housing Supervisor Salaries
2) Custodial, utilities for units, office costs, grounds, lighting, and other maintenance

Projected Capital Outlay		
Estimated costs to bring Units up to minimum standards		
\$293,760.00	Roofing	Replaced 1985
\$343,400.00	Electrical	Replaced 1976
\$65,145.00	Insulation	Original
\$219,675.00	Plumbing	Partial upgrade 1976
\$118,440.00	Windows	Partial upgrade 1984
\$227,250.00	Doors	Original
\$646,400.00	Cooling/Heating	Replaced in early 1990s
\$1,914,070.00	Projected upgrade cost 2007	

Notes/Discussion Items
<ul style="list-style-type: none"> ● Total of 101 rentable units. ● Five Units vacant as tenants have left and currently not re-leasing. ● Approximately \$20,000 in deposits held in a separate account. ● Maintenance costs reduced beginning Nov FY 06-07 due to County Adult Probation Program taking over weekly lawn maintenance. ● Rental increase of 10% in 04-05, 07% in 05-06 and 05% in 06-07. ● No rent increases planned for FY 07/08 and beyond since 20 units are paying more than 50% of income towards rent. ● No major renovations or capital outlay since 1985 (roofing).

<u>Schedule of Dates for 2008</u>		
<u>Major Amendment Applications for Mesa 2025 General Plan</u>		
(Action by applicant)	Meet with Long Range Planning staff to discuss proposals	Sept-Dec 2007
(Action by applicant)	After the pre-filing meeting with staff and prior to formal submittal, at least one neighborhood input meeting is encouraged.	Until Friday, Jan 4
(Action by applicant)	Formal Submittal (Complete package)	Until Monday, Jan 14
(Action by applicant)	Inform the neighborhood by conducting required neighborhood meeting(s) after the formal submittal. Applicant shall mail letters of notification to all property owners and other identified interested parties per a mailing list pre-approved by staff.	Jan 14-Feb
	City Council study session (purpose is to receive initial input)	Thurs, Feb 14 (tentatively)
	P&Z Board meeting (purpose is to receive initial input)	Thurs, Feb 21
(Action by applicant)	Inform the neighborhood by conducting required neighborhood meeting(s) about the revisions to the proposal based on preliminary inputs from Council and P&Z Board. Applicant shall mail letters of notification to all property owners and other identified interested parties per a mailing list pre-approved by staff.	By March 14
(Action by applicant)	Submit revisions to the proposal to reflect input from the public, P&Z and Council	By Fri, Mar 28
(Action by Applicant and City staff)	Mail revised application packages to surrounding municipalities and regional agencies for sixty-day review period	By Fri, Apr 18
	Send revised application packages to the Council and P&Z Board members and city staff outside Planning Division	By Fri, Apr 18
	Required sixty-day review period begins	Wed, Apr 25
	Conduct at least one neighborhood meeting during the sixty-day review period. Applicant shall mail letters of notification to all property owners and other identified interested parties per a mailing list pre-approved by staff.	Between Apr 25 & June 20
	Required sixty-day review period ends	Mon, June 25
(Action by City staff)	Fax public notice with display ad to the newspaper by noon	Mon, July 7
(Action by applicant)	Post the site with public hearing dates. Staff will provide the applicant with the location(s), number of signs and the message to be posted on them.	Fri, July 11
(Action by News Paper)	News Paper publishes public notice with display ad	Sat, July 12
	Planning and Zoning Board special public hearing (1st P&Z hearing) Applicant must attend the first P&Z Board special hearing for public input and discussion	Thurs, July 31
	Planning and Zoning Board public hearing (2nd P&Z hearing) Applicant must attend the Second P&Z Board hearing for public input and recommendation	Thurs, Aug 21
	City Council public hearing Follow-up Council meeting may be scheduled if necessary	Earliest: Mon, Sep 15