



## HOUSING AUTHORITY Meeting Agenda

Thursday, November 7, 2024

1:00 PM

City Hall Council Chamber

44950 Eldorado Drive, Indian Wells, CA 92210

*Welcome to a meeting of the Indian Wells Housing Authority.*

**Live Stream:** *Regular meetings held in the City Hall Council Chamber are streamed live. You can watch the meeting on any device or computer. Members of the public who wish to listen or watch the meeting may access the livestream during the regular meetings. [LIVE STREAM CLICK HERE.](#)*

**Public Comments:** *Members of the Public who wish to speak should fill out a blue slip and submit it to the City Clerk, comments are limited to 3 minutes. In accordance with State Law, remarks during public comment are to be limited to subjects within the City's jurisdiction. If you are unable to provide comments during meeting, written comments on agenda or non-agenda items or both, may be submitted at [CityClerk@indianwells.com](mailto:CityClerk@indianwells.com) an hour prior to the start of the meeting.*

**Notification:** *If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA) please contact the City Clerk at 760-346-2489, 48 hours prior to the meeting.*

*Please turn off all communication devices (phones) or put them on non-audible mode (vibrate) during Council proceedings. All documents for public review are available for public inspection at City Hall reception, 44-950 Eldorado Drive, Indian Wells during normal business hours.*

**A. CONVENE THE INDIAN WELLS HOUSING AUTHORITY, PLEDGE OF ALLEGIANCE AND ROLL CALL**

CHAIR GREG SANDERS  
VICE CHAIR BRUCE WHITMAN  
COMMISSIONER TY PEABODY  
COMMISSIONER DANA REED  
COMMISSIONER DONNA GRIFFITH  
COMMISSIONER JOHN O'HEA  
COMMISSIONER YVONNE SKLAR

**B. APPROVAL OF THE FINAL AGENDA**

**C. PRESENTATIONS**

- C.1 Senior Housing Update by Abode Communities Senior Vice President, Property Management Sarah Furchtenicht**

**D. PUBLIC COMMENTS**

Members of the public who wish to comment on consent items or items not listed on the agenda may do so at this time. Public Comments are limited to 3 minutes. Speakers will be alerted when their time us up and no further comments will be permitted.

Please note that while the Housing Authority values your comments, the Board cannot respond nor take action until such matter may appear on the forthcoming agenda.

**E. EXECUTIVE DIRECTOR'S REPORTS**

The Executive Director or Department Heads may make brief announcements, informal comments, or brief the Council on items of interest.

**F. CONSENT CALENDAR**

All matters listed on the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the Authority requests that specific items be removed from the Consent Calendar for separate discussion and action.



**F.1 Quarterly Senior Housing Update** 5

RECOMMENDED ACTION:

Housing Authority **RECEIVES** and **FILES** the Quarterly Senior Housing Update; and

**FINDS** the action exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15061(b)(3).

**F.2 Deferred Maintenance and Capital Improvement Project Update** 43

RECOMMENDED ACTION:

Housing Authority **RECEIVES** and **FILES** the updates to the various deferred maintenance and capital improvement projects at both Housing Authority Properties; and

**FINDS** the action exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15061(b)(3).

**G. GENERAL BUSINESS**

After staff presentation, the Chair will call upon the members of the public to address the Council regarding the agenda item being considered. After the public has provided comment, the item is closed to further comment and brought to the Housing Authority for discussion and action.

**G.1 Grants-in-Aid Committee Recommendations for FY 2024-25  
Homelessness Assistance Program Funding**

228

**RECOMMENDED ACTION:**

Housing Authority **APPROVES** the Homelessness Assistance Funding recommendations provided by the Grants-in-Aid Committee totaling \$250,000 for the organizations listed in this staff report for Fiscal Year 2024-25; and

**AUTHORIZES** and **DIRECTS** the Executive Director to execute contracts for same; and

**FINDS** the action exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15061(b)(3).

**H. ADJOURNMENT**

To a regularly scheduled meeting of the Indian Wells Housing Authority to be held at 1:00p.m. on February 20, 2025 in the City Hall Council Chamber.

Affidavit of Posting,

I, Angelica Avila, certify that on November 1, 2024 I caused to be posted a notice of a Housing Authority Meeting to be held on November 7, 2024 at 1:00 p.m. in the City Hall Council Chamber. Notices were posted at Indian Wells Civic Center and City's Website [[www.cityofindianwells.org](http://www.cityofindianwells.org)]

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Angelica Avila, Authority Secretary

# INDIAN WELLS HOUSING AUTHORITY

## November 7, 2024



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**To:** Housing Authority  
**From:** City Manager Department  
**Prepared by:** Kristen Nelson, Administrative Services Manager  
**Subject:** **Quarterly Senior Housing Update**

### RECOMMENDED ACTIONS:

Housing Authority **RECEIVES** and **FILES** the Quarterly Senior Housing Update; and

**FINDS** the action exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15061(b)(3).

### DISCUSSION:

In addition to the quarterly presentations provided to the Housing Authority, Staff will be working with Abode Communities to provide quarterly updates for the record. These reports, similar to those of the past, will include a breakdown of waitlist data, unit occupancy and maintenance, property maintenance, resident communications and financials for both Indian Wells Villas and Mountain View Villas.

### Waitlist Update

As of September 30, 2024, there are 96 active applicants on the waitlist for Indian Wells Villas and 271 active applicants for Mountain View Villas.

As a reminder, the enactment of Senate Bill 351 significantly impacted how the Housing Authority could utilize housing funds received through the Redevelopment Agency dissolution process. One of the most critical impacts of the legislation were the number of restrictions placed on the use of the funds for the development of affordable housing, including the fact that none of the funds could be used for moderate income households or above (above 80% AMI). As a result of this legislation, neither property accepts new moderate-income tenants, and existing moderate-income tenants will be phased out as they move away from the properties.

<b>Indian Wells Villas</b>		
<b>Income Category</b>	<b># On Waiting List</b>	<b>Outside the Coachella Valley*</b>
Very Low (50%)	39	6
Low (80%)	57	6
Moderate (120%)	N/A	N/A
<b>TOTAL</b>	<b>96</b>	<b>12</b>

<b>Mountain View Villas</b>		
<b>Income Category</b>	<b># On Waiting List</b>	<b>Outside the Coachella Valley*</b>
Very Low (50% 1 bed)	108	53
Low (80% 1 bed)	100	34
Moderate (120% Any)	N/A	N/A
Very Low (50% 2 bed)	25	8
Low (80% 2 bed)	38	10
<b>TOTAL</b>	<b>271</b>	<b>105</b>

\* Priority is given to residents of the Coachella Valley

### **Unit Occupancy**

The occupancy rate for the period ending September 30, 2024, was 97% for Indian Wells Villas (3.7% increase over Q4) and 98.4% for Mountain View Villas (1.5% increase from Q4). Abode’s contract requires the annual vacancy rate to stay below 3% (Exhibit A, Section 15.1.B). Following is the vacancy breakdown by property.

#### Indian Wells Villas

- 2 Move Outs
- 5 Move Ins
- 3 Vacant Units
- Average Vacancy – 64 Days (Note: this is not including model 806-6)
- Reasons for Move Outs:
  - Skipped without notice (1)
  - Death (1)

#### Mountain View Villas

- 6 Move Outs
- 1 Move Ins
- 5 Vacant Units
- Average Vacancy - 42 Days

- Reasons for Move Outs:
  - Moved with Family (2)
  - Death (4)

**Recertification & Unit Allocation**

Annually, Abode conducts income recertification for all residents. The bulk of recertification happens in October for new tenant leases starting February 1<sup>st</sup> of each year. For any tenant whose income increased or decreased from their income category, Abode follows the Housing Authority adopted Rent Reassignment Policy and reassigns tenant rents accordingly.

Through the recertification process, the unit mix at the properties changes whenever tenant incomes go up or down. The following tables detail the changes in unit breakdown based on the recertification process to date. They compare the number of units in each income category to what is called for in the Regulatory Agreement for each property. Updated charts will be provided to the Authority as recertifications are completed.

An amended Regulatory Agreement was adopted in 2006 for Mountain View Villas, which increased the number of 50% units and decreased the number of 80% units. Over time and through attrition, Abode will fill vacant units with eligible tenants to ensure Indian Wells is providing affordable housing to the area and, in response to the impacts of SB341, will continue to phase out 120% units at both properties.

<b>INDIAN WELLS VILLAS UNIT BREAKDOWN</b>				
Unit Set Aside	Regulatory Agreement	June 30, 2019	September 30, 2024	Variance
50% Units	31	32	30	-6.25%
80% Units	38	39	46	17.85%
120% Units	20	18	13	-27.77%
<b>TOTALS</b>	<b><u>89*</u></b>	<b><u>89*</u></b>	<b><u>89*</u></b>	
*The Regulatory Agreement allocates 1 unit for on-site personnel use.				

<b>MOUNTAIN VIEW VILLAS UNIT BREAKDOWN</b>				
Unit Set Aside	2006 Amended Regulatory Agreement	June 30, 2019	September 30, 2024	Variance
50% Units	57	69	54	-21.7%
80% Units	44	33	62	87.87%
120% Units	25	25	11	-56%
<b>TOTALS</b>	<b><u>126*</u></b>	<b><u>127*</u></b>	<b><u>127*</u></b>	

\*The Regulatory Agreement allocates 2 units for on-site personnel use. WinnResidential only utilized one and returned the other into the rental pool. Abode Communities does the same.

Indian Wells Villas Annual Recertification Update:

MONTH	TOTAL DUE FOR RECERT	TOTAL COMPLETED/SIGNED TIC	DONE BUT NEED TO SIGN TIC	TOTAL PENDING
January	5	4	0	1 move out
February	28	13	2	9 pending verifications/in process and 4 move outs
March	8	5	3	
April	4	2	0	1 in process, 1 has not complied
May	6	1	1	1 move out, 1 in process, 2 have not complied
June	6	3	3	1 pending verification and 2 in process
July	0			
August	9	2	0	6 pending verifications and 1 has not complied
September	3	10	0	2 in process/pending verifications, 1 has not complied
October	4	0		3 pending verifications and 1 has not complied
November	0			
December	6	0		Interviews in progress

Mountain View Villas Annual Recertification Update:

MONTH	TOTAL DUE FOR RECERT	TOTAL COMPLETED/SIGNED TIC	DONE BUT NEED TO SIGN TIC	TOTAL PENDING
January	8	8	0	0
February	45	29	12	3 moved out, 1 pending verification
March	9	7	1	1 move out
April	11	8	0	1 unit transfer/move out
May	12	6	3	3 pending verifications
June	5	3	0	5 in process
July	4	1	1	2 pending verifications
August	9	8	1	0
September	8	0	0	2 pending verifications, 1 has not complied, 1 move out and 4 processing.

October	3	1	0	2 in process
November	7	0	2	3 have not complied, and 2 pending verifications
December	4		1	3 pending documents

Recertification Non-Compliance:

Once the noncompliant households receive three (3) reminders, they will receive Notices of Non-Compliance where housing is jeopardized. As of the time of this report, no one at either property has received a Notice of Non-Compliance, however, these notices will begin to roll out in the coming months should non-compliance continue despite receiving reminders.

**Section 8 Enrollments**

For the period ending September 30, 2024, there are 24 Section 8 Voucher Holders at Indian Wells Villas (two more than Q4) and 35 Section 8 Voucher Holders at Mountain View Villas (three more than Q4).

Abode staff are trained to assist residents at both properties with the application process and encourage all residents to check their eligibility. The Section 8 Program provides Voucher Holders with the security of federal rent assistance while simultaneously providing the Housing Authority with guaranteed maximum revenue for Section 8 occupied units since HUD (the U.S. Department of Housing and Urban Development) pays the Authority the difference between the Voucher Holder’s calculated portion of the rent and the maximum allowable contract rent charged for the unit.

**Legacy Units**

As of September 30, 2024, three (3) of the original 13 legacy units at Indian Wells Villas remain active. Eight (8) vacated for various reasons while two (2) others are now on Section 8 and follow those rent guidelines instead. These three (3) remaining units continue to trail 2-3 years behind max allowable rents.

**Unit Maintenance**

Indian Wells Villas

For the period July 1, 2024, to September 30, 2024, Abode received 201 work orders and completed 192 (96%). Completion of work orders averaged 3 days, with 40 work orders taking more than 3 days, with 18 due to parts on order, 6 due to resident preference for entry and 16 due to vendor availability delay. The

volume of work orders during the quarter averaged about 2.36 per day. This is approximately the same workload as Q4.

#### Mountain View Villas

For the period July 1, 2024, to September 30, 2024, Abode received 231 work orders and completed all 231 (100%). Completion of work orders averaged 1.5 days, with 43 work orders taking more than 3 days, with 8 due to parts on order, 22 due to resident preference for entry and 13 due to vendor availability delay. The volume of work orders during the quarter averaged about 3.6 per day. This represents a decrease in workload compared to Q4 due to completion of unit inspections and completed work orders generated as a result of inspections.

### **Property Maintenance**

The following is a list of property maintenance items completed at both properties from July 1, 2024, to September 30, 2024:

#### Indian Wells Villas

- Appliance replacements: 1 stove, 1 microwave, 1 washing machine
- Resurfacing interior of units: Tub/Shower enclosures:
- 1 HVAC vent
- Dryer duct cleaning: 28 units
- Replaced toilets: 1
- Grab Bars Installed: 3
- Hose Bibs on patios replaced: 2
- Garage Door motors: 2
- Water Heater Replacement: 1
- Window Balancers replaced: 3
- Walk in shower conversions for approval (504): 2
- Window inspections & assessments completed
- Installations of new cameras system and WiFi booster installed
- Fire sprinkler systems tested
- Fire Extinguisher service completed
- Annual Inspections of all unit completed
- Hard Tree Trimming completed
- Sidewalk Project near completion
  - Exploring solutions to shade covers
  - 90 day landscape maintenance phase

#### Mountain View Villas

- Fire Sprinkler System testing and repairs



- 5 Year inspection repairs
- HVAC systems replacements: 7
- Snake repellent applied to grounds monthly
- Appliance replacements: 5 refrigerators, 2 gas ranges, 3 dishwashers
- Water heater replacement: 1
- Garage door opener replacements: 6
- Hard tree trimming completed
- Main entry gate repairs
- Walk in shower conversions (504): 3

## **Resident Communications**

### Monthly Meetings & Minutes

Each month, Abode staff at both properties host a Manager's Meeting intended to connect residents with each other, provide information about the goings on at each property, and address any questions or concerns. These meetings are typically held the third Tuesday of the month at Indian Wells Villas and the third Thursday of the month at Mountain View Villas.

Agendas are provided to in person attendees and summary minutes are posted in the clubhouse, on residents' doors, and sent to residents through the resident portal for review by anyone not able to be in attendance.

Average attendance:

July 2024: IWW- 22; MVV- 14

August 2024: IWW- 21; MVV- 11

September 2024: IWW- 19; MVV- 14

### Monthly Newsletter

Monthly newsletters are posted to each residents' door with information about what's going on in the community, reminders of how to contact staff, highlights from property management, resources within the community that are available to residents, birthday announcements (with resident's permission), and more.

### FIND Food Bank

In ongoing partnership with the Housing Authority, FIND Food Bank's Mobile Markets delivers food drops to both Indian Wells Villas and Mountain View Villas twice each month, providing shelf-stable goods, fresh fruit and vegetables.

Hosted the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays at Indian Wells Villas and the 2<sup>nd</sup> and 4<sup>th</sup> Mondays at Mountain View Villas, residents are invited to their respective clubhouses between 9:00 a.m. – 12:00 noon to take what they need to supplement their existing groceries. The recent implementation of monthly resident wish lists has been used to great effect, resulting in improved drops including pet food, cheese, milk, meat, and sundry items.

## Events & Activities

### **July**

- Balance and Stretching Classes 2x week at both properties
- Aqua Zumba Classes once a week at both properties
- Brain Bomb Classes with Renata once a week at Indian Wells Villas
- Enhanced Brain Health at both properties once a week
- Coffee with a Cop at both properties
- Managers' Meeting at both properties
- Introduction to Tai Chi at both properties 1x week
- Seated Yoga at both properties 1x week
- Find Food Distribution twice a month at both properties
- Birthday Celebration at both properties
- Bingo game day at each property
- Pinochle (Card Game) and Canasta 2x week at MVV
- Book Club 1x a month at Both properties
- 4th of July Celebration
- Food to Connect (Harvest Olive Garden and Yard House Donations) every other week at both properties
- Movie day at both properties

### **August**

- Balance and Stretching Classes 2x week at both properties
- Zumba Classes 1x week at both properties
- Brain Bomb Classes with Renata once a week at both properties
- Managers' Meeting at both properties
- Introduction to Tai Chi at IWV 1x week
- Seated Yoga at IWV 1x week
- Find Food Distribution twice a month at both properties
- Birthday Celebration at both properties
- Bingo game day at each property
- Pinochle (Card Game) and Canasta 2x week at MVV
- Book Club 1x month at MVV and IWV
- Welbe Health Presentation at both properties
- Parkinson Association Presentation at both properties
- Luau Celebration at both Properties

- Movie Day at both properties
- Food to Connect (harvest Olive Garden and Yard House donations) Every other week at both properties

## **September**

- Balance and Stretching Classes 2x week at both properties
- Zumba Classes 1x week at both properties
- Intro to Spanish (Day 7) at both properties 1x month
- Managers' Meeting at both properties
- Introduction to Tai Chi at IWV 1x week
- Seated Yoga at IWV 1x week
- Find Food Distribution twice a month at both properties
- Birthday Celebration at both properties
- Bingo game day once a month at each property
- Pinochle (Card Game) and Canasta 2x week at MVV
- Mahjong 1x week at MVV
- Book Club 1x month at both sites
- Food To Connect (Harvest) Donations from Olive Garden, Yard House and. Every other week at both properties.
- Movie Day at both properties
- Community Potluck at both properties

## **Financials**

For the period of July 1, 2024, through September 30, 2024, the properties performed in the following manner:

### **Indian Wells Villas Q1 Financial Position:**

#### **Revenue**

Revenue was 3.32% less than projected for the following reasons:

- Higher than budgeted vacancy loss due to the amount of move outs and vendor delays to turn units
- Note: The enforcement of the Rental Reassignment Policy and required attrition of all moderate-income units (120%) will also impact potential revenue when filling vacant units.

#### **Expenditures**

Operating expenditures were 41.5% over budget due to the following reasons:

- Vacancy loss, coupled with the large cost to prepare the units for re-rental due to wear and tear from the previous long-term households.

- Another high cost was the utilization of temporary staff to fill vacant positions. During Q1 there was a vacant position in Resident Services since the Activities Coordinator position was phased out with the intent to replace that role with a second Resident Services Coordinator. A Temp Agency was utilized while this role was recruited for and filled.
- Priority 2 and Priority 3 HVAC repairs increased during the summer months

**Mountain View Villas Q1 Financial Position:**

Revenue

Revenue was 5.81% less than projected for the following reasons:

- A sudden increase in vacancies that cost more than the budgeted vacancy loss, as well as the cost to turn the units in preparing for re-rental.
- Note: The enforcement of the Rental Reassignment Policy and required attrition of all moderate-income units (120%) will also impact potential revenue when filling vacant units.

Expenditures

Operating expenditures were 25.61% under budget due to the following reasons:

- Due to the number of households at higher rents, this community operated at a surplus throughout Q1. It is on track to continue operating this way due to increased rent potential through voucher approvals and move ins with higher max allowable rents.

**Reasonable Accommodations and Modifications Q1**

<b>Property</b>	<b>Processed</b>	<b>Denied</b>	<b>Approved</b>
<b>Mountain View Villas</b>	<b>9</b>	<b>0</b>	<b>0</b>
<b>Indian Wells Villas</b>	<b>5</b>	<b>0</b>	<b>2</b>
<b>Totals</b>	<b>14</b>	<b>0</b>	<b>2</b>

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

The action is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly; and that the action is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. (14 CCR 15061(b)(3).)

**ATTACHMENTS:**

1. Manager's Meeting Agendas
2. Community Event Calendars



Indian Wells  
Villas

**MANAGERS  
MEETING**

Tuesday, July 16th

**2:00PM-3:00PM at the Clubhouse**

Property Management updates and Resident Services updates. Q&A will be held at the end of the meeting.



Questions:

Christina Doll (Community Manager)  
Cdoll@abodecommunities.or(951) 344-5274

Noemi Munoz (Resident Services Coordinator)  
nmunoz@abodecommunities.org (231) 225-2728



# AGENDA

## Indian Wells Villas- Managers Meeting

Tuesday July 16, 2024

**Hosts:**

Property Management Resident Services

### Welcome

- Welcome Residents
- Refreshments
- Introductions

### Resident Services

- It is my pleasure to introduce Sonya Martinez. Sonya will be helping Resident Services. ' JPH
- Find Food Bank Distribution on Wednesday Aug 17th 9 am
- Olive Garden and Yard House Donations from Food to Connect Friday ~~25th~~ at 10 am
- Test your luck at Bingo Tuesday Aug. 23rd at 2pm
- Let's celebrate Julys Birthdays with some cake and Ice cream Thursday 25th at 2pm
- Grab your bag of popcorn let's get together for matinee Monday at starting at 1pm

### Management Services

- Updates on temp staffing: Denzel and Daniella no longer with us, Christian will take over for Daniella 7-11am
- Updates for sidewalk project: all concrete poured and dry, work will continue while they complete landscape installation and irrigation upgrades through the rest of July- please be aware of signage & closed off areas during work hours: 6am to 5pm
- Palm tree trimming will be completed Wed 7/17-Fri 7/19
- Landscape concerns will be addressed after sidewalk project is completed: dead plants or irrigation adjustments
- Generator update: no delivered yet, hopefully before the end of July. Notices will be posted if work is delayed for any reason.
- Work Orders from Inspections will be completed after all supplies have come in; we will schedule 1 building per day and get them all completed, and management will serve notices prior. Thank you for your patience.
- Move ins for vacant units will be completed in the next few weeks, please remember to be patient while new neighbors are moving in and welcome them to the Community
- Recertifications update: 2023 & 2024 being completed and caught up- Once completed, we will contact everyone to sign and finalize.
- Pool: heater is off, water is naturally heated.
- Umbrellas: please close when not in use
- Flag: cannot be flown at the very top due to metal piece that catches flag when windy



Mountain  
View Villas

# MANAGERS MEETING

Thursday, July 18th  
10:30am - 11:30am  
at the Clubhouse

Property Management updates and Resident Services updates. Q&A will be held at the end of the meeting.

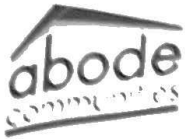


Questions:

JoAnna Rivera (Community Manager)  
MVVilas@abodecommunities.org (760)772-4688

Noemi Munoz (Resident Services Coordinator)  
nmunoz@abodecommunities.org (213)225-2728





# • AGENDA

## Mountain View Villas- Managers Meeting Thursday, July 18, 2024

**Hosts:**  
Property Management Resident Services

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### Welcome

- Welcome Residents
- Refreshments
- Introductions

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### Resident Services

- Please help me welcome Sonia Martinez. She is going to be helping Resident Services .
- Get your popcorn ready for Movie Friday tomorrow starting at 2pm.
- Find Food Bank Monday July 22<sup>nd</sup> at 9 am
- Birthday Celebration on Wednesday July 24<sup>th</sup> at 2pm.
- Olive Garden donations Friday July 26<sup>th</sup> at 10 am.
- Test your luck In Bingo Wednesday July 31<sup>st</sup> at 2 pm.

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### Property Management

- The Gate was hit and damaged, it is now repaired and working properly. We have received some reports of some gate remotes not working, if you run into this issue, please bring your remote to the office so that it may be reprogrammed.
  - Key lock boxes for Fire Dept. access are located at the front of each unit, this was an agreement with the Fire dept and the city, the Fire Dept. has mapping of the complex and knows how to easily find the key box and access it.
  - Emergency contact update forms are available in the office at any time you need to update or change your emergency contact. We will be distributing this form for Residents completion and renewing upon recertification. If you do not wish to have an emergency contact on file you can write N/A on the form and sign it. We must have a form on file for each resident.
  - Community Rule reminder; per the rules and regulations garage doors are not to be left open more than 6 inches off of the ground. Please keep your garage doors closed for your safety.
  - Updates on works orders should be requested through the office, we have 1 Maintenance
-

- Technician and over 100 work orders due to the inspections, all work orders are being completed by priority.
- Thank you everyone for your patience during the fire sprinkler replacements, we had to reschedule a couple of times due to the amount of time it was actually taking for the replacements to be done, The purpose of this is to sample the fire sprinklers to ensure that they are working properly since majority of them are over 10 years old, the sprinklers that were removed were sent for testing and we are pending to a report of the testing of the sample. It may be that we will need to make additional replacements, but we will not know that until we get the report, which may take about 30 days.
  - For the month of July Landscaping fertilization and herbicide is continuing to be applied, the pruning will be limited, and fan palms are being trimmed. A walk with the landscape company was performed in June and areas of concern were noted and are being focused on. We are continuing to monitor and report landscape concerns to vintage Supervisors.

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**Questions and  
Answers**

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Indian Wells  
Villas

# MANAGERS MEETING

Tuesday, August 20th  
**2:00PM-3:00PM at the Clubhouse**

Property Management updates and Resident Services updates. Q&A will be held at the end of the meeting.



Questions:

Christina Doll (Community Manager)  
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Noemi Munoz (Resident Services Coordinator)  
nmunoz@abodecommunities.org (231) 225-2728



# AGENDA

## Indian Wells Villas- Managers Meeting

**Tuesday August 20, 2024**

**Hosts:**

Property Management Resident Services

**Welcome**

- Welcome Residents
- Refreshments
- Introductions

**Resident Services**

- ~~Noemi is currently out of the office - please contact Sonya or management for Residents Services until her return~~
- Join us for the Luau Party this Thursday 8/22/24
- Find Food Bank Distribution on Wednesday, Aug 21st 9 am
- Olive Garden and Yard House Donations from Food to Connect Friday 23th at 10 am
- Test your luck at Bingo Wednesday Aug. 21rd at 2pm
- Let's celebrate August Birthdays Thursday 29th at 2pm
- Grab your bag of popcorn let's get together for matinee Tuesday 8/27 at starting at 2pm

**Management Services**

- Trash Collection day is changing to Wednesday starting 8/26/24. Please remember to call Burrtec ahead of time to schedule large item pick ups- flyers will be mailed and posted on the community
- Updates for sidewalk project: Work to still be completed: Shade Sails- on order, river rock- supplies are low, so they are looking for another supplier, Plant acclimation and irrigation, water may be left on overnight to help plants survive - please be aware of signage & closed off areas during work hours: 6am to 5pm as needed.
- Landscape: New gardener: Angelica and map with days serviced in office
- Landscape concerns are being tracked currently and will be addressed after sidewalk project is completed: dead plants or irrigation adjustments
- Generator update: Generator required additional upgrades to panel, which required additional money and approvals- waiting for vendor to schedule remaining work
- Window repairs/replacements have been approved and scheduling is in process, we anticipate all to be completed in September if not sooner along with Work Orders from Inspections will be completed after all supplies have come in; we will schedule 1 building per day and get them all

completed, and management will serve notices prior  
Thank you for your patience.

- Treadmill in Gym is fixed and working
- Maintenance door hangers will be used when maintenance is working in your apartment and will be left to let you know what has been done and if work is still pending
- Satellite Dishes- who has them in use currently? We will need additional information, so we do not remove any in use. These will all be removed after notices go out to all residents.
- Recertifications update: 2023 & 2024 being completed and caught up- If you have not completed your paperwork and need assistance, please contact the office to schedule an appointment. If I have your paperwork, thank you and please continue to be patient while we process
- Umbrellas: please close when not in use
- Community locks: computer room/gates/gym/etc- please make sure you have your key with you, do not prop open or leave opened

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### **Questions & Answers**

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Mountain  
View Villas

# MANAGERS MEETING

Thursday, August 15th  
10:30am - 11:30am  
at the Clubhouse

Property Management updates and Resident Services updates. Q&A will be held at the end of the meeting.



Questions:

JoAnna Rivera (Community Manager)  
MVVilas@abodecommunities.org (760)772-4688

Noemi Munoz (Resident Services Coordinator)  
nmunoz@abodecommunities.org (213)225-2728



## Mountain View Villas- Managers Meeting

Thursday, August 15, 2024

**Hosts:**

Property Management Resident Services

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**Welcome**

- Welcome Residents
- Refreshments
- Introductions

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**Resident Services**

- We want to thank all who joined us for the Lua this past week. It was a great success!
- This Friday is Harvest Day (Olive Garden and Yard House), which starts at 10 am – 11am
- Also, this Friday is Movie Matinee at 2pm. We look forward to seeing you there – Popcorn and other Concession Goodies will be provided!
- Bingo is on Friday the 23<sup>rd</sup>; from 2pm – 4pm.
- Birthday Celebration is the 28<sup>th</sup> the last Wednesday of the month
- Lastly, Harvest Day (Olive Garden Yard House) on Friday the 30<sup>th</sup>.

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**Property Management**

- Clubhouse side door, to be kept shut, has been found propped open.
- Physical conduct: Residents and Employees must not have physical conduct such as touching, kissing or grouping. Flirtation and sexual remarks are also prohibited.
- Front gate entry do not stop your vehicle halfway through the entrance.
- Fire alarm inspection will be occurring soon.

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**Questions and Answers**

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Connecting Community  
Housing Retention/Management  
chat





# Indian Wells Villas

# MANAGERS MEETING

**Tuesday, September 17th  
2:00PM-3:00PM at the Clubhouse**

Property Management updates and Resident Services updates. Q&A will be held at the end of the meeting.



#### Questions:

Christina Doll (Community Manager)  
cdoll@abodecommunities.or(951) 344-5274

Noemi Munoz (Resident Services Coordinator)  
nmunoz@abodecommunities.org (231) 225-2728





# AGENDA

## Indian Wells Villas- Managers Meeting

Tuesday *Sept 24, 2024*

**Hosts:**

Property Management Resident Services

**Welcome**

- Welcome Residents
- Refreshments
- Introductions

**Resident Services**

- As you all know now Sonia has officially joined the team. She will be at Mountain View Villas mostly and you will be seeing her around in our bigger events.
- Thank you all who participated in our community potluck and joined us in our late Labor Day Celebration.
- We Have Birthdays Tomorrow at 2pm come and sing Happy Birthday and enjoy some cake and Ice Cream .
- Movie Day on Friday the 27th from 2pm – 4pm Movie shown will be P.S I Love You it is a Romcom
- We Will Be having a 12 Step emergency preparedness class on Tuesday Oct 1st please look out for that flyer. it is the morning 10 am.  
Housing authority. if you are still on the waitlist, remember to schedule a waitlist application with me again as they do audit their waiting list. From Oct to Dec.  
If you need any other assistance such as Li- heap, Cal-Fresh Medical, IHSS. Please give me a call and schedule an appointment or let Christina or Chris Know they can give me a referral.

**Management Services**

- Trash Bins- please do not move and do not overfill- they will not pick up. Reminder for large items to call for pick up.
- Emergency Preparedness Classes October 1<sup>st</sup>
- Gym- please lock with your key when leaving after every use
- Dogs: please pick up after and throw feces in pet stations of trash cans only- please do not put in recycle stations or leave on top of cans. Leashes are required by CA law for everyone's safety

- Hyundai Kona Grey parked in guest parking- please contact management before it gets towed
  - Section 8 waitlist applicants: renewal reminder October 1-Dec 31 - call today for your appointment with Noemi for assistance
  - BBQ Area upgrades: painting, new shade cloth, solar string lights, cleaning of BBQ's October 1<sup>st</sup>.  
John O'Hea to give a demonstration directly after the meeting for residents that do not know how to use grill area.
- 

**Questions &  
Answers**

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# Mountain View Villas

# MANAGERS MEETING

**Thursday, September 19th**  
**10:30am - 11:30am**  
**at the Clubhouse**

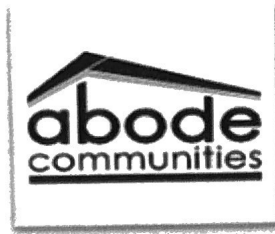
Property Management updates and Resident Services updates. Q&A will be held at the end of the meeting.



### Questions:

**JoAnna Rivera (Community Manager)**  
**MVVilas@abodecommunities.org (760)772-4688**

**Noemi Munoz (Resident Services Coordinator)**  
**nmunoz@abodecommunities.org (213)225-2728**



# **AGENDA**

## **Mountain View Villas - Managers Meeting**

**Thursday, September 19, 2024**

**Hosts:**

Property Management and Resident Services

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### **Welcome**

- Welcome Residents
- Refreshments
- Introductions

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### **Resident Services**

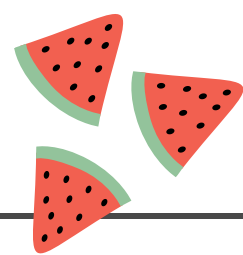
- We want to thank all who joined us for the Labor Day Celebration last Friday. There was so much Food and Fun!
- Just a reminder: FIND Food Distribution is on the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the Month and our Olive Garden Harvest is on the 2<sup>nd</sup> and 4<sup>th</sup> Friday of the Month.
- Also, The Book Club has started up again. They meet the 3<sup>rd</sup> Thursday at 1pm in the Library. The current read is: The Housemaid is Watching. \*For more info contact myself or Sandra L.
- Lastly do not forget our last 2 end of the Month events, because we look forward to tasting all your Yummy Dishes for our Community Potluck next Tuesday at 2pm and celebrating our September Birthdays on Wednesday at 2pm.

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### **Property Management**

- Please refrain from feeding the wild animals.
- No perishables in the mail room.
- Office will be closed on 9/20 for conference.
- Manager meetings will be changed to 3:00pm starting October for the winter months.
- Scalping and reseeding will begin next week Vintage will start in the city and work their way into the community.



# July 2024



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1 Seated Yoga</b> 10:45am - 11:30am	<b>2 Balance &amp; Stretching</b> 9am - 10am  <b>Brain Bomb</b> 12:00pm - 1:00pm <b>4th of July Celebration</b> 2pm- 4pm	<b>3 FIND Food Distribution</b> 9am - 11:30am <b>Aqua Zumba</b> 9am - 10am	<b>4 OFFICE CLOSED</b>   <b>No Class:</b> Balance & Stretching	<b>5 Enhance Brain Health</b> 10:30am - 11:30am <b>Tai Chi</b> 11:30am - 12:15pm <b>Olive Garden &amp; Yard House Donation</b> 10 am - 11am  <b>Reminder: Rent Due</b>	<b>6</b>
<b>7</b>	<b>8 Seated Yoga</b> 10:45am - 11:30am	<b>9 Balance &amp; Stretching</b> 9am - 10am <b>Brain Bomb</b> 12:00pm - 1:00pm	<b>10 Aqua Zumba</b> 9am - 10am	<b>11 Balance &amp; Stretching</b> 9am - 10am	<b>12 Enhance Brain Health</b> 10:30am - 11:30am <b>Tai Chi</b> 11:30am - 12:15pm	<b>13</b>
<b>14</b>	<b>15 Seated Yoga</b> 10:45am - 11:30am  <b>Book Club (In Library)</b> 9:30am - 10:30am	<b>16 Balance &amp; Stretching</b> 9am - 10am  <b>Coffee with a Cop</b> 10am - 11am  <b>Brain Bomb</b> 12:00pm - 1:00pm  <b>Managers Meeting</b> 2:00pm - 3:00pm	<b>17 FIND Food Distribution</b> 9am - 11:30am  <b>Aqua Zumba</b> 9am - 10am	<b>18 Balance &amp; Stretching</b> 11am - 12pm	<b>19 Enhance Brain Health</b> 10:30am - 11:30am <b>Tai Chi</b> 11:30am - 12:15pm  <b>Olive Garden &amp; Yard House Donation</b> 10amm - 11am	<b>20</b>
<b>21</b>	<b>22 Seated Yoga</b> 10:45am - 11:30am	<b>23 Balance &amp; Stretching</b> 9am - 10am <b>Brain Bomb</b> 12:00pm - 1:00pm  <b>Bingo</b> 2pm - 4m	<b>24 Aqua Zumba</b> 9am - 10am	<b>25 Balance &amp; Stretching</b> 9am - 10am  <b>Birthday Celebration</b> 2:00pm - 3:00pm	<b>26 Enhance Brain Health</b> 10:30am - 11:30am <b>Tai Chi</b> 11:30am - 12:15pm	<b>27</b>
<b>28</b>	<b>29 Seated Yoga</b> 10:45am - 11:30am <b>Matinee Monday</b> 1pm - 3pm	<b>30 Balance &amp; Stretching</b> 9am - 10am <b>Brain Bomb</b> 12:00pm - 1:00pm	<b>31 Aqua Zumba</b> 9am - 10am  <b>ATTACHMENT #2</b>	<b>Emergency Maintenance Number:</b> <b>909- 703- 2537</b>		





## Newsletter July 2024



Dear Resident,

' July is hot afternoons and sultry nights and mornings when it's joy just to be alive. July is a picnic and a sunburned neck, softball game and ice tinkling in a tall glass, July is a blind date with Summer nights"

As we fast approach the 4th of July holiday, we celebrate the birth of our nation and the enduring spirit of freedom that defines us. Let's honor the courage of those who fought for our independence and cherish the liberties we hold dear. Lastly, we look forward to honoring those who have fought for our freedom. We encourage residents to bring a cherished object or picture for our Memorial remembrance table at our 4th of July event.

### Managers Highlights

The average temperature in July in Indian Wells is 106 degrees.

This year we have had a lot of weird weather which includes higher temperatures closer to 110-115 and higher humidity around 25% daily. Due to this excessive heat and the City of Indian Wells Sidewalk Improvement project going on through the month of July, we know that everyone might get a little rest less.

We would like to suggest some ideas for fun things that can be done indoors to stay out of the heat and avoid the dust and noise.

- read a good book: visit the library in the community center or join our book club
  - have a movie marathon with friends or neighbors: make some popcorn, grab some drinks and kick back to enjoy a good series of movies like The Indian Jones collection
  - arts and crafts- get out those projects hidden in the closet that you never finished or go through your junk drawers and get creative
  - try a new recipe- there are apps and websites where you can type in the ingredients you have on hand and it will generate a recipe for you, to avoid using the oven look for summer salads or pasta salads
  - get out a puzzle and clear off the table or get a puzzle book if you prefer to keep it to a smaller work area. The dollar store has puzzle books that have word searches, crosswords, suduko and more.
  - adult coloring books are all the rage these days and you can pick these up with some colored pencils at the dollar store as well.
  - check out a yoga or exercise video on YouTube that you can follow along at your own pace and level to stay active
- We wish you all a wonderful July and look forward to seeing you during our classes and celebrations.

Stay cool and stay healthy!

### Staff Contact Information

Christina Doll Community Manager  
cdoll@abodecommunities.org  
(951)344 - 5274

Noemi Munoz Resident Services Coordinator  
nmunoz@abodecommunities.org  
(213) 225 - 2728

Maintenance Emergency Number  
(909) 703-2537



### July Birthdays

Wishing you a very happy birthday and a year filled with Love, Adventures, and Prosperity. Here's to You!  
Happy Birthday

Cheryl Bolling

- Free Furniture pick up
- Habitat For Humanity (760) 770 - 3723
- Goodwill - Rancho Mirage (760) 423 - 5666
- Angel View Resale Store - Palm Desert (760) 636 - 4837
- Southwest Church Thrift Store (760) 601- 3302
- Revivals Stores - Palm Desert (760) 992 -0499
- Galille Center Thrift Store (760) 398 -2100

### Cooling Center

La Quinta's Cool Center Is located at Wellness Center  
Address: 78450 Ave. La Fonda La Quinta CA 92253  
Hours: Monday - Friday 9:00 am -4:00pm  
Phone Number:(760) 564-0096  
Page 32 of 232

### Community Resources and Events:

Farmers Market every Thursday from 8 am to 2 pm

Southwest Church address 44-175 Washington Street Indian Wells Ca. 92210

Thursday July 4th City Hall will be Closed.

Wednesday July 17th Public Safety Committee Indian Wells City Hall 44950 Eldorado DR. Indian Wells, CA 922103:00 pm - 4:00pm

Thursday July 18th City Council Meeting Indian Wells City Hall 44950 Eldorado DR. Indian Wells, Ca 92210

Thursday July 25th Planning commission Meeting India Wells City Hall 44950 Eldorado DR. Indian Wells Ca. 92210

Saturday July 27th Shed event Burrtec Parking lot 41575 Eclectic St. Palm Dessert Ca. 92260



JoAnna Rivera (Property Manager)  
 MWillas@abodecommunities.org (760) 772-4688  
 Noemi Munoz (Resident Services Coordinator)  
 nmunoz@abodecommunities.org (213) 225-2728



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1 4th of July Celebration</b> 2pm - 4pm  Pinochle (Card Game) 2pm - 5pm	<b>2</b>	<b>3</b> Zumba 10am - 11am	<b>4</b> <b>OFFICE CLOSED</b>  <b>4<sup>TH</sup> of JULY</b>  No Class: Balance & Stretching	<b>5</b> Enhance Brain Health 12:30pm - 1:30pm  Reminder: Rent Due	<b>6</b>
<b>8</b> <b>FIND Food Distribution</b> 9am - 11:30am  Pinochle (Card Game) 2pm - 5pm  <b>Interior Pest Control</b>	<b>9</b> <b>Balance &amp; Stretching</b> 11am - 12pm  Mahjong 1pm - 3pm	<b>10</b> Zumba 10am - 11am	<b>11</b> <b>Balance &amp; Stretching</b> 11am - 12pm  Pinochle (Card Game) 2pm - 5pm	<b>12</b> Olive Garden Donation 10:30am - 11:30am  Enhance Brain Health 12:30pm - 1:30pm	<b>13</b>	
<b>15</b>  Pinochle (Card Game) 2pm - 5pm	<b>16</b> <b>Balance &amp; Stretching</b> 11am - 12pm  Coffee with a Cop 2pm - 3pm  Exterior Pest Control Mahjong 1pm - 3pm Book Club (In Library) 1pm - 3pm	<b>17</b> Zumba 10am - 11am	<b>18</b> <b>Balance &amp; Stretching</b> 9am - 10am  Managers Meeting 10:30am - 11:30am  Pinochle (Card Game) 2pm - 5pm	<b>19</b> <b>Enhance Brain Health</b> 12:30pm - 1:30pm  Movie Date 2pm - 4:30 pm	<b>20</b>	
<b>22</b> <b>FIND Food Distribution</b> 9am - 11:30am  Pinochle (Card Game) 2pm - 5pm	<b>23</b> <b>Balance &amp; Stretching</b> 11am - 12pm  Mahjong 1pm - 3pm	<b>24</b> Zumba 10am - 11am  Birthday Celebration 2:00pm - 3:00pm	<b>25</b> <b>Balance &amp; Stretching</b> 11am - 12pm  Pinochle (Card Game) 2pm - 5pm	<b>26</b> Olive Garden Donation 10am - 11am  Enhance Brain Health 12:30pm - 1:30pm	<b>27</b>	
<b>29</b>  Pinochle (Card Game) 2pm - 5pm	<b>30</b> <b>Balance &amp; Stretching</b> 11am - 12pm  Mahjong 1pm - 3pm	<b>31</b> Zumba 10am - 11am  Bingo 2pm - 4pm				



# Mountain View Villas

## Newsletter

### July 2024



Dear Resident,

July is hot afternoons and sultry nights and mornings when it's joy just to be alive. July is a picnic and a sunburned neck, softball game and ice tinkling in a tall glass, July is a blind date with Summer nights"

As we fast approach the 4th of July holiday, we celebrate the birth of our nation and the enduring spirit of freedom that defines us. Let's honor the courage of those who fought for our independence and cherish the liberties we hold dear. Lastly, we look forward to honoring those who have fought for our freedom. We encourage residents to bring a cherished object or picture for our Memorial remembrance table at our 4th of July event.

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Wednesday July 17th Public Safety Committee Indian Wells City Hall 44950 Eldorado DR. Indian Wells, CA 92210 3:00 pm - 4:00pm

Thursday July 18th City Council Meeting Indian Wells City Hall 44950 Eldorado DR. Indian Wells, Ca 92210

Thursday July 25th Planning commission Meeting India Wells City Hall 44950 Eldorado DR. Indian Wells Ca. 92210

Saturday July 27th Shed event Burrtec Parking lot 41575 Eclectic St. Palm Dessert Ca. 92260

### Managers Highlights

Summer is here the sun is shining! May the sun's rays bring light into your days!

Summer is a great time of year for seniors to get outdoors, travel, spend time with loved ones, and enjoy themselves. The warm temperatures and bright sunshine can feel great for your mental and physical health after a long winter. You may feel more motivated than ever to be active and outgoing during the summer. The summer months do have some risks for seniors, though, so it's important for you to take safety precautions. By making sure that you're equipped to take on the warm weather, you can enjoy the summertime without worry.

#### 1. DRINK PLENTY OF WATER.

It's very easy to become dehydrated in hot weather, and seniors are especially vulnerable. By the time you feel thirsty, you're already experiencing the effects of mild dehydration. To protect yourself and your health, you should drink water consistently throughout the day.

The recommended daily water intake can vary from person to person, so you should consult with your doctor if you're not sure how much you should drink. The general rule is to consume eight glasses of water per day, but you may need more if you spend a lot of time outside in the summer.

Additionally, you should reduce your consumption of alcohol and caffeine as both can dehydrate you.

#### 2. BE MINDFUL OF EXTREME HEAT.

Warm temperatures and high humidity are more dangerous for seniors than they are for younger adults. If you've lived your whole life in the same area, you might feel like you can handle the heat with no problem. However, as you get older, you do need to take more precautions. Temperatures that were once tolerable could start to have an impact on your health.

You can stay safe in the summertime by checking the forecast before going outside or scheduling events. On days with particularly high temperatures, try to go out early in the morning or late in the evening so that you miss the worst of the heat.

#### 3. KNOW THE SIGNS OF HEAT EXHAUSTION AND HEAT STROKE.

Heat exhaustion and heat stroke are both serious medical issues that can be very dangerous for seniors. The following are some of the most common signs of heat-related illnesses:

- Tiredness, weakness, or dizziness
- Red and flushed skin
- Rapid heartbeat
- Fainting
- Headache
- Nausea
- Confusion

#### 4. TRY TO STAY IN AIR-CONDITIONED LOCATIONS.

Air conditioning is the norm in some locations and a rarity in others. If you don't have air conditioning in your home, identify a few places in your area that do. A friend or family member might have air conditioning, and your local library and community center probably do as well. While you may be used to functioning without AC on a typical day, knowing where to go in the event of an extreme heat wave is vital.

Happy 4th of July!

### Staff Contact Information

JoAnna (Community Manager)  
760-772-4688  
mvvillas@abodecommunities.org  
Noemi Munoz (resident Services Coordinator)  
(213) 225 - 2728  
nmunoz@abodecommunities.org



### July Birthdays

Wishing you a very happy birthday and a year filled with Love, Adventures, and Prosperity. Here's to You!

Happy Birthday

- Cindy Quake
- Jeanne Tillison
- Gloria Grift
- Vicki Crosby

Free Furniture pick up  
Habitat For Humanity  
(760) 770 - 3723

Goodwill - Rancho

Mirage (760) 423 - 5666

Angel View Resale Store -

Palm Desert (760) 636 - 4837

Southwest Church Thrift

Store (760) 601- 3302

Revivals Stores - Palm

Desert (760) 992 -0499

Galille Center Thrift

Store (760) 398 -2100

### Cooling Center

La Quinta's Cool Center is located at Wellness Center Address: 78450 Ave. La Fonda La Quinta CA 92253

Hours: Monday - Friday 9:00 am

4:30 pm  
Page 94 of 232  
Phone Number:(760) 564-0096



Anna Rivera (Property Manager)  
 arivera@abodecommunities.org (760) 772-4688  
 Ana Munoz (Resident Services Coordinator)  
 amunoz@abodecommunities.org (213) 225-2728



# AUGUST 2024



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 Enhance Brain Health 12:30pm - 1:30pm  Olive Garden & Yard House Donation 10am - 11 am	3
	5  <b>Reminder:</b> <b>Rent Due</b> Pinochle (Card Game) 2pm - 5pm	6 Balance & Stretching 11am - 12pm  Mahjong 1pm - 3pm	7 Zumba 10am - 11am	8 Balance & Stretching 11am - 12pm Luau Party 2pm- 4pm  Pinochle (Card Game) 2pm - 5pm	9 Enhance Brain Health 12:30pm - 1:30pm	10
11	12 FIND Food Distribution 9am - 11:30am  <b>Interior Pest Control</b> Pinochle (Card Game) 2pm - 5pm	13 Balance & Stretching 11am - 12pm  Mahjong 1pm - 3pm	14 Zumba 10am - 11am Parkinson Assosiation 11am - 12pm	15 Balance & Stretching 9am - 10am Managers Meeting 10:30am - 11:30am  Pinochle (Card Game) 2pm - 5pm	16 Enhance Brain Health 12:30pm - 1:30pm  Olive Garden & Yard House Donation 10am - 11 am  Movie Friday 2:pm - 4:30pm	17
18	19  Pinochle (Card Game) 2pm - 5pm	20 Balance & Stretching 11am - 12pm  Mahjong 1pm - 3pm  <b>Exterior Pest Control</b>	21 Zumba 10am - 11am	22 Balance & Stretching 11am - 12pm  Pinochle (Card Game) 2pm - 5pm	23 Enhance Brain Health 12:30pm - 1:30pm No Class Bingo 2pm- 4pm	24
25	26 FIND Food Distribution 9am - 11:30am  Pinochle (Card Game) 2pm - 5pm	27 Balance & Stretching 11am - 12pm  Mahjong 1pm - 3pm	28 Zumba 10am - 11am  Birthday Celebration 2pm - 3pm	29	30  Olive Garden & Yard House Donation 10am- 11am	31



# Mountain View Villas Newsletter August 2024



## Dear Resident,

Welcome August, A bounty of beautiful beginning & blissful never-endings of joy, peace, love, happiness, good health and prosperity to you and your loved ones. may Your dreams come to light in the month ahead

## Community Resources and Events:

**Farmers Market every Thursday from 8 am to 2 pm**

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**Saturday July 27th Shed event** Burrtec Parking lot 41575 Eclectic St. Palm Dessert Ca. 92260

## Cooling Center

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Address: 78450 Ave. La Fonda La Quinta CA 92253  
Hours: Monday - Friday 9:00 am -4:00pm  
Phone Number:(760) 564-0096

## Managers Highlights

August is upon us, August is the last month of summer and the hottest month of the year. Sure, August is a hot month, but August 2024 is looking cooler than typical, with a chance of hurricanes and tropical storms. Heat is the number one weather-related killer in the United States, so take extra caution, stay hydrated, do not go out during the hottest times of the day which is usually between 2 – 4 pm. And be sure to wear lightweight, loose-fitting, light-colored clothing to reflect heat.

As temperatures climb, I want to help you with your summer home energy prep with a few simple cost-savings solutions to keep you cool and comfortable. To rule the cool inside your home, start by adjusting your thermostat. Set it to 78 degrees or higher when you're home health permitting. Next, seal any leaks or drafty doors and windows. Also, replace air filters. By cleaning or replacing air filters, you can improve performance, enhance air quality, and reduce energy costs. Another money-saving move—close blinds or curtains during the hottest part of the day. They block the sun, keep your home cooler and don't forget to use your ceiling fan. Fans create a breeze without draining energy from your AC.

Zodiac signs for August are:

Leo: Your solar return is giving you the opportunity to reflect upon the past to see where you're going. Allow yourself the chance to understand the direction you wish to take as you continue to pursue greatness on your terms only. This leads to self-discovery and a love affair with yourself.

Virgo: Get ready to widen your circle, Virgo! Thomas predicts 2024 will grant you "many opportunities for improved expansion and growth," particularly on a "personal or intellectual level."

I look forward to seeing you all at the Luau! Happy Summer!



## August Birthdays

We wish you nothing but the best for for your special day. For your birthday, I wish you a sky full of happiness and that everyday brings a smile to your face.

Happy Birthday!

Geneva Berns  
JoAnna (manager) 8/24

**Free Furniture pick up**  
**Habitat For Humanity**  
(760) 770 - 3723  
**Goodwill - Rancho**  
**Mirage (760) 423 - 5666**  
**Angel View Resale Store -**  
**Palm Desert (760) 636 - 4837**  
**Southwest Church Thrift**  
**Store (760) 601- 3302**  
**Revivals Stores - Palm**  
**Desert (760) 992 -0499**  
**Galille Center Thrift**  
**Store (760) 398 -2100**

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JoAnna (Community Manager)  
760-772-4688  
mvvillas@abodecommunities.org  
Noemi Munoz ( resident Services Coordinator)  
(213) 225 - 2728  
nmunoz@abodecommunities.org



Community Development Director  
 (951) 341-5274  
 Community Development Services Coordinator  
 (951) 341-5274



# AUGUST 2024

Emergency Maintenance Number:  
**909-703-2537**

INDIAN WELLS VILLAS



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				<b>1</b> Balance & Stretching 9am - 10am	<b>2</b> Enhance Brain Health 10:30am - 11:30am Tai Chi 11:30am - 12:15pm	<b>3</b>
	<b>5</b> Seated Yoga 10:45am - 11:30am  🐛 Bust a Bug	<b>6</b> Balance & Stretching 9am - 10am Brain Bomb 12:00pm - 1:00pm Welbe Health 1:00pm - 2:00pm	<b>7</b> FIND Food Distribution 9am - 11:30am Aqua Zumba 9am - 10am	<b>8</b> Balance & Stretching 9am - 10am	<b>9</b> Enhance Brain Health 10:30am - 11:30am Tai Chi 11:30am - 12:15pm  Olive Garden Donation 10am - 11am	<b>10</b>
<b>11</b>	<b>12</b> Seated Yoga 10:45am - 11:30am	<b>13</b> Balance & Stretching 9am - 10am Parkinson Assosiation 11am - 12pm Brain Bomb 12:00pm - 1:00pm	<b>14</b> Aqua Zumba 9am - 10am	<b>15</b> Balance & Stretching 11am - 12pm	<b>16</b> Enhance Brain Health 10:30am - 11:30am Tai Chi 11:30am - 12:15pm	<b>17</b>
<b>18</b>	<b>19</b> Book Club (In Library) 9:30am - 10:30am  Seated Yoga 10:45am - 11:30am  🐛 Bust a Bug	<b>20</b> Balance & Stretching 9am - 10am Brain Bomb No Class 12:00pm - 1:00pm Managers Meeting 2:00pm - 3:00pm	<b>21</b> FIND Food Distribution 9am - 11:30am Aqua Zumba 9am - 10am Bingo 2:pm - 4:00pm	<b>22</b> Balance & Stretching 9am - 10am Luau Party 2pm- 4pm	<b>23</b> Enhance Brain Health 10:30am - 11:30am Tai Chi 11:30am - 12:15pm No Class Olive Garden Donation 10am - 11 am	<b>24</b>
<b>25</b>	<b>26</b> Seated Yoga 10:45am - 11:30am	<b>27</b> Balance & Stretching 9am - 10am Brain Bomb 12:00pm - 1:00pm Movie Date 2:pm - 4:30pm	<b>28</b> Aqua Zumba 9am - 10am	<b>29</b> Balance & Stretching 9am - 10am Birthday Celebration 2pm - 3pm	<b>30</b> Enhance Brain Health 10:30am - 11:30am Tai Chi 11:30am - 12:15pm	<b>31</b>





# Indian Well Villas Newsletter August 2024



## Dear Resident,

Welcome August, A bounty of beautiful beginning & blissful never-endings of joy, peace, love, happiness, good health and prosperity to you and your loved ones. may Your dreams come to light in the month ahead

## Community Resources and Events:

Farmers Market every Thursday from 8 am to 2 pm

Southwest Church address 44-175 Washington Street Indian Wells Ca. 92210

**Saturday, August 3, 2024 La Quinta Summer Golf Experience.** Held at the Desert Willow (Mountain View Course) for 10 weeks &:30 am - 12:00pm

**Wednesday August 7th Coffee with a Cop.** Held at 44500 Indian Wells Lane, Indian Wells, Ca 92210 8am - 10am  
**Housing Authority Meeting.** Held at 44950 Eldorado DR. Indian Wells, Ca 92210 at 1:00 pm

**Planning Commission Meeting.** held at 44950 Eldorado Dr. Indian Wells Ca, 92210

## Cooling Center

La Quinta's Cool Center Is located at Wellness Center

Address: 78450 Ave. La Fonda La Quinta CA 92253

Hours: Monday - Friday 9:00 am -4:00pm

Phone Number:(760) 564-0096

## Staff Contact Information

Christina Doll(Community Manager)  
(951)344-5274

cdoll@abodecommunities.org

Noemi Munoz ( resident Services Coordinator)  
(213) 225 - 2728

nmunoz@abodecommunities.org

## Managers Highlights

With July behind us, I want to take a moment to review the projects that were ongoing in July and completed:

-Sidewalk replacement & Landscape upgrade project is coming to a close with the last working day scheduled for Friday 8/2/24- we will be sending a separate notice out for details on this coming soon.

-New Generator being delivered and installed on Tuesday 7/30/24

-Plam Tree trimming

-Landscape clean up days 7/25 & 7/26 - Vintage focused on getting the property cleaned up after the sidewalk project, palm trimming and storms we have had recently, thank you for your persistence and patience!

Things to look forward to in August:

-The BBQ area will get a fresh coat of paint, some lighting, and the BBQ's will be fixed and cleaned in preparation for the cooler weather for grilling & get together.

-Mailboxes will get new labels inside and out, which will assist in mail getting to the correct recipients

-Cameras and WiFi systems in common areas will be finalized and operational throughout the Community

-Resident Services will be celebrating with a Luau, lets have some fun after all this hard work!  
DID YOU KNOW: Trucker superstitions

### 1. Never Haul Empty

When driving along roadways, you may spot a truck towing a seemingly empty flatbed. Look a little closer because there might be a children's toy on the bed. Pictures of small toy trucks strapped onto long flatbeds pop up every now and then online. While it is an amusing and silly thing to see, many truckers believe that it's bad luck to drive an empty truck. Drivers will place any object in their truck's trailer or on the flatbed to avoid this superstition.

See picture below- provided to us by Bonnie Lynch



## August Birthdays

We wish you nothing but the best for for your special day. For your birthday, I wish you a sky full of happiness and that everyday brings a smile to your face.

Happy Birthday

- Marynell Stone
- Barbara Smidt
- Pamela Hagemann
- Bonnie Lynch
- Sonja Judkins

Free Furniture pick up  
Habitat For Humanity (760) 770 - 3723

Goodwill - Rancho Mirage  
(760) 423 - 5666



Angel View Resale Store - Palm Desert (760) 636 - 4837

Southwest Church Thrift Store (760) 601- 3302

Revivals Stores - Palm Desert (760) 992 -0499

Galille Center Thrift Store (760) 398 -2100

# September 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 <b>Office Closed Labor Day</b>  Seated Yoga 9:30 am - 10:15 am	3 <b>Balance &amp; Stretching</b> 9am - 10am Brain Bomb 12:00pm - 1:00pm	4 <b>FIND Food Distribution</b> 9am - 11:30am Aqua Zumba 9am - 10am	5 <b>Balance &amp; Stretching</b> 9am - 10am	6 <b>Enhance Brain Health</b> 10:30am - 11:30am Tai Chi 11:30am - 12:15pm <b>Olive Garden &amp; Yard House Donation</b> 10:00am - 11:00pm	7
8	9 Seated Yoga 9:30 am - 10:15 am <b>Bingo</b> 2:00pm - 4:00pm   Bust a Bug	10 <b>Balance &amp; Stretching</b> 9am - 10am  Brain Bomb 12:00pm - 1:00pm	11 Aqua Zumba 9am - 10am	12 <b>Balance &amp; Stretching</b> 9am - 10am  <b>Intro to Spanish</b> 2:00pm - 3:00pm	13 <b>Enhance Brain Health</b> 10:30am - 11:30am Tai Chi 11:30am - 12:15pm	14
15	16 Spirit week wear your favorite team jersey day! Seated Yoga 9:30 am - 10:15 am <b>Community Potluck</b> 2:00pm - 4:00pm	17 Spirit Week Twinning Tuesday! <b>Balance &amp; Stretching</b> 9am - 10am Brain Bomb 12:00pm - 1:00pm <b>Managers Meeting</b> 2:00pm - 3:00pm	18 Spirit Week Wacky Wednesday  <b>FIND Food Distribution</b> 9am - 11:30am Aqua Zumba 9am - 10am	19 Spirit Week Crazy hair / sock Day  <b>Balance &amp; Stretching</b> 11am - 12pm	20 Spirit Week favorite Decade <b>Olive Garden &amp; Yard House Donation</b> 10:00am - 11:00am  Enhance Brain Health 10:30am - 11:30am Tai Chi 11:30am - 12:15pm <b>Labor Day Celebration</b> 2:00pm - 3:00pm	21
22 <b>FIST DAY OF AUTUMN</b>	23 Seated Yoga 9:30 am - 10:15 am   Bust a Bug	24 <b>Balance &amp; Stretching</b> 9am - 10am  Brain Bomb 12:00pm - 1:00pm	25 Aqua Zumba 9am - 10am  <b>Birthdays</b> 2:00pm - 3:00pm	26 <b>Balance &amp; Stretching</b> 9am - 10am	27 <b>Enhance Brain Health</b> 10:30am - 11:30am Tai Chi 11:30am - 12:15pm <b>Movie Friday</b> 2:00pm - 4:00pm	28
29	30 Seated Yoga 9:30 am - 10:15 am				<b>Emergency Maintenance Number: 909- 703- 2537</b>	





# Indian Well Villas Newsletter September 2024

## Dear Resident,

Wow, how are we already in the month of September. Cooler weather to take walks along side neighbors, catching up with a nice hot cup of coffee or tea in the club house. Enjoying the beautiful sunsets with a love one. Making lifetime memories thus beautiful fall.

## Community Resources and Events:

Thursday September 5th  
2024 City Council Meeting  
1:30 at 44950 Eldorado Dr.  
Indian Wells CA. 92210

Thursday September 26th  
2024 panning commission  
meeting 1:30pm - 3:30pm at  
44950 Eldorado Dr. Indian  
Wells CA 92210

Saturday September 21st  
2024 Music Showcase at  
the Shops 2:00 pm - 4:00  
pm

## Staff Contact Information

Christina Doll (Community Manager)  
(951)344-5274  
doll@abodecommunities.org  
Noemi Munoz (resident Services  
Coordinator)  
(213) 225 - 2728  
nmunoz@abodecommunities.org

## Managers Highlights

Summer is Finally coming to an end, and we are all looking forward to cooler weather! We have had a very hot and humid summer and still managed to get quite a bit accomplished for our Community that we hope you will all enjoy in the months to come.

Universal Construction will be finalizing the sidewalk project with the installation of the sunshade sails, which will add some much-needed shade and a bit of color. Additionally, they will be adding more river rock to some common areas in the landscaping. Once that has been completed, they will replace the plants that did not make it through the project. I want to thank all of you for all your patience and cooperation through this big job, we couldn't have done it so successfully without your help!

We look forward to giving our BBQ area some freshening up with new paint, a new shade cloth and new much needed parts for the grills themselves. We will add the final touches with some beautiful solar string lights to brighten up this area in the evenings, which we hope you will be able to enjoy with your neighbors, friends and loved ones.

Just a reminder that the Office will be Closed the following days in September:  
Monday September 5, in observance of Labor Day Holiday

Tuesday September 17, Abode Training in LA  
Thursday September 26, Abode all staff day in LA  
September also brings the Labor Day Holiday: We want to take a moment to really think about what this holiday means to all of us and how we can celebrate it over the long weekend:

Labor Day's history goes back to the late 19th century as part of an effort establish a way to honor workers. From barbecues to getaways to shopping the sales, many people across the U.S. mark Labor Day--the federal holiday celebrating the American worker--by finding ways to relax. This year is the 130th anniversary of the holiday, which is celebrated on the first Monday of September. While actions by unions in recent years to advocate for workers are a reminder of the holiday's activist roots, the three-day weekend it creates has become a touchstone in the lives of Americans marking the unofficial end of summer. We hope that all of you find ways to relax and enjoy your Labor Day weekend with your loved ones.



## September Birthdays

We wish you nothing but the best for for your special day. For your birthday, I wish you a sky full of happiness and that everyday brings a smile to your face.

## Happy Birthday

- Sally Weitzel
- Patricia Rasmussen
- Susan Klysa
- Linda Ison
- Robert Bolling
- Dojna Muncan
- Patricia Ann Wilson

- Free Furniture pick up  
Habitat For Humanity (760)  
770 - 3723
- Goodwill - Rancho Mirage  
(760) 423 - 5666
- Angel View Resale Store - Palm  
Desert (760) 636 - 4837
- Southwest Church Thrift  
Store (760) 601- 3302
- Revivals Stores - Palm  
Desert (760) 992 -0499
- Galille Center Thrift Store  
(760) 398 -2100

# September 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 <b>Office Closed Labor Day</b>  Pinochle (Card Game) 2pm - 5pm	3 <b>Balance &amp; Stretching</b> 11am - 12pm <b>Intro to Spanish</b> 2:00pm - 3:00pm  Mahjong 1pm - 3pm	4 <b>Zumba</b> 10am - 11am	5 <b>Balance &amp; Stretching</b> 11am - 12pm  <b>Reminder: Rent Due</b>	6 <b>Enhance Brain Health</b> 12:30pm - 1:30pm  Pinochle (Card Game) 2pm - 5pm	7
8	9 <b>FIND Food Distribution</b> 9am - 11:30am  <b>Interior Pest Control</b> Pinochle (Card Game) 2pm - 5pm	10 <b>Balance &amp; Stretching</b> 11am - 12pm  Mahjong 1pm - 3pm	11 <b>Zumba</b> 10am - 11am  <b>Bingo</b> 2:00pm - 4:00pm	12 <b>Balance &amp; Stretching</b> 11am - 12pm  Pinochle (Card Game) 2pm - 5pm	13 <b>Olive Garden Donation</b> 10am - 11 am  <b>Enhance Brain Health</b> 12:30pm - 1:30pm <b>Labor Day Celebration</b> 2:00 pm - 4:00 pm	14
15	16    Pinochle (Card Game) 2pm - 5pm	17 <b>Balance &amp; Stretching</b> 11am - 12pm  Mahjong 1pm - 3pm <b>Exterior Pest Control</b> Book Club (In Library) 1pm - 3pm	18 <b>Zumba</b> 10am - 11am  <b>Movie Matinee</b> 2:00pm - 4:00pm	19 <b>Balance &amp; Stretching</b> 9am - 10am  <b>Managers Meeting</b> 10:30am - 11:30am  Pinochle (Card Game) 2pm - 5pm	20 <b>Enhance Brain Health</b> 12:30pm - 1:30pm	21
22 <b>FIRST DAY OF AUTUMN</b>	23 Spirit week wear your favorite team jersey day!  <b>FIND Food Distribution</b> 9am - 11:30am  Pinochle (Card Game) 2pm - 5pm	24 Spirit week Twinning Tuesday  <b>Balance &amp; Stretching</b> 11am - 12pm  <b>Community Potluck</b> 2:00pm - 4:00pm Mahjong 1pm - 3pm	25 Spirit week Wacky Wednesday  <b>Zumba</b> 10am - 11am  <b>Birthdays</b> 2:00pm - 3:00pm	26 Spirit week Crazy sock /hair day  <b>Balance &amp; Stretching</b> 11am - 12pm Pinochle (Card Game) 2pm - 5pm	27 Spirit week Favorite Decade  <b>Olive Garden Donation</b> 10am - 11am  <b>Enhance Brain Health</b> 12:30pm - 1:30pm	28
29	30    Pinochle (Card Game) 2pm - 5pm					





# Mountain View Villas Newsletter September 2024

## Dear Resident,

Wow, how are we already in the month of September. Cooler weather to take walks along side neighbors, catching up with a nice hot cup of coffee or tea in the club house. Enjoying the beautiful sunsets with a loved one. Making lifetime memories this beautiful fall.

## Community Resources and Events:

- Thursday September 5th 2024 City Council Meeting 1:30 at 44950 Eldorado Dr. Indian Wells CA. 92210
- Thursday September 26th 2024 planning commission meeting 1:30pm - 3:30pm at 44950 Eldorado Dr. Indian Wells CA 92210
- Saturday September 21st 2024 Music Showcase at the Shops 2:00 pm - 4:00 pm

### Staff Contact Information

- Joanna Rivera (Community Manager) (760) 772 - 4688  
mvvilas@abodecommunities.org
- Noemi Munoz (resident Services Coordinator) (213) 225- 2728  
nmunoz@abodecommunities.org

## Managers Highlights

Dear Resident, September is finally here, we are finally getting some relief from the heat, the cooler days and holidays will be here before we know it.

September brings a month of remembrance of all the Fallen and the Heroes of the 9/11 terrorist attacks.

Let us take some time to honor, remember, and pray for our Heros, for all the Fallen and their Families of that horrific tragedy, that will never be forgotten.

May we hold them all in our thought and prayers.

September 2, 2024, is Labor day, the office will be closed on Monday 09/02/2024 and will be back open on 09/03/2024 during normal business hours. If you have a maintenance emergency, please call the maintenance emergency line at 909-235-9376.

September 11, 2024, as mentioned above is Patriot Day, and National Acts of Service Day. Remembrance of our Heros who died in the 09/11/2001 Terrorist attacks. To honor Dr. King's vision of a Beloved Community, the call to action for this day encourages every American to volunteer to improve their community.

September 17, 2024, is Constitution day; we celebrate the adoption of the US Constitution which occurred on 09/17/1787.

September marks the start of fall this year's Autumnal Equinox occurs at 8:44 am EDT. On this date, there are approximately equal hours of daylight and darkness.

September's full moon, the Harvest Moon, reaches peak illumination on Tuesday, September 17, at 10:34 P.M. EDT. This year, it is also a Supermoon!

September's zodiac signs are Virgo (Aug. 23- Sept. 22) and Libra (Sept. 23-Oct. 22).

September 11, 2001, was a day that forever changed the world and the lives of many, Lets us Honor and commemorate the sacrifices made that day by remembering the heroes, armed forces, first responders, and countless others' acts of service to defend our nation's freedom.

**We Will Never Forget!**



## September Birthdays

We wish you nothing but the best for for your special day. For your birthday, I wish you a sky full of happiness and that everyday brings a smile to your face.

Happy Birthday

Bell Houglan  
Karen Williams

- Free Furniture pick up Habitat For Humanity (760) 770 - 3723
- Goodwill - Rancho Mirage (760) 423 - 5666
- Angel View Resale Store - Palm Desert (760) 636 - 4837
- Southwest Church Thrift Store (760) 601- 3302
- Revivals Stores - Palm Desert (760) 992 -0499
- Galille Center Thrift Store (760) 398 -2100



# INDIAN WELLS HOUSING AUTHORITY

## November 7, 2024



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**To:** Housing Authority  
**From:** City Manager Department  
**Prepared by:** Kristen Nelson, Administrative Services Manager  
**Subject:** **Deferred Maintenance and Capital Improvement Project Update**

### RECOMMENDED ACTIONS:

Housing Authority **RECEIVES** and **FILES** the updates to the various deferred maintenance and capital improvement projects at both Housing Authority Properties; and

**FINDS** the action exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15061(b)(3).

### BACKGROUND:

The following is a comprehensive update on all capital improvements and deferred maintenance projects presented in the May 16, 2024, staff report, as well as updates on various other matters that have been or are in the process of being addressed since the conclusion of the May 16, 2024, Housing Authority Meeting. Items reported at the May 16th meeting as having been completed are excluded from this report. This update is intended to complement Abode's Quarterly Report and provide documentation of progress and next steps.

### Indian Wells Villas

#### Existing Projects

Since the May 16th update, the projects below have seen progress as follows:

Sidewalk Improvement Project

Status: **COMPLETE**

At the April 2, 2024, Special Housing Authority Meeting, after its second re-bid effort, Staff announced the sole responsive bid from Pacwest Engineering. Pacwest's bid came in at \$418,881, requiring Staff to request a supplemental appropriation of \$161,000 to cover construction budget shortfalls, plus a 10% construction contingency, which the Authority approved. Additionally, Staff began

working in partnership with Abode and Tripepi Smith, the city's communications firm, to coordinate resident communication efforts and ease resident impact as best as possible.

Unfortunately, Pacwest pulled out of the project on May 2nd, stating that, upon review, they are unable to fulfill the awarded contract. Staff immediately put the project out for rebid a third time and awarded the project to Universal Construction Engineering on May 28, 2024 per the Fiscal Policies & Procedures Manual as the lowest responsible bidder.

Work began on the project on June 20, 2024 and, through a combination of Abode and City staff, along with Tripepi Smith's communication efforts, residents reported being pleased with how the project was completed.

At this time, the project is complete outside of one shade sail that needs to be replaced due to measurement error. A 90-day landscape maintenance period has begun, and a final walkthrough will be arranged before the contract is officially termed.

Faulty Flooring Reinstallation

Status: **COMPLETE**

At the February 15, 2024, meeting, Staff advised the Authority that notices were provided to impacted residents in early December with work to beginning Monday, January 8, 2024. Statewide began work in already vacant units, then proceeded to occupied units. Due to unforeseen medical delays and a handful of residents refusing to comply with the work, estimated completion of the work was delayed pending recommendations from Abode and their legal team.

Three (3) units were left incomplete due to medical accommodations preventing the work. As a result, in collaboration with Abode's legal team and Best, Best & Krieger, the City's Housing Authority legal counsel, Staff released Statewide's retention minus the cost associated with the three (3) incomplete units and documented the completion of Statewide's warranty obligation.

Construct a new ADA Path

Status: **IN PROGRESS**

- Approved Budget: \$5,000
- Anticipated Completion: December 1, 2024

The property has several tiled benches along a center path. Currently, there is no ADA accessible path to any of the benches. This project was on hold until the Sidewalk Improvement Project could be completed. These funds will allow for the construction of an ADA path to four (4) benches near the new concrete in the northerly area of the property. The southerly benches are surrounded by trees and tree wells which restrict ADA access.

Air Conditioning Replacement Fund      Status: **COMPLETE**

At the May 16, 2024, Housing Authority Meeting, Staff advised the Authority that First Choice's assessments documented 14 units needing AC replacement at Indian Wells Villas. The Authority authorized a supplemental appropriation of \$166,500 for First Choice to complete these replacements and all have been completed as of the time of this report. All other AC repairs or unit replacements from here on out will be handled by Abode as part of their ongoing maintenance under their operating budget.

New Emergency Generator      Status: **COMPLETE**

At the May 16, 2024, Housing Authority Meeting, Staff informed the Authority that a new emergency generator had been purchased to replace the existing, irreparable one under the Emergency Purchases exception of the city's Fiscal Policies and Procedures Manual (Section 6.E.). The Authority approved a retroactive supplemental appropriation of \$40,900 to cover this cost, which included all permits and removal of the old generator.

Solar Assessment      Status: **COMPLETE**

At the February 15, 2024, meeting, the Housing Authority requested that an assessment of the solar system at Indian Wells Villas be conducted to determine the current condition of the system and a cost/benefit analysis of whether it would be best to upgrade the existing system or replace it entirely with a new one. The assessment should include estimated costs for upgrading versus full replacement for consideration. A supplemental appropriation of \$16,150 was approved by the Housing Authority at the May 16, 2024, meeting to cover the cost of the assessment as quoted by Partner Engineering and Science, Inc. (Partner).

Partner conducted their site visit on May 9, 2024, after gathering information from Renova and Abode Staff. Unfortunately, while Partner's assessment includes total system production data for the entire system, it does not include a breakdown of the system into individual unit or inverter level, as this information was not obtainable through Renova or SunPower.

This resulted in an incomplete assessment. The subsequent report (**ATTACHMENT 1**), which was completed based on the available information, is included here for reference.

City and Abode Staff are working together to determine the best way to move forward considering the missing information and will present options to the Authority at a future date.

Solar Maintenance

Status: **ON HOLD**

The solar system at Indian Wells Villas has been confirmed to be operational, with SoCal Edison confirming each meter as equitably distributing solar to each unit in each building.

To complete all deferred maintenance for the solar system at the property, Staff requested a final supplemental appropriation of \$7,750 to replace a thermally damaged wire, correct a few recurring ground faults, and complete the inverter tracing project. This was approved by the Authority at the May 16, 2024, meeting.

City and Abode Staff are working together to procure qualified vendors who can provide solar maintenance and will gather bids per the City's Fiscal Policies and Procedures prior to proceeding with any work.

Once these efforts are complete, Abode will take over normal ongoing repairs and maintenance as part of their operations budget.

Roof Assessment

Status: **COMPLETE**

At the February 15, 2024, meeting, the Housing Authority requested that an assessment of the roofs at both properties be conducted to determine the current condition of the roofs, determine whether there is a need to replace them and, if so, when, and determine the anticipated cost to reroof the property if necessary. A supplemental appropriation of \$8,000 was approved by the Housing Authority at the May 16, 2024, meeting to cover the cost of the assessment as quoted by Alliance Consulting & Testing, Inc. who completed the inspection the week of May 14 – 17, 2024.

The subsequent report for Indian Wells Villas (**ATTACHMENT 2**) is included here for reference. It documents a handful of recommended repairs and states that "if properly maintained, this roofing system has a life span of 10+ years and likely can be recoated at that time to extend the lifespan."

**Next Steps:** As a result of the assessment, Abode Staff have been working with numerous roofing companies to obtain bids to complete the repair work rather than proceeding with full roof replacement. Abode has received two (2) bids for the repair work and are working to obtain a third bid as required by the City's Fiscal Policies & Procedures.

New Security Camera System

Status: **COMPLETE**

Abode's IT partner, Agilant, demoed the new integrated security camera system, Verkada, with Staff back on January 31. Trusted internationally by state and local governments, property management companies (including Abode at their other properties), and police departments, Verkada's app-based interface, remote monitoring and storage, and robust control system promise to provide exceptional security for years to come.

West Coast Cable was on property Friday, April 26, 2024 decommissioning and removing the old security system and installing the new Verkada system under the supervision of Abode's Executive Vice President Jerry Gonzales. The network upgrade was completed, numerous cameras are live, and the installation of all remaining cameras concluded over the summer months. Storage of this footage is in compliance with Government Code 34090.6.

Window Repair Fund

Status: **IN PROGRESS**

➤ Anticipated Completion: November 30, 2024

Valley Glass completed a comprehensive assessment of the property and provided a quote for numerous window replacements and balances. The Housing Authority approved a \$63,800 supplemental appropriation at the May 16, 2024 meeting to cover these costs, and the original anticipated completion date was August 2024.

In consideration of the Indian Wells Villas Sidewalk Project, the window repairs were put on hold. With the completion of that project, window repairs are now back on schedule with work to begin November 14, 2024. Once completed, an additional property-wide window cleaning will be done the first week of December 2024.

**Mountain View Villas**

Existing Projects

Since the May 16<sup>th</sup> update, the projects below have seen progress as follows:

Air Conditioning Replacement Fund

Status: **COMPLETE**

At the May 16, 2024 Housing Authority Meeting, Staff advised the Authority that First Choice's assessments documented 11 units needing AC replacement at Mountain View Villas. The Authority authorized a supplemental appropriation of \$141,050 for First Choice to complete these replacements and all have been completed as of the time of this report. All other AC repairs or unit replacements

from here on out will be handled by Abode as part of their ongoing maintenance under their operating budget.

Window Repair Fund

Status: **ON HOLD**

- Approved Budget: \$25,000
- Anticipated Completion: A start date and estimated completion date will be provided as soon as a vendor is under contract.

Abode contracted to have window cleaners come out to both Mountain View Villas and Indian Wells Villas prior to window repair assessments. The cleaners were responsible for clearing the sills and jambs, dust and dirt to ensure build up wasn't the cause of any disrepair before the assessments took place. Abode then coordinated an agreement with a window repair company to do the assessments and provide a quote for any necessary repairs.

Abode continues to follow the City's Fiscal Policies and Procedures in an attempt to gather the necessary bids to complete this work. Updates will be provided to the Authority as they become available.

New Security Camera System

Status: **COMPLETE**

Abode's IT partner, Agilant, demoed the new integrated security camera system, Verkada, with Staff back on January 31. Trusted internationally by state and local governments, property management companies (including Abode at their other properties), and police departments, Verkada's app-based interface, remote monitoring and storage, and robust control system promise to provide exceptional security for years to come.

West Coast Cable was on property Friday, April 26, 2024 decommissioning and removing the old security system and installing the new Verkada system under the supervision of Abode's Executive Vice President Jerry Gonzales. The network upgrade was completed, numerous cameras are live, and the installation of all remaining cameras concluded over the summer months. Storage of this footage is in compliance with Government Code 34090.6.

Rekeying

Status: **COMPLETE**

At the June 1, 2023 Housing Authority meeting, then Chair Griffith expressed concern that the departing property management company, Winn Residential, would have keys and accessibility to residents units and other buildings on the property. While this was not an action that was voted on by the Housing Authority at that time, Abode Communities did include this on the Capital Improvement Needs list developed in accordance with their management agreement.

Rekeying was completed simultaneously with the biannual inspections. The new keys open residents' front door, patio door, and garage door. Residents' mailbox key and clubhouse key remain the same.

Roof Assessment

Status: **COMPLETE**

At the February 15, 2024 meeting, the Housing Authority requested that an assessment of the roofs at both properties be conducted to determine the current condition of the roofs, determine whether there is a need to replace them and, if so, when, and determine the anticipated cost to reroof the property if necessary. A supplemental appropriation of \$17,000 was approved by the Housing Authority at the May 16, 2024 meeting to cover the cost of the assessment as quoted by Alliance Consulting & Testing, Inc. who completed the inspection the week of May 14 – 17, 2024.

The subsequent report for Mountain View Villas (**ATTACHMENT 3**) is included here for reference. It documents a handful of recommended repairs and states that they "estimate these roofs have a life span of over 15 years if properly maintained."

**Next Steps:** As a result of the assessment, Abode Staff have been working with numerous roofing companies to obtain bids to complete the repair work rather than proceeding with full roof replacement. Abode has received two (2) bids for the repair work and are working to obtain a third bid as required by the City's Fiscal Policies & Procedures.

Fire Sprinkler System Replacement

Status: **COMPLETE**

Under the National Fire Protection Association's (NFPA) codes and standards, Title 19, Desert Fire recently completed the mandated 5-year fire sprinkler inspection at both properties. The inspection found numerous heads past their effective date that need to be replaced. The Housing Authority approved a supplemental appropriation of \$38,000 at the May 16, 2024 meeting to cover the costs of these repairs. Desert Fire and the Office of the Fire Marshall confirmed that Mountain View Villas has passed this inspection.

**FISCAL IMPACT:**

There are no financial impacts associated with the items presented in this Staff Report.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

The action is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly; and that the action is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. (14 CCR 15061(b)(3).)

**ATTACHMENTS:**

1. Indian Wells Villas Solar Assessment
2. Indian Wells Villas Roof Assessment
3. Mountain View Villas Roof Assessment





More Than Just Assessments.  
**Solutions.**



## SITE INSPECTION REPORT

### Indian Wells Villas

74-800 Village Center Drive  
Indian Wells, CA 92210

### Report Date

May 14, 2024.

### Partner Project No.

24-441517

### Prepared for:

#### Abode Communities

1149 S. Hill St. Suite 700  
Los Angeles California 90015



Building  
Science



Environmental  
Consulting



Construction &  
Development



Energy &  
Sustainability  
Page 51 of 232



May 14, 2024

Mark Wermers  
Abode Communities  
1149 S. Hill St. Suite 700  
Los Angeles CA 90015

**Subject: Site Inspection Report**

Indian Wells Villas  
74-800 Village Center Drive  
Indian Wells CA 92210  
Partner Project No. 24-441517

Dear Mr. Wermers,

Partner Engineering and Science, Inc., (Partner) is pleased to provide you with the requested Completion Inspection Report. The main purpose of this report is to summarize the observations from the project site, comment on the work completed as it compares to the project's designs, note any obvious issues onsite, and make any applicable recommendations.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgement based upon existing conditions and the information and data available to us during the course of this assignment.

The investigation was conducted on behalf of and for the exclusive use of Abode Communities ("Client"). This report and findings contained herein will not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part, without prior written consent of Partner.

We appreciate the opportunity to provide these services. If you have any questions or we can assist you in any other matter, please feel free to contact me at 201-937-8617.

Sincerely,

Sincerely,

Pezhman Rahimi B.Sc. Eng, MBA  
NABCEP PV Professional and Inspector

## TABLE OF CONTENTS

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<b>3.0 CLOSING .....</b>	<b>14</b>

### **EXHIBITS**

**Exhibit A:** Photolog

## 1.0 EXECUTIVE SUMMARY

---

### 1.1 Scope of This Report

Partner was retained to summarize the observations from the project site, comment on the work completed as it compares to the project’s designs, note any Punchlist items, and make any applicable recommendations on behalf of abode Communities, pursuant to the construction of the Indian Wells Solar Project located in 74-800 Village Center Drive, Indian Wells CA 92210. This report should not be construed as a tacit approval of the documents, or an acceptance of responsibility for the design.

### 1.2 Assumptions

It is assumed that the documents provided for review represent the most updated and current set available for the development of the project. Module wattage was observed to be 230W on modules that were not painted.

### 1.3 Project Description

<i>Solar Project Data</i>	
<b>Project Name</b>	<b><i>Indian Wells Villas (15 buildings &amp; PV Corridor)</i></b>
<b>DC Capacity:</b>	(Estimated) 238.5 kW <sub>DC</sub>
<b>AC Capacity:</b>	264 kW <sub>AC</sub>
<b>Location:</b>	74-800 Village Center Drive Indian Wells, CA 92210
<b>Module:</b>	(1,037) SUNPOWER SPR-230-WHT-U
<b>Inverter:</b>	(37) SUNPOWER Solar Inverter SPR-7000m (1) SUNPOWER Solar Inverter SPR-5000m
<b>Inspected By</b>	Judy Assafiri and Pezhman Rahimi
<b>Date of Observation</b>	May 8, 2024

## 2.0 SITE OBSERVATIONS

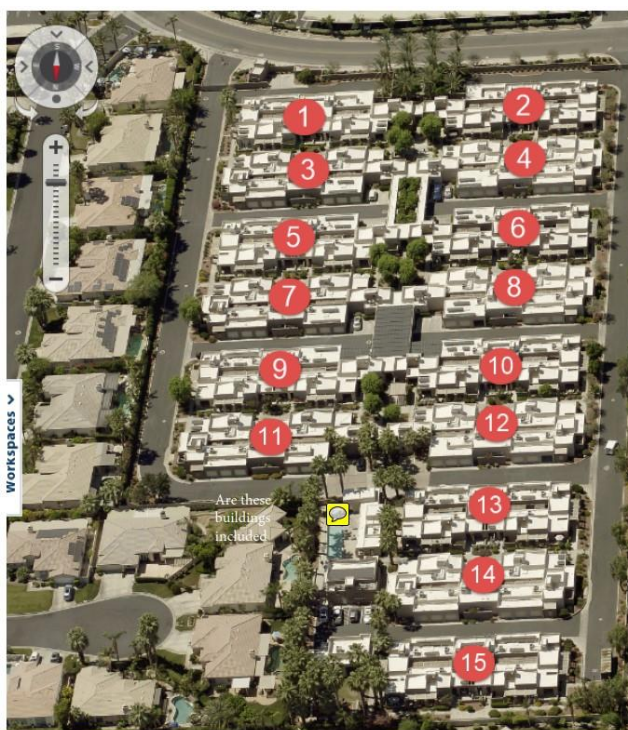
### 2.1 Site Visit Observations

#### 2.1.1 General Observations

The site consists of 15 facilities and one PV corridor. Access to one roof was provided to Partner team and drone inspection has been conducted on all roofs. Below are findings based on Partner drone and on-roof inspections.

Partner was not provided with any electrical drawings, PV plans, power purchase agreement, interconnection agreement operation and maintenance reports.

Partner used the numbering provided by the client, as shown below for preparation of this report:




#### 2.1.2 Racking Installation

- a) Racking system is a fixed-tilt roof mount securely anchored to the roof.
- b) No issues or red flag observed on the racking system.
- c) Modules maintained appropriate clearance for typical roof mounts.
- d) System grounding was observed to be disconnected in some locations.
- e) Racking connections were not torque marked.

#### 2.1.3 Module Installation

- a) The installed modules are (1,037) of SUNPOWER SPR-230-WHT-U

Partner was able to find the specifications of installed modules online:




**BENEFITS**

**Highest Efficiency**  
Panel efficiency of 18.5% is higher than any commercially available panel of similar size

**More Power**  
Delivers up to 50% more power per unit area than conventional solar panels and 100% more than thin film solar panels

**Reduces Installation Cost**  
More power per panel means fewer panels per install. This saves both time and money.

**Reliable and Robust Design**  
Proven materials, tempered front glass, and a sturdy anodized frame allow panel to operate reliably in multiple mounting configurations



SPR-230-WHT

## 230 SOLAR PANEL

EXCEPTIONAL EFFICIENCY AND PERFORMANCE



The SunPower 230 Solar Panel provides today's highest efficiency and performance. Utilizing 72 next generation SunPower all-back contact solar cells and an optimized panel design, the SunPower 230 delivers an unprecedented total panel conversion efficiency of 18.5%. The 230 panel's reduced voltage-temperature coefficient and exceptional low-light performance attributes provide far higher energy delivery per peak power than conventional panels.

### SunPower's High Efficiency Advantage - Up to Twice the Power

Comparable systems covering 1000 m <sup>2</sup> / 10,750 ft <sup>2</sup>			
	Thin Film	Conventional	SunPower
Watts / Panel	65	165	230
Efficiency	9.0%	12.0%	18.5%
kWs	90	120	185





# SUNPOWER

## 230 SOLAR PANEL

EXCEPTIONAL EFFICIENCY AND PERFORMANCE

### Electrical Data

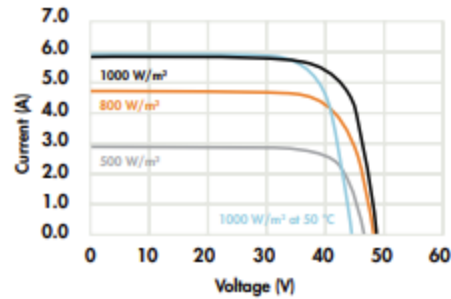
Measured at Standard Test Conditions (STC): irradiance of 1000 W/m<sup>2</sup>, air mass 1.5 g, and cell temperature 25° C

Peak Power (+/-5%)	P <sub>max</sub>	230 W
Rated Voltage	V <sub>mp</sub>	41.0 V
Rated Current	I <sub>mp</sub>	5.61 A
Open Circuit Voltage	V <sub>oc</sub>	48.7 V
Short Circuit Current	I <sub>sc</sub>	5.99 A
Maximum System Voltage	IEC, UL	1000 V, 600 V
Temperature Coefficients		
	Power	-0.38% /°C
	Voltage (V <sub>oc</sub> )	-132.5 mV/°C
	Current (I <sub>sc</sub> )	3.5 mA/°C
Series Fuse Rating		20 A
Peak Power per Unit Area		185 W/m <sup>2</sup> , 17.2 W/ft <sup>2</sup>
CEC PTC Rating		213.5 W

### Mechanical Data

Solar Cells	72 SunPower all-back contact monocrystalline
Front Glass	3.2mm (1/8 in) tempered
Junction Box	IP65 rated with 3 bypass diodes
Output Cables	900 mm length / Multi-Contact connectors
Frame	Anodized aluminum alloy type 6063
Weight	15 kg, 33 lbs

### IV Curve



Current/voltage characteristics with dependence on irradiance and module temperature.

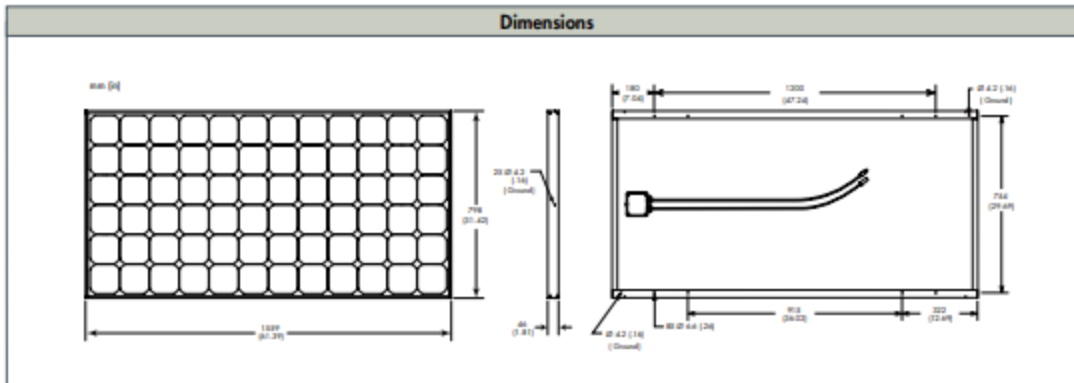
### Tested Operating Conditions

Temperature	-40° C to +85° C [-40° F to +185° F]
Max load	50 psf (2400 Pascals) front and back
Impact Resistance	Hail - 25mm (1 in) at 23 m/s (52 mph)

### Warranty and Certifications

Warranty	25 year limited power warranty 10 year limited product warranty
Certifications	IEC 61215, Safety tested IEC 61730; UL listed (UL 1703), Class C Fire Rating

### Dimensions



**CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.** Go to [www.sunpowercorp.com/panels](http://www.sunpowercorp.com/panels) for details

### About SunPower

SunPower designs, manufactures and delivers high-performance solar electric technology worldwide. Our high-efficiency solar cells generate up to 50 percent more power than conventional solar cells. Our high-performance solar panels, roof tiles and trackers deliver significantly more energy than competing systems.

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Document #001-42189 Rev\* A

Printed on recycled paper

[www.sunpowercorp.com](http://www.sunpowercorp.com)



According to the specifications, the modules have a 25-year limited power warranty and 10-year limited product warranty.

- b) Soiling was observed on the modules. Additionally, bird droppings were observed on certain solar modules which raises concerns as their acidic nature can impact the lifespan and performance of photovoltaic cells.
- c) DC wiring was completed; however, it was all painted and no labels were showing. Additionally, some DC wires were touching the roof surface. This issue can be addressed by operation and maintenance team.

#### 2.1.4 Inverter Wiring

- a) DC wiring to the inverters run through a PVC conduit down to the wall-mounted splitter/pull box, and from there to the inverters.
- b) PV labeling was observed.

#### 2.1.5 AC Wiring and Equipment

- a) The AC conductors run from inverter AC fuse box to the AC disconnect and panelboard located at the metering cabinets. Partner was unable to verify the wire sizing.
- b) Two different types of point of interconnection were observed during the site inspection. Some systems included a 400-amp AC switchboard with a standalone generation meter, while others had meters integrated into the main metering cabinet with a 125-amp breaker.
- c) Energy monitoring system was installed for each roof separately. However, Partner was only able to read the total generation on the monitoring portal.

#### 2.1.6 Deficiencies

- a) Soiling observed on solar modules.
- b) Connections were missing torque marks.
- c) Grounding wire was observed to be loose and not connected.
- d) DC wires and module labels were painted.
- e) PV wires need to be properly managed off the roof.

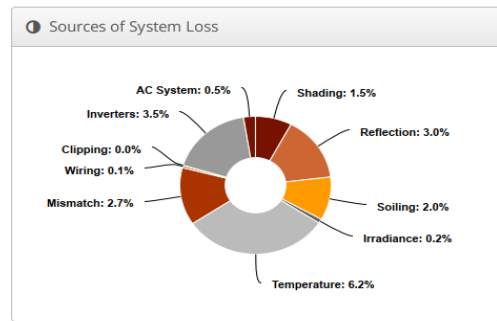
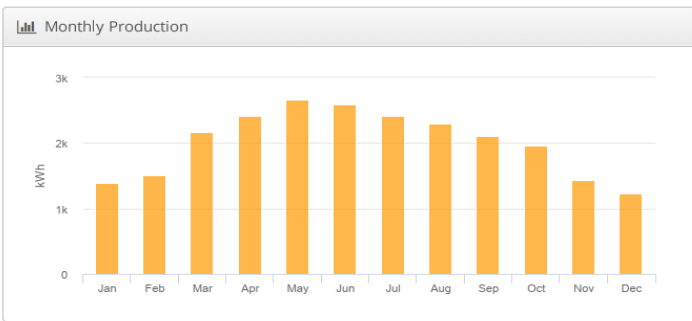
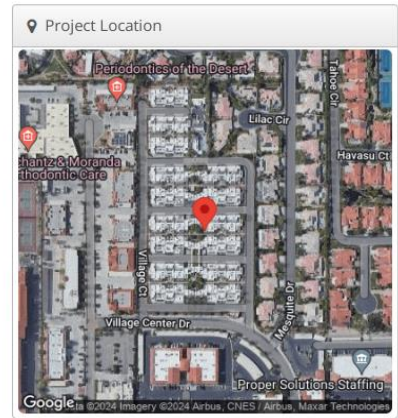
#### 2.1.7 Performance review

- a) Monitoring site is active and able to provide total site production data.
- b) Inverters on site appeared to be online.
- c) Partner modeled a typical roof configuration comprising 56 modules and no shading to estimate specific production of a theoretical system in the same area and with the same equipment, azimuth, and orientation. Partner then conducted an analysis which shows that the total system production falls below the expected output range for a system of this size, age, and accounting for soiling losses.

# Typical Building with 56 Modules Indian Wells Villas Typical Roof, 74-800 Village Center Drive Indian Wells, CA 92210

Report	
Project Name	Indian Wells Villas Typical Roof
Project Address	74-800 Village Center Drive Indian Wells, CA 92210
Prepared By	Pezhman Rahimi prahimi@partneresi.com

System Metrics	
Design	Typical Building with 56 Modules
Module DC Nameplate	12.9 kW
Inverter AC Nameplate	12.0 kW Load Ratio: 1.07
Annual Production	24.16 MWh
Performance Ratio	81.8%
kWh/kWp	1,875.5
Weather Dataset	TMY, 10km grid (33.75,-116.35), NREL (prospector)
Simulator Version	8bf5d16c4c-3987ccdd1a-3fcd90ee4d-f7c132eac



Annual Production			
	Description	Output	% Delta
Irradiance (kWh/m <sup>2</sup> )	Annual Global Horizontal Irradiance	2,127.3	
	POA Irradiance	2,292.9	7.8%
	Shaded Irradiance	2,257.7	-1.5%
	Irradiance after Reflection	2,189.6	-3.0%
	Irradiance after Soiling	2,145.8	-2.0%
	<b>Total Collector Irradiance</b>	<b>2,145.8</b>	<b>0.0%</b>
Energy (kWh)	Nameplate	27,637.4	
	Output at Irradiance Levels	27,583.3	-0.2%
	Output at Cell Temperature Derate	25,874.0	-6.2%
	Output After Mismatch	25,186.9	-2.7%
	Optimal DC Output	25,158.0	-0.1%
	Constrained DC Output	25,157.9	0.0%
	Inverter Output	24,277.3	-3.5%
	<b>Energy to Grid</b>	<b>24,156.0</b>	<b>-0.5%</b>
<b>Temperature Metrics</b>			
	Avg. Operating Ambient Temp	20.6 °C	
	Avg. Operating Cell Temp	32.5 °C	
<b>Simulation Metrics</b>			
	Operating Hours	4700	
	Solved Hours	4700	

Condition Set												
Description	Condition Set 1											
Weather Dataset	TMY, 10km grid (33.75,-116.35), NREL (prospector)											
Solar Angle Location	Meteo Lat/Lng											
Transposition Model	Perez Model											
Temperature Model	Sandia Model											
Temperature Model Parameters	Rack Type	a	b	Temperature Delta								
	Fixed Tilt	-3.56	-0.075	3°C								
	Flush Mount	-2.81	-0.0455	0°C								
	East-West	-3.56	-0.075	3°C								
	Carport	-3.56	-0.075	3°C								
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D
	2	2	2	2	2	2	2	2	2	2	2	2
Irradiation Variance	5%											
Cell Temperature Spread	4° C											
Module Binning Range	-2.5% to 2.5%											
AC System Derate	0.50%											
Trackers	Maximum Angle	60°										
	Backtracking	Enabled										
Module Characterizations	Module	Uploaded By	Characterization									
	SPR-230-WHT-U (SunPower)	HelioScope	Spec Sheet Characterization, PAN									
Component Characterizations	Device	Uploaded By	Characterization									
	Sunny Boy 7000TL-US (208v) (SMA)	HelioScope	Spec Sheet									

Specific production of system based on modeling software = **1875 kWh ac / kW dc / Year** for a new built system.

Considering typical module degradation of 0.5% per year and assuming the system has been installed 10 years ago, the desired specific production should be around  $1875 \times (1-0.5\%)^{10} =$  **1792 kWh ac / kW dc / Year**

*(Specific production is the annual system energy generation for each kWdc of power)*

Also, per the monitoring system readings, average of four months of energy production shall be calculated as below:

Reading from the monitoring system:

January	16000	kWh AC
February	18000	kWh AC
March	24,500	kWh AC
April	30,000	kWh AC

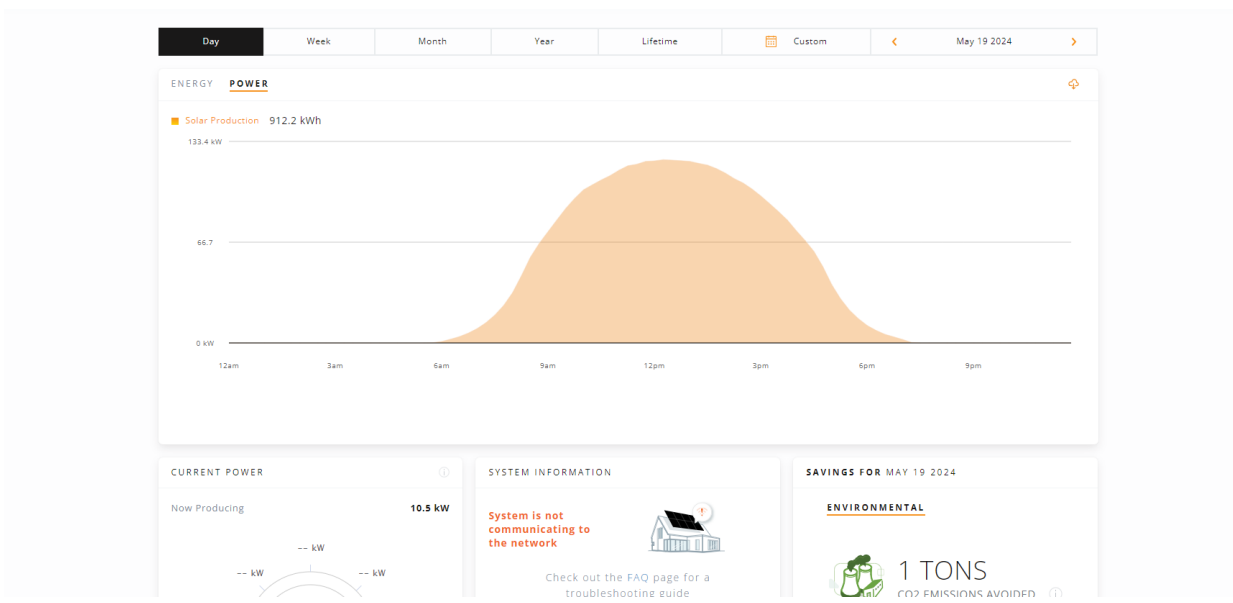
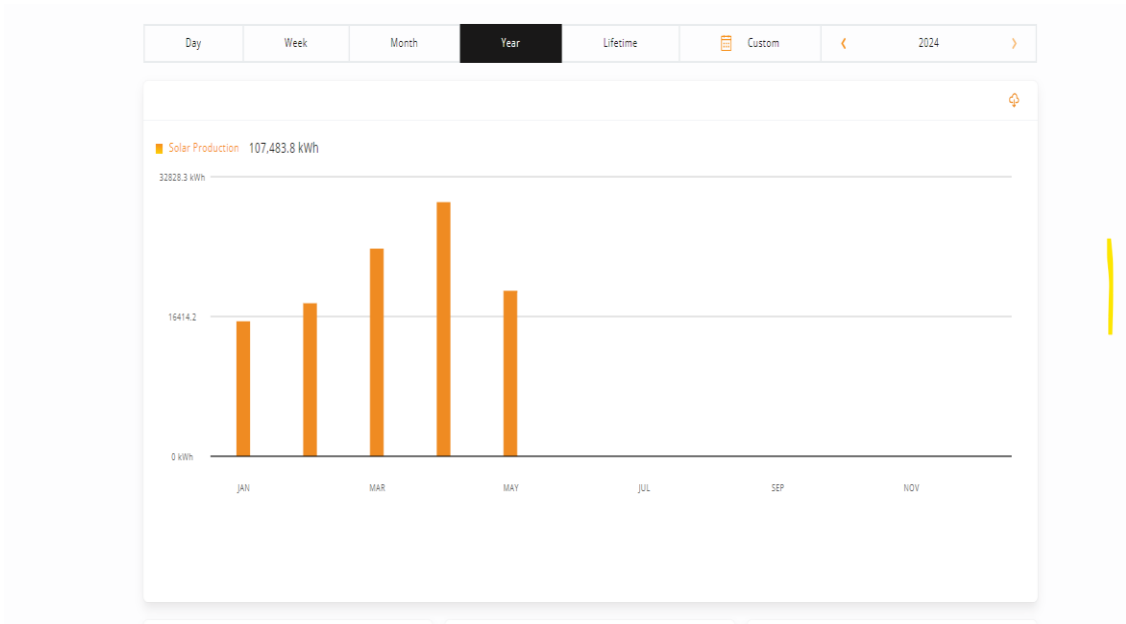
Average of 4-month production = **22125 kWh ac**

Therefor estimated annual generation =  $22125 \times 12 =$  **265,500 kWh ac**

Also based on site inspection and modules specifications the DC capacity is equal to 238.5 kW dc

Therefor the Actual Specific Production will be equal to  $265,500 / 238.5 =$  **1113.2 kWh ac / kW dc / Year.**

Based on above calculations, the performance of the system is estimated to be at **1113.2/1792 = 62%.**



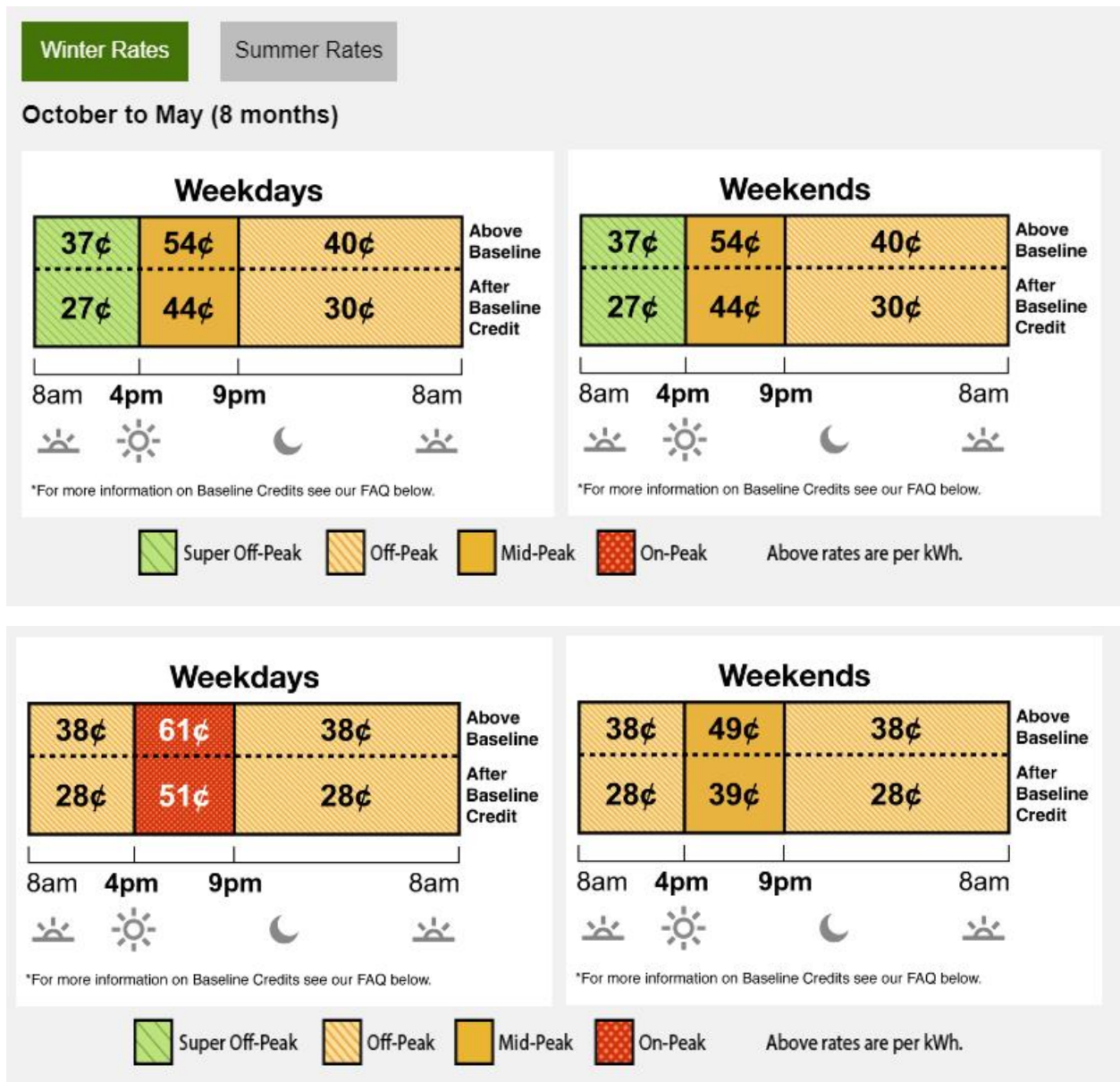
### 2.1.8 System update

Considering an estimated performance of 62%, a system upgrade could potentially increase production by up to 35% depending on the extent of the upgrade implemented. Below are different possible scenarios for upgrading the system:

Replacement Scenario	Module Replacement	Inverter Replacement	Estimated Fee (\$/Wdc)	Estimated Fee (\$)	Estimated Production after Upgrade kWh AC / Year
Scenario 1	Just modules with hot spot	✓	0.60	0.6 x 238.5(kWdc) = \$143 K	~1790 x 238.5 = 426,915
Scenario 2	✓ Upgraded 370W modules	✓	3.50	3.5 x 238.5(kWdc) = \$834.75 M	~1800 x 1037 x 0.370 = 690,642

Based on estimated SCE utility rates from their website:

<https://www.sce.com/residential/rates/Time-Of-Use-Residential-Rate-Plans>





Replacement Scenario	Estimated Average Utility Rate:	Annual Production	Annual Target Revenue	Current Revenue	Estimated Revenue	Breakeven Year (Target Revenue – Current Revenue) / Cost of Upgrade
Scenario 1	32.5 C / kWh ac	426,915	\$138,747.38		=62% x 138,747.38 = <b>\$86,023.37</b>	~ 143,000 / (138,747 - 86,023.37) = 3 Years
Scenario 2	32.5 C / kWh ac	690,642	\$224,458.65			~ 835,000 / (224,458 - 86,023.37) = 6 Years

Scenario 1 analysis replaces the inverters and modules with hot spots, cleaning of existing modules to generate an increase in production with an approximate 3 year payback to break even with cost of upgrade.

Scenario 2 analysis replaces the inverters and modules with upgraded higher wattage to generate an increase in production with an approximate 6 year payback to break even with the cost of upgrade.

**Based on above analysis, Partner suggests considering scenario 1.**

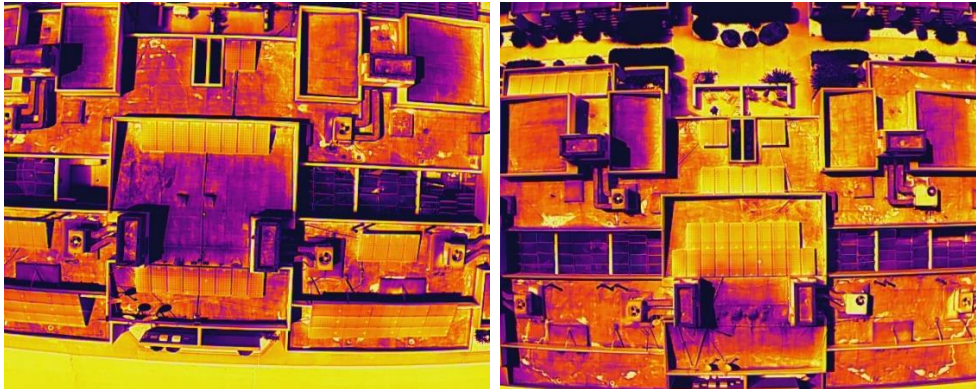
Notes:

- d) Replacing the inverters with similar or equivalent models from the same manufacturer is necessary, as the inverters are assumed to have reached the end of its useful life. However, upgrading to higher wattage inverters or modules would trigger the interconnection to be resubmitted and also require the system to be brought up to current codes. This could lead to increased costs associated with the system upgrade.
- e) Partner discussions with Scott Perez of Renova Energy has been very helpful and informative. We understand they were not the installing contractor but have been contracted to perform maintenance on the Indian Wells Villas PV system as needed. Renova was able to provide the information we needed to be able to view the PV system monitoring. They also provided information concerning maintenance or upgrade policies to PV systems in the Southern California Edison utility region. Renova Energy seems to be familiar with the Indian Wells facility and knowledgeable of photo voltaic work and procedures for revitalizing older systems.
- f) Replacing solar modules with similar physical size but higher efficiency (wattage) while attempting to utilize existing racking may lead to a higher DC to AC ratio which can result in increased overall annual generation.
- g) Replacing the Inverters would likely provide an upgraded PV system monitoring, which would provide more comprehensive information including inverter level data.
- h) Partner engaged in a discussion with Sharon (Last name undisclosed) of SCE at 1:40 PM on May 28, 2024. As per our dialogue with SCE, it was clarified that the replacement of inverters or solar modules does not constitute a system upgrade and therefore does not necessitate approval from the utility, provided that the AC system size remains unchanged.

**Infrared PV Module Scan:**

Partner conducted a complete site drone videography, imagery, and infrared inspection to locate malfunctioning solar modules with hotspots. Hotspots were detected on some of the solar modules.

The total number of modules with hot spots is estimated to be 25 which is about 2.41% of the modules.


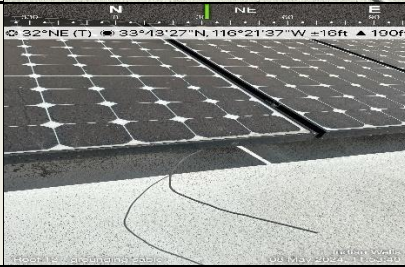


All the footage taken by Partner can be found here: [Drone Footage](#)

## 2.2 Deficiencies

Partner notes that the following items should be completed or resolved:

No.	Observation	Photo
1	Soiling observed on the modules.	
2	Connections missing torque marks.	

No.	Observation	Photo
3.	DC wires and module labels were painted.	
4.	Grounding cable was loose and not attached.	

### 3.0 CLOSING

---

We appreciate the opportunity to provide solar services for this project. If you have any questions concerning this report, or if we can assist you in any other matter, contact Pezhman Rahimi at 949-945-3690.

Sincerely,



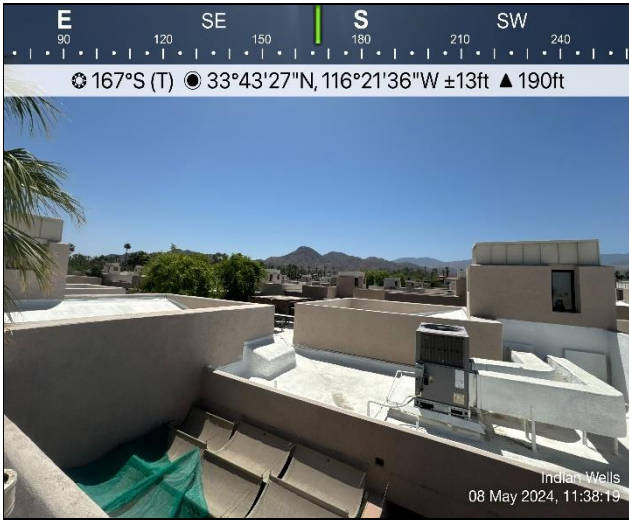
Pezhman Rahimi B.Sc. Eng, MBA  
NABCEP PV Professional and Inspector

## EXHIBIT A

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### Photolog

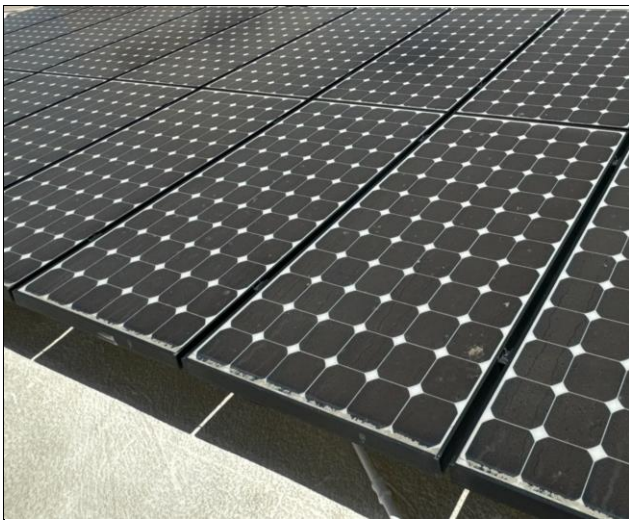




1. General View



2. Solar Modules



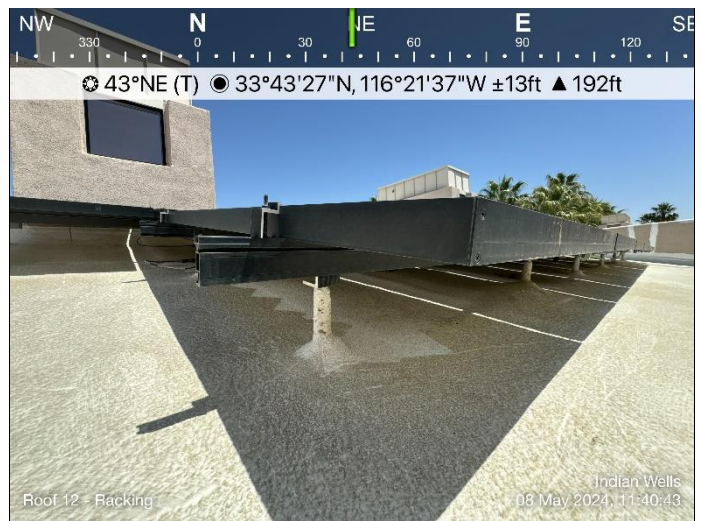
3. Soiling



4. Connections are not torque marked



5. Racking

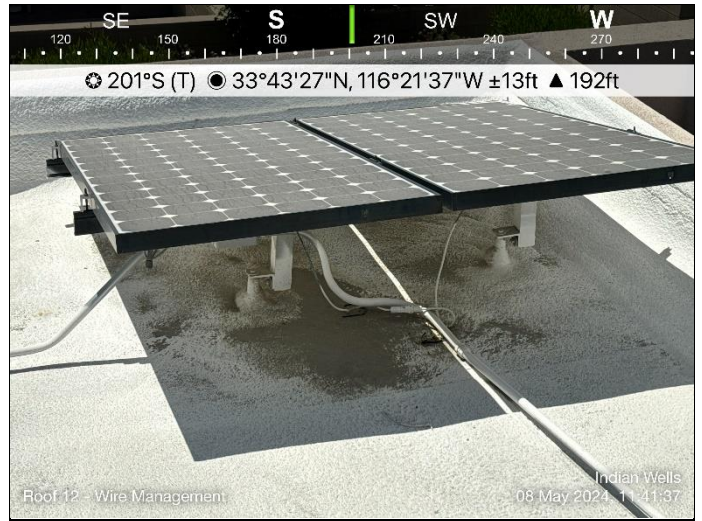


6. Racking





7. DC wires



8. Wire management



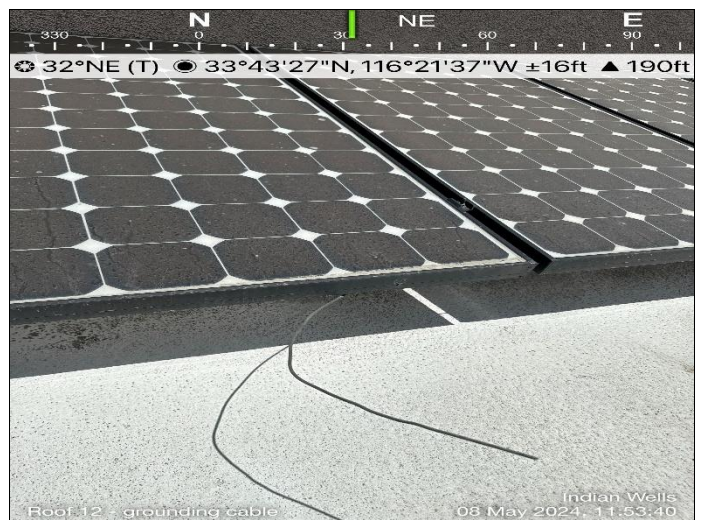
9. Grounding



10. Painted label



11. Wires

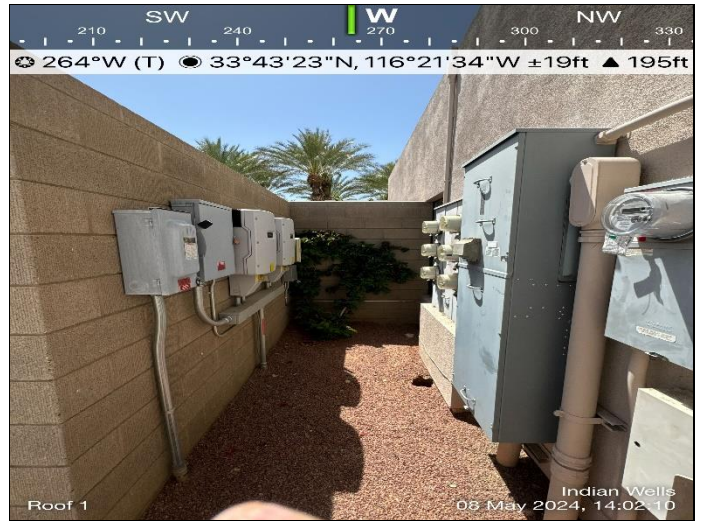


12. Loose grounding cable

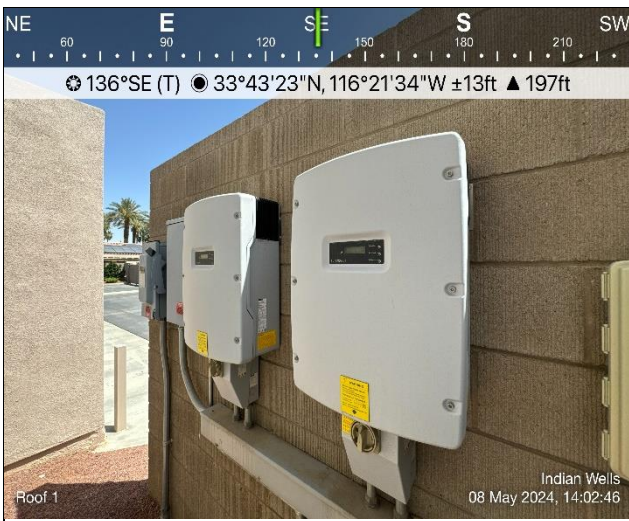




13. Homerun wires



14. Roof 1 electrical corridor



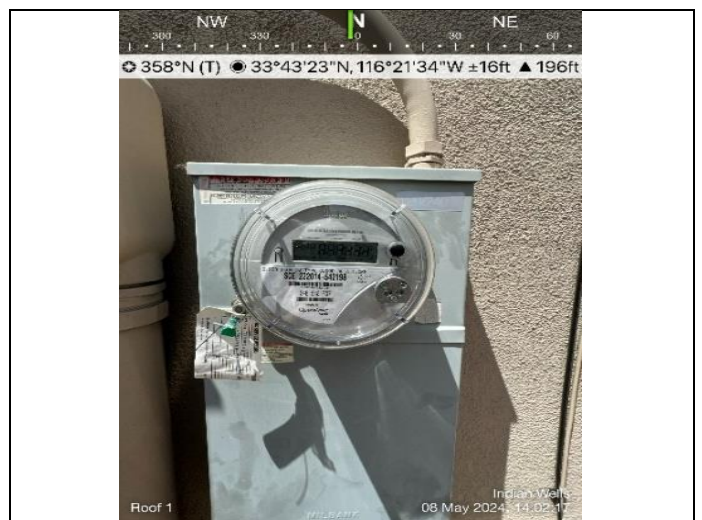
15. roof 1 inverters



16. Roof 1 inverters label 7000W



17. Roof 1 AC disconnect



18. Roof 1 standalone meter

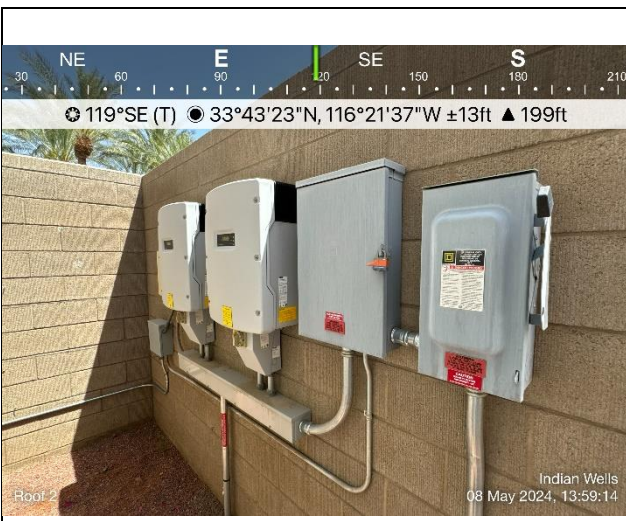




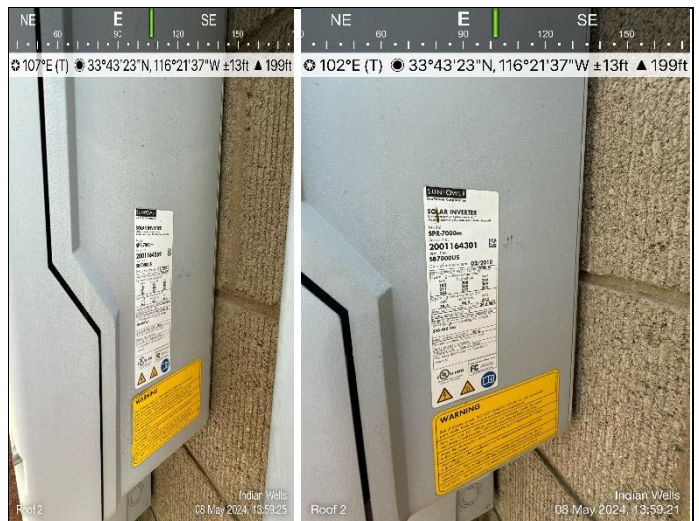
19. Roof 2 electrical corridor



20. Roof 2 standalone meter



21. Roof 2 inverters



22. Roof 2 inverters label 7000W

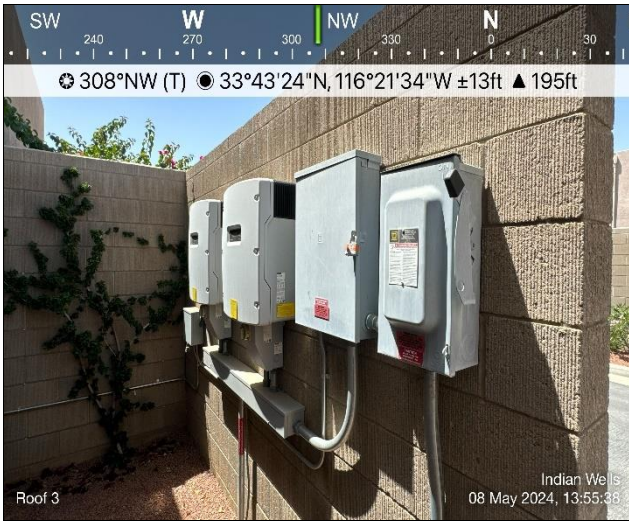


23. Roof 2 disconnect

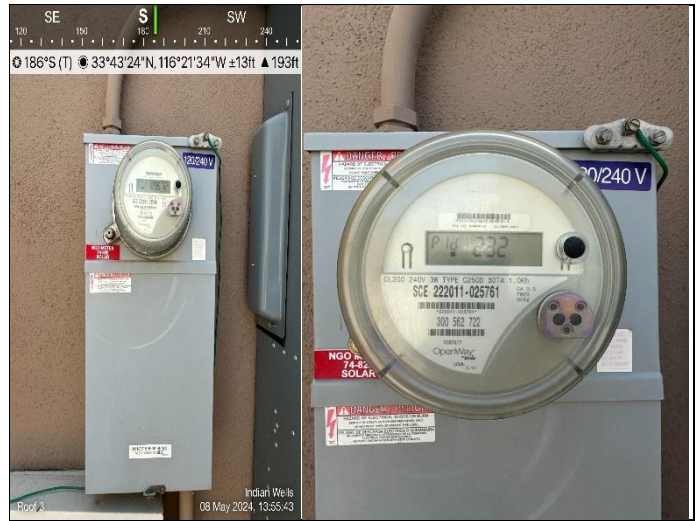


24. Roof 3 electrical corridor





25. Roof 3 AC disconnect and inverters



26. Roof 3 standalone meter



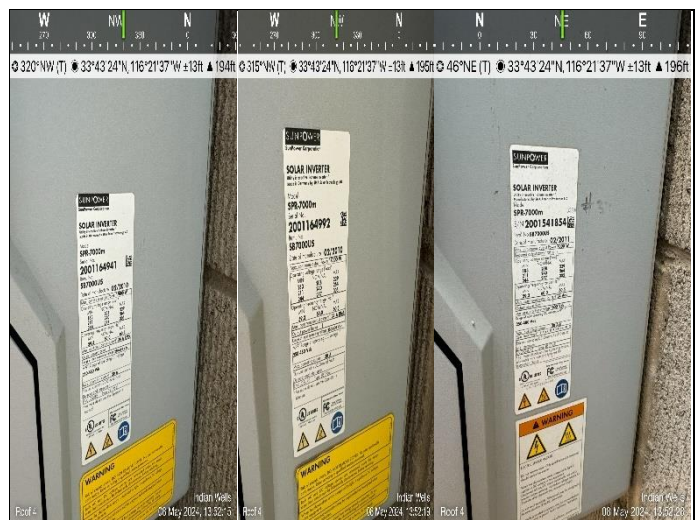
27. Roof 3 inverters label 7000W



28. Roof 4 electrical corridor



29. Roof 4 AC disconnect

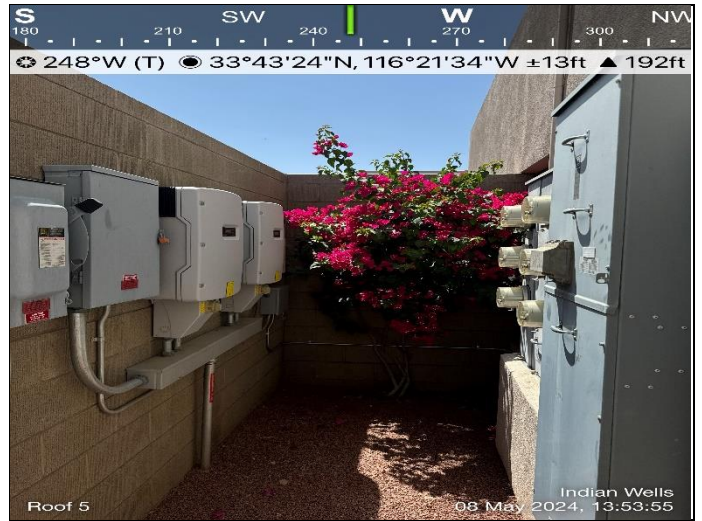


30. Roof 4 with 3 inverters 7000W

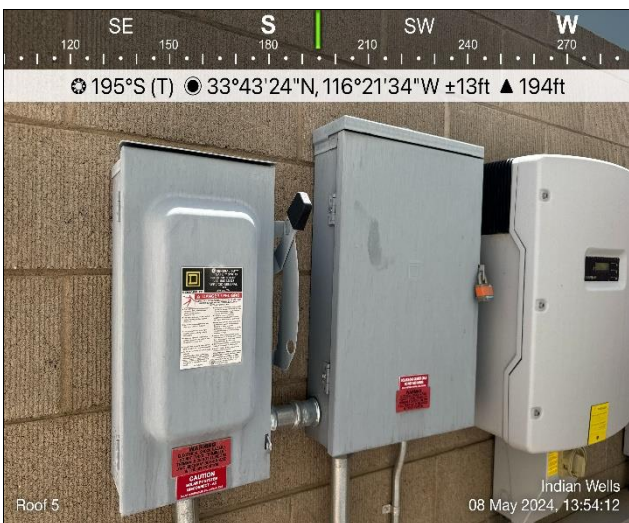




31. Roof 4 generation meter



32. Roof 5 electrical corridor



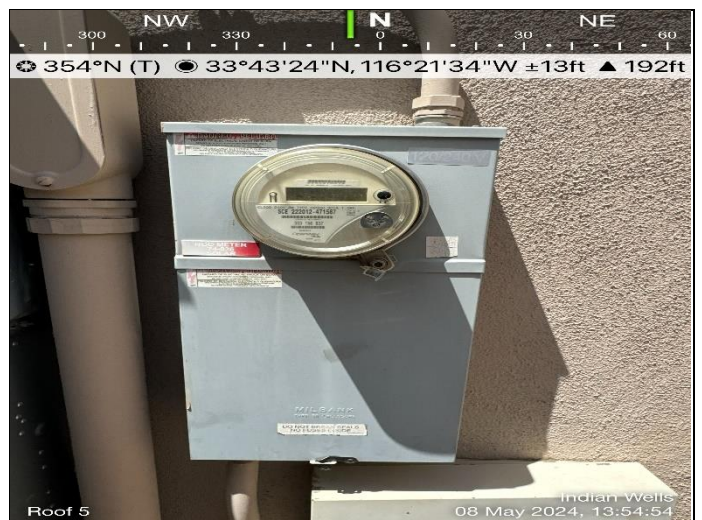
33. Roof 5 AC disconnect



34. Roof 5 inverters



35. Roof 5 inverters label 7000W



36. Roof 5 standalone meter

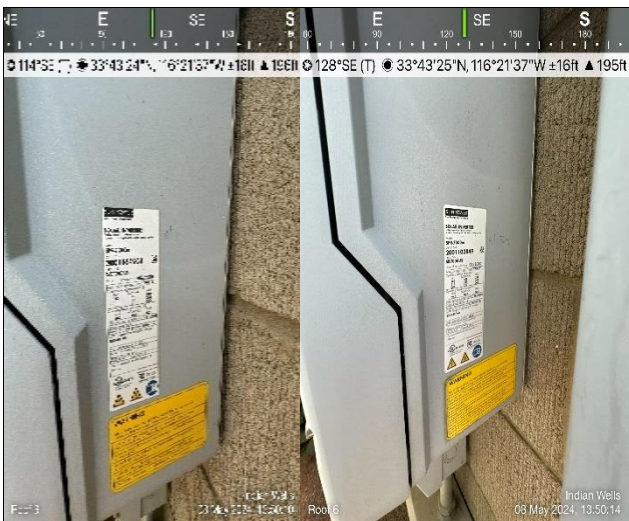




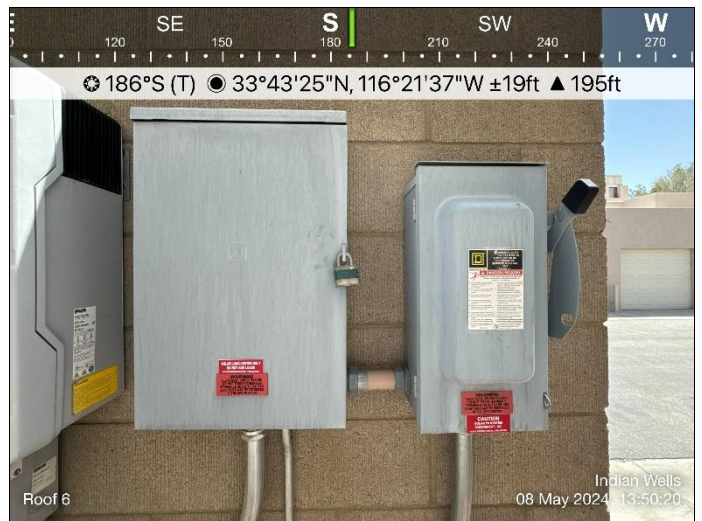
37. Roof 6 electrical corridor



38. Roof 6 inverters



39. Roof 6 inverters label 7000W



40. Roof 6 AC disconnect

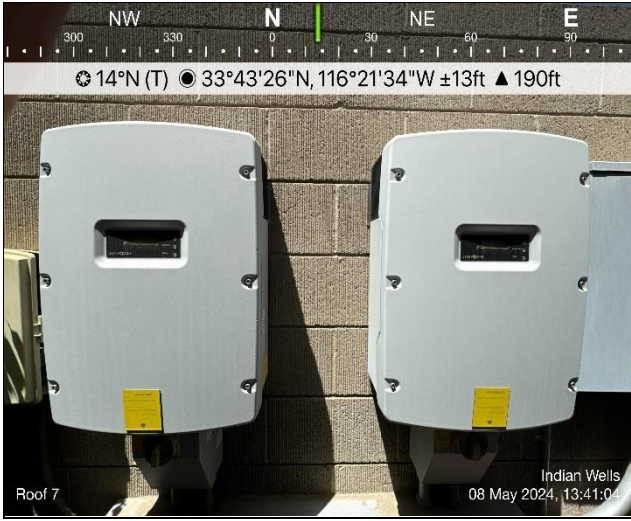


41. Roof 6 standalone meter



42. Roof 7 electrical corridor

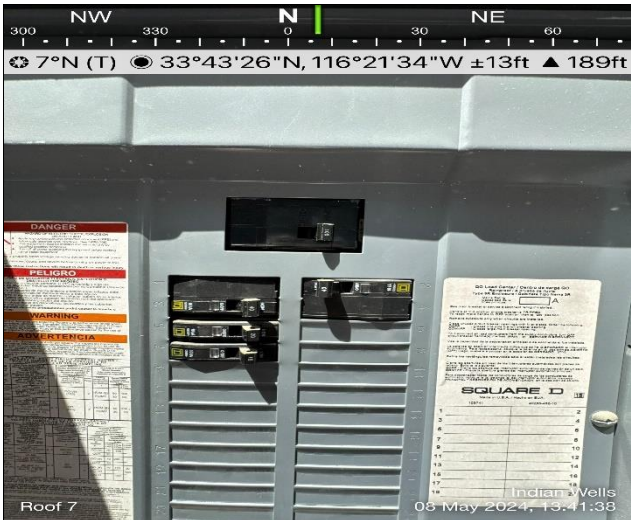




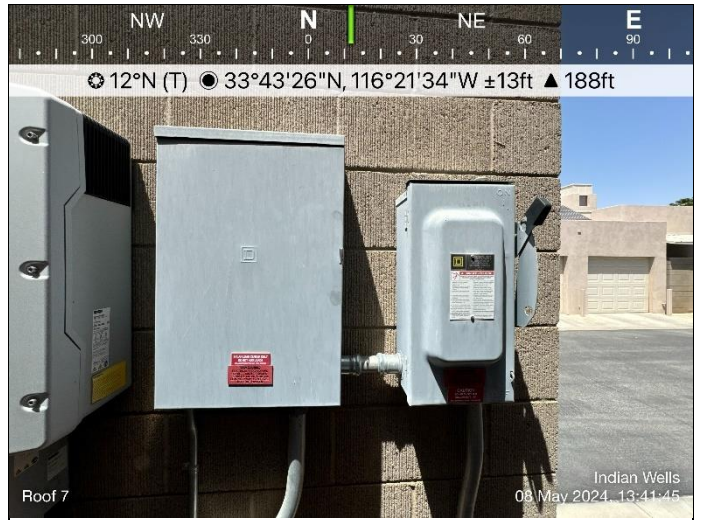
43. Roof 7 inverters



44. Roof 7 inverters label 7000W



45. Roof 7



46. Roof 7 AC disconnect



47. Roof 7 standalone meter



48. Roof 8 electrical corridor

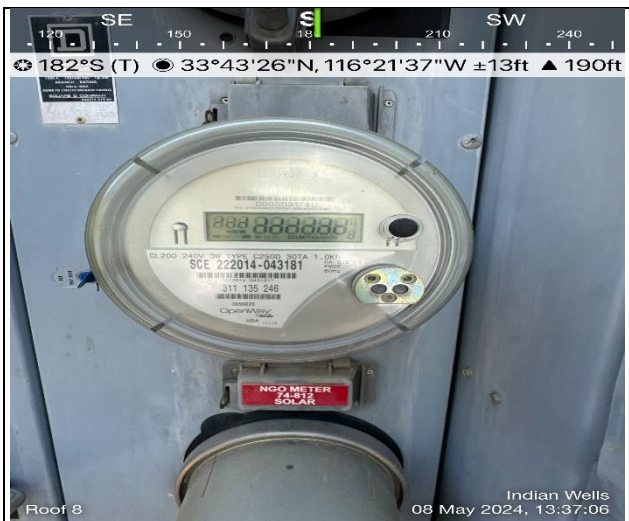




49. Roof 8 inverters



50. Roof 8 AC disconnect



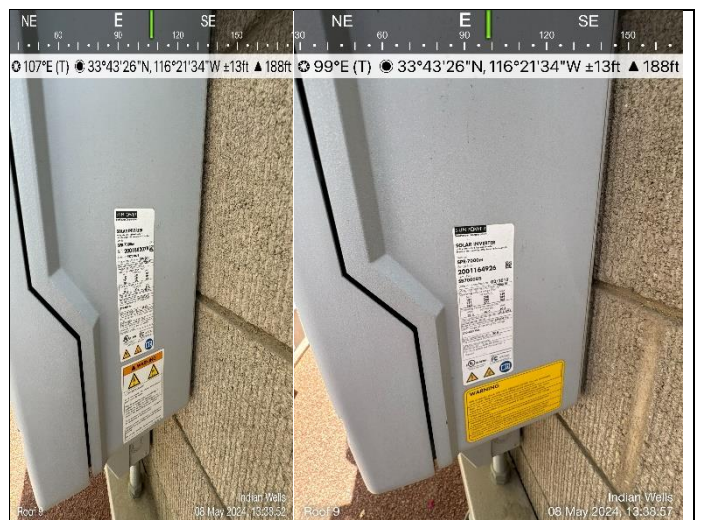
51. Roof 8 generation meter



52. Roof 9 electrical corridor

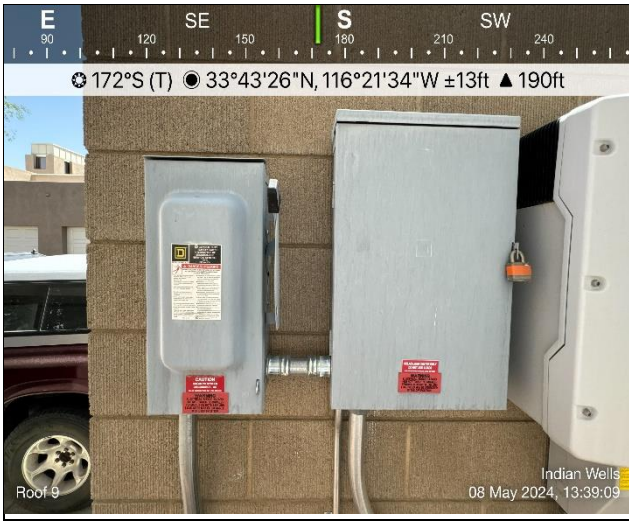


53. Roof 9 inverters

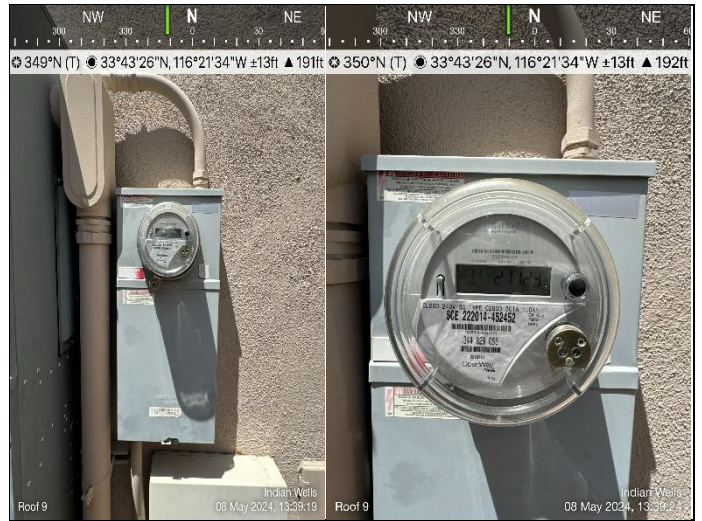


54. Roof 9 inverters label 7000W

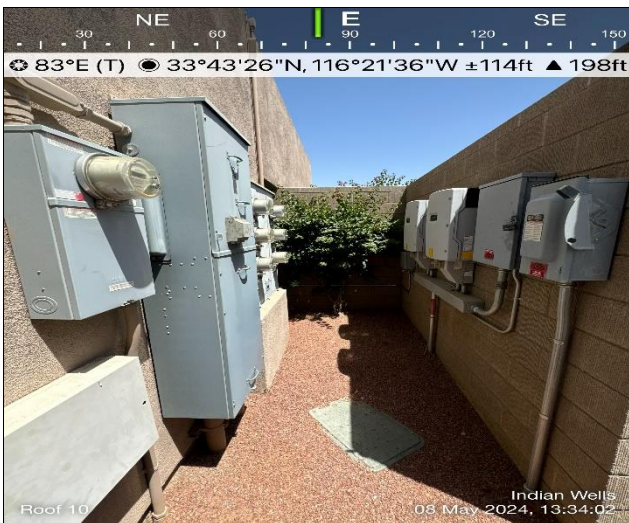




55. Roof 9 AC disconnect



56. Roof 9 standalone



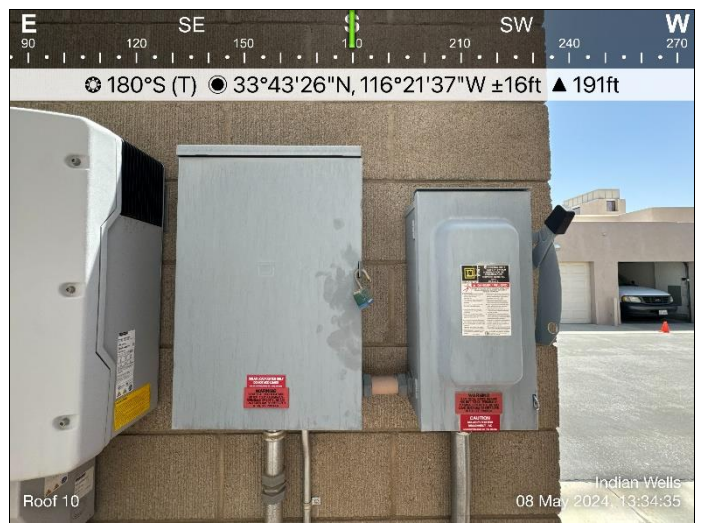
57. Roof 10 electrical corridor



58. Roof 10 inverters

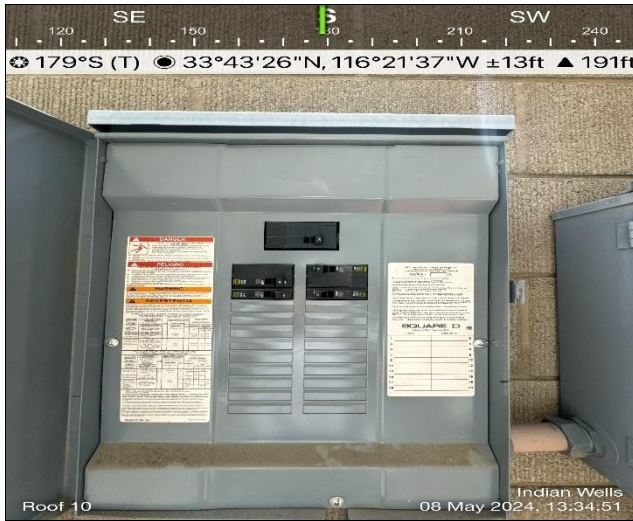


59. Roof 10 splitter

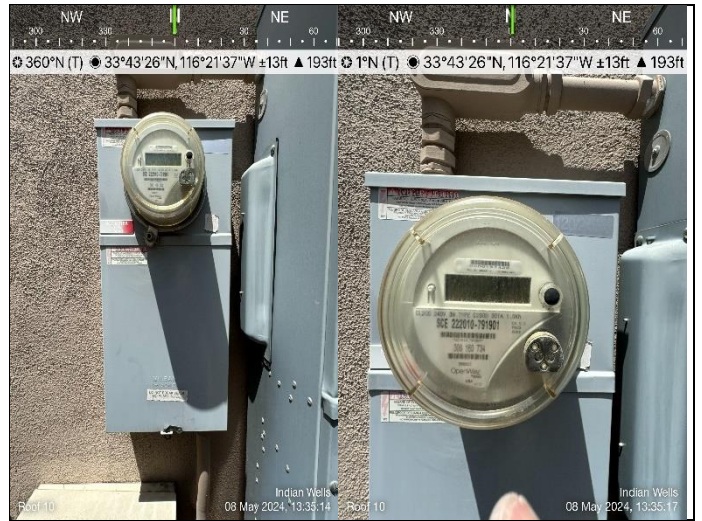


60. Roof 10 AC disconnect

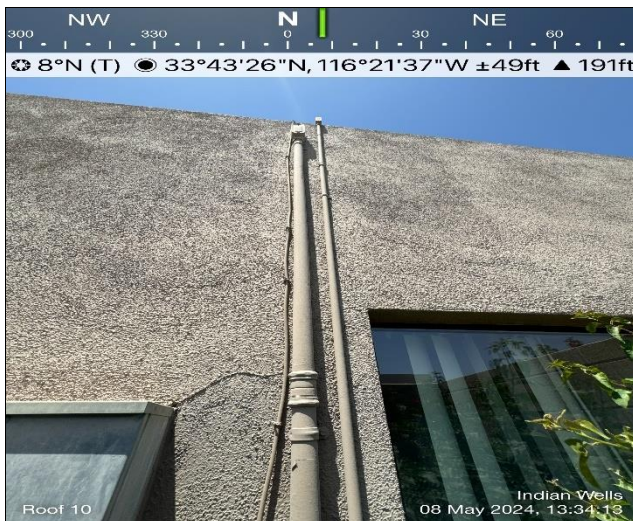




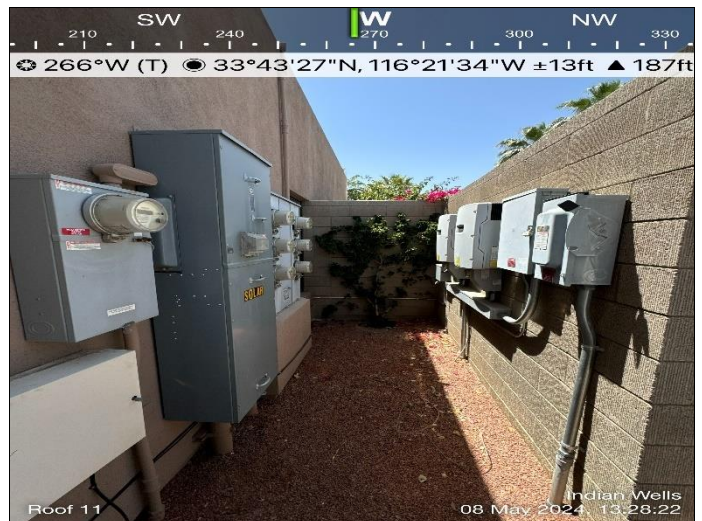
61. Roof 10



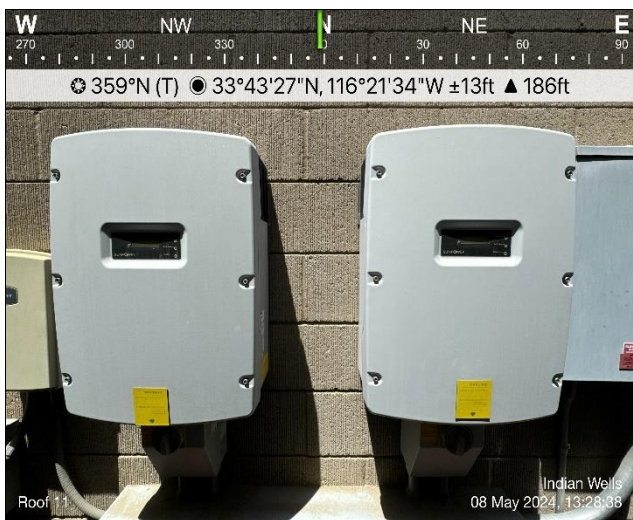
62. Roof 10 standalone meter



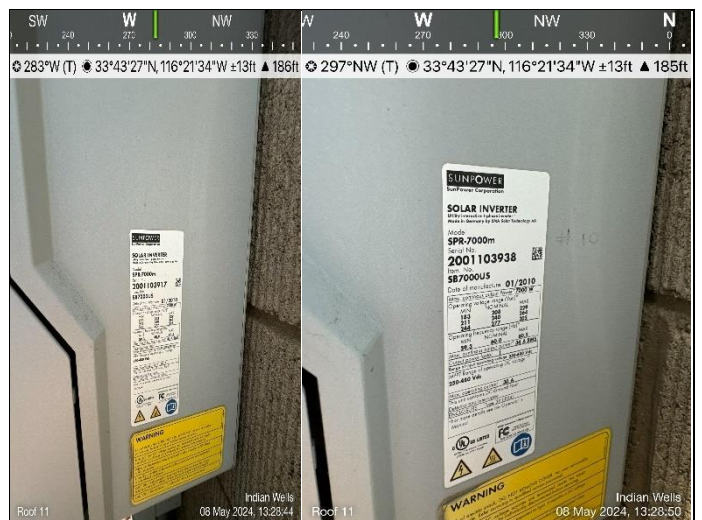
63. Roof 10 DC home run



64. Roof 11 electrical corridor



65. Roof 11 inverters

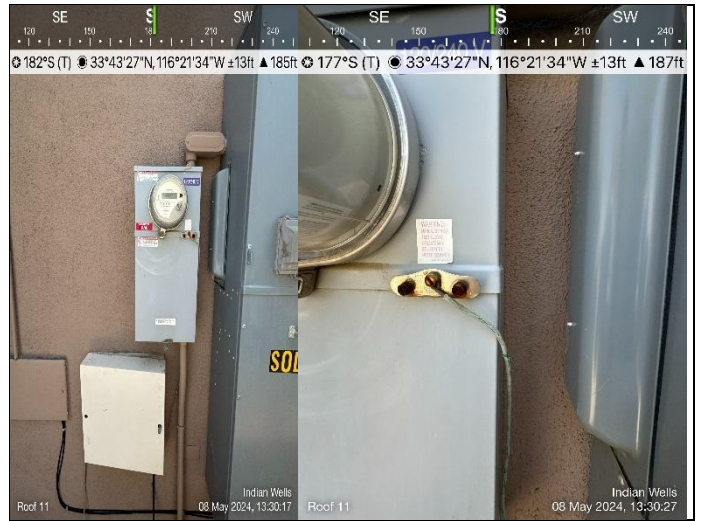


66. Roof 11 inverters label 7000W

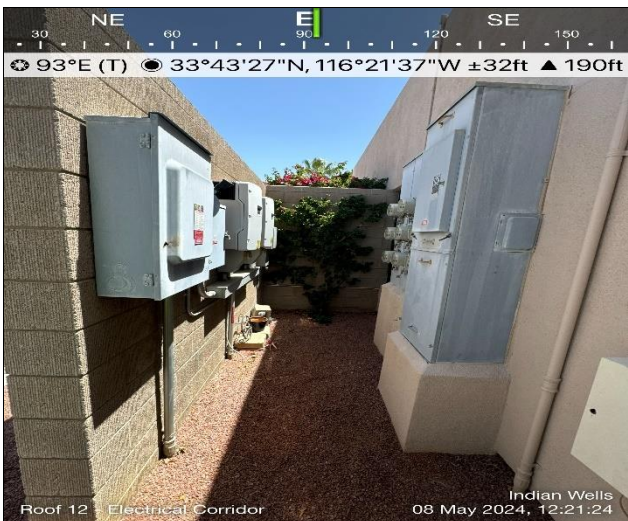




67. Roof 11 AC disconnect



68. Roof 11 standalone meter



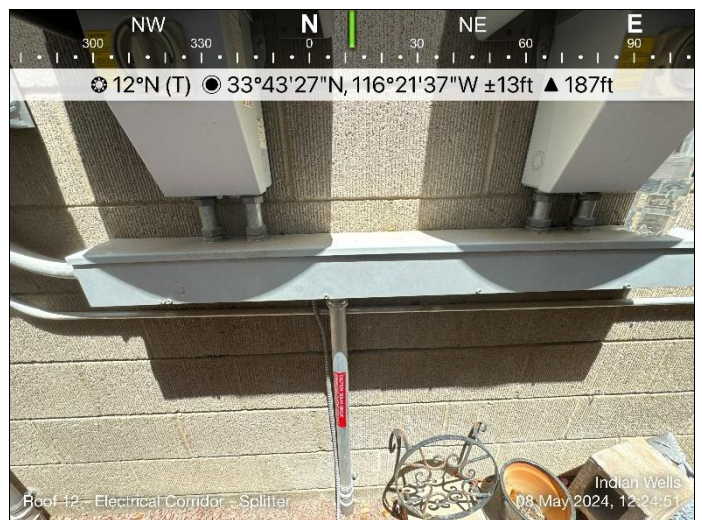
69. Roof 12 electrical corridor



70. Roof 12 AC disconnect

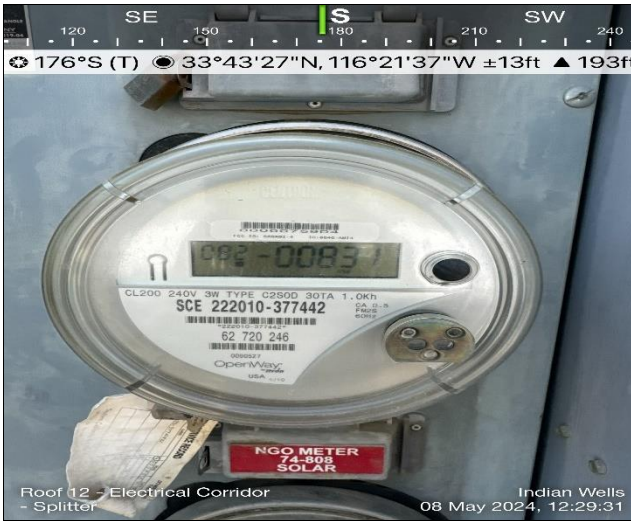


71. Roof 12 inverters

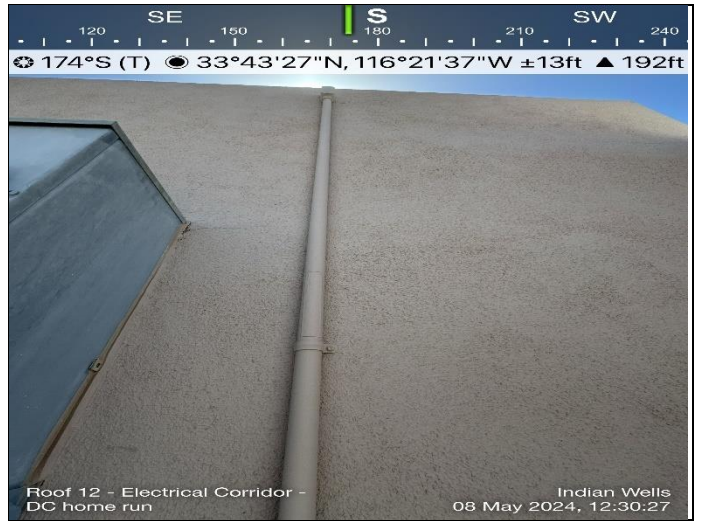


72. Roof 12 splitter





73. Roof 12 generation meter



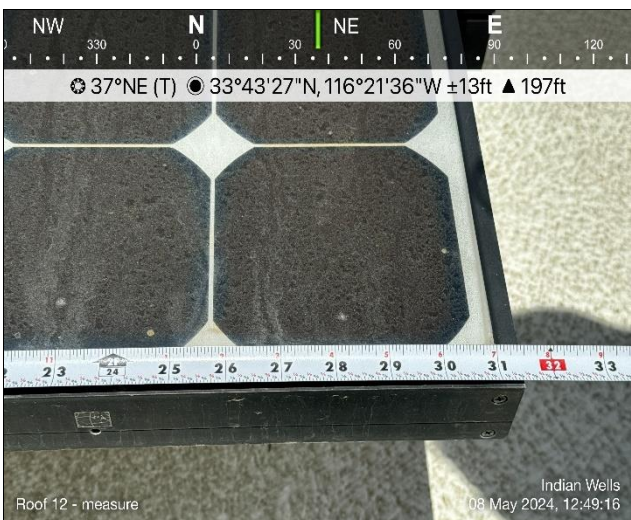
74. Roof 12 DC home run



75. Roof 12 tilt 11.2



76. Roof 12 tilt 13

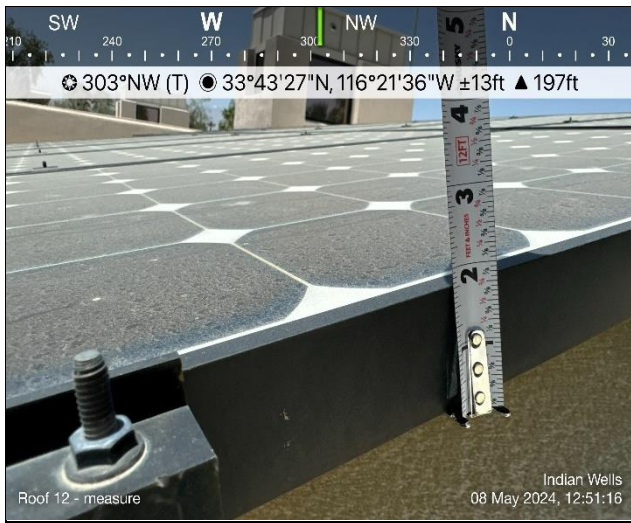


77. Roof 12 measure

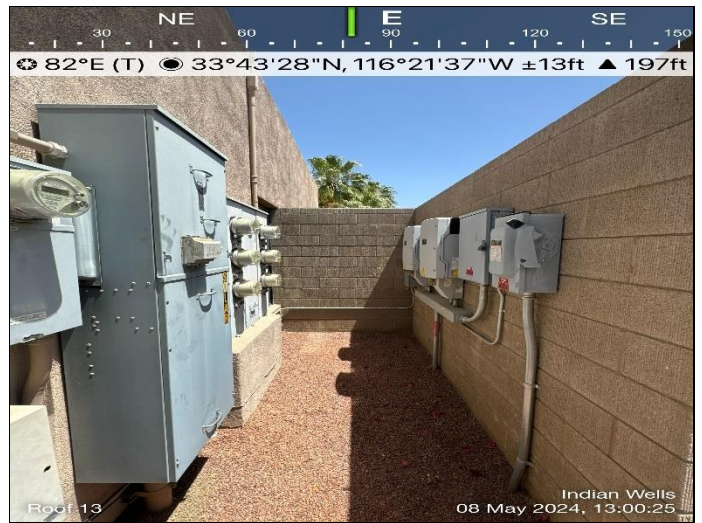


78. Roof 12 measure

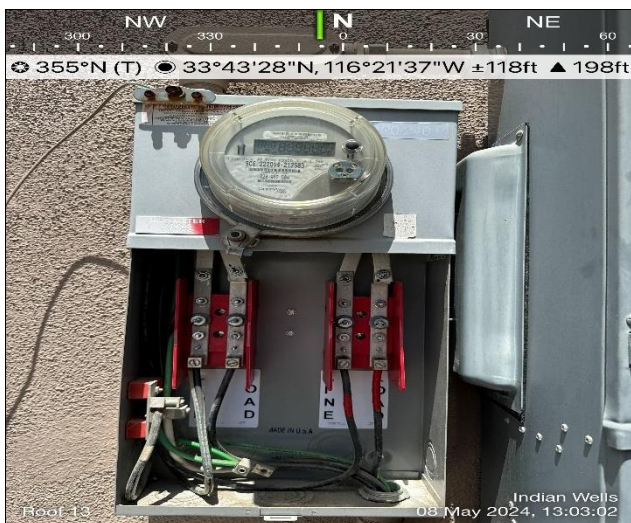




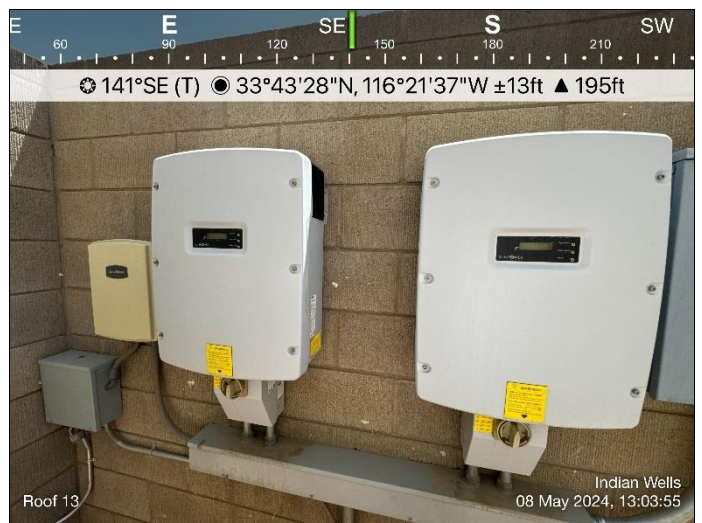
79. Roof 12 measure



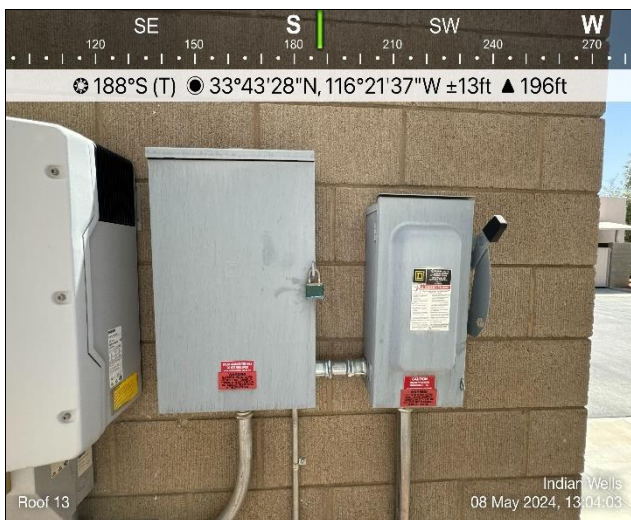
80. Roof 13 electrical corridor



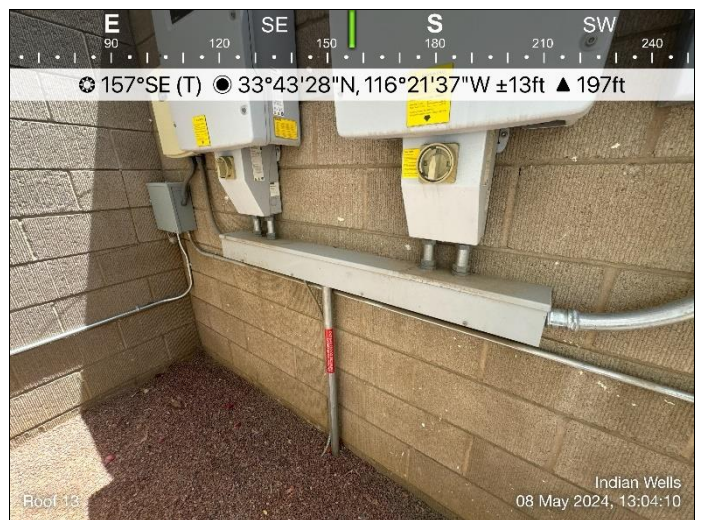
81. Roof 13 standalone meter



82. Roof 13 inverters

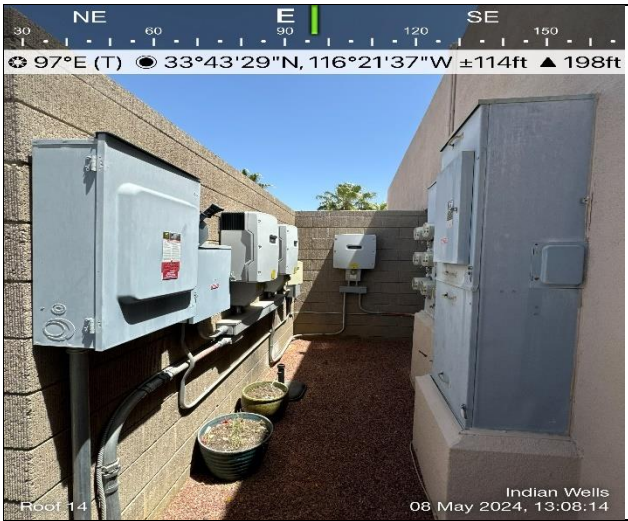


83. Roof 13 AC disconnect



84. Roof 13 splitter





85. Roof 14 electrical corridor



86. Roof 14 AC disconnect



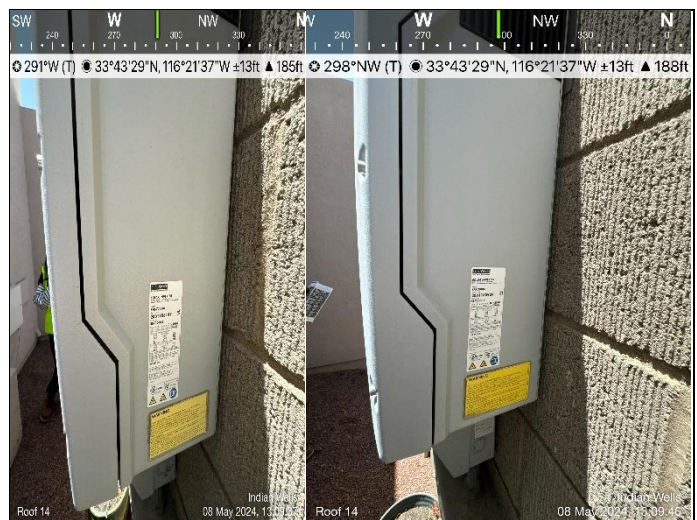
87. Roof 14 two inverters



88. Roof 14 third inverter



89. Roof 14 inverter label 5000W



90. Roof 14 inverter labels 7000W





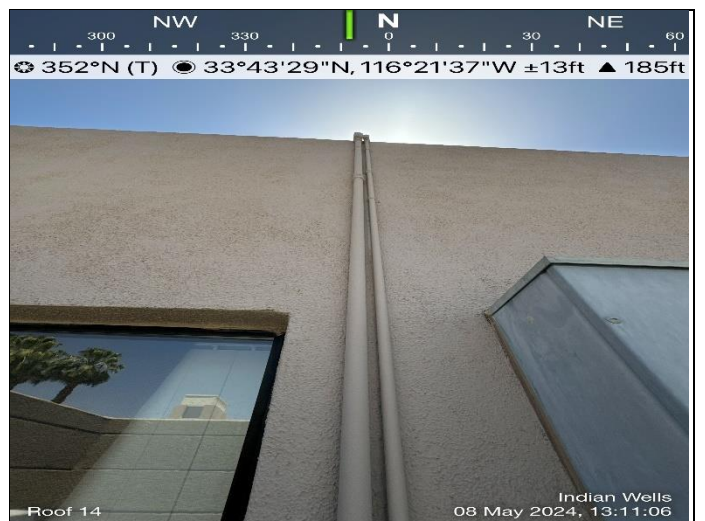
91. Roof 14 splitter



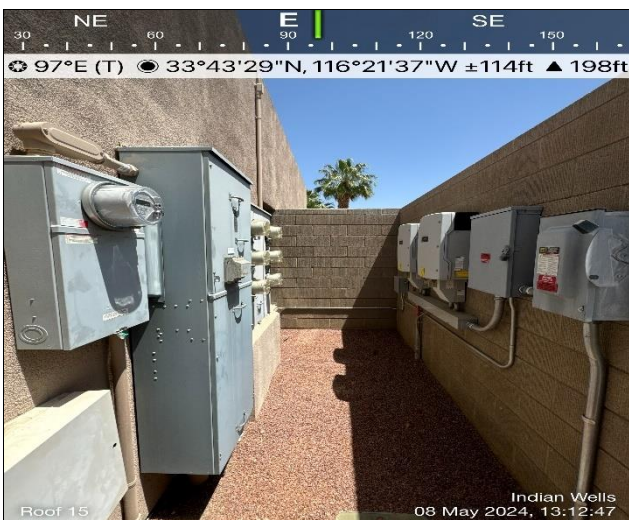
92. Roof 14 generation meter



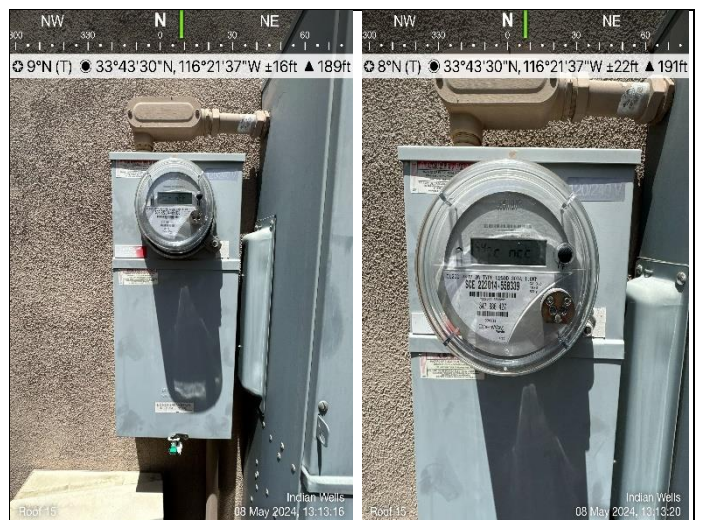
93. Roof 14



94. Roof 14 DC home run

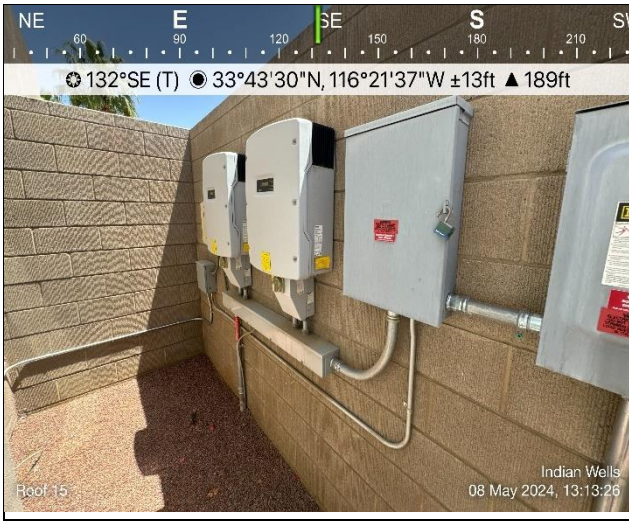


95. Roof 15 electrical corridor

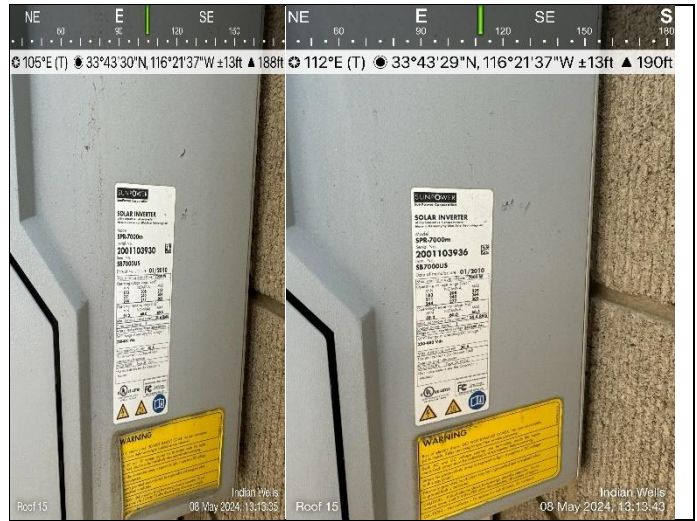


96. Roof 15 standalone meter

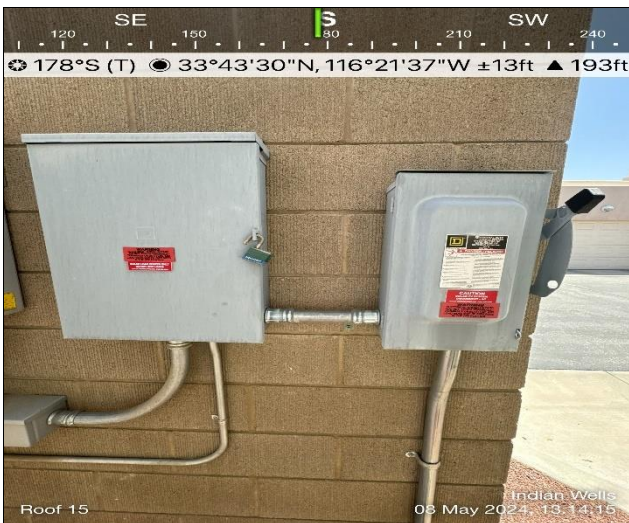




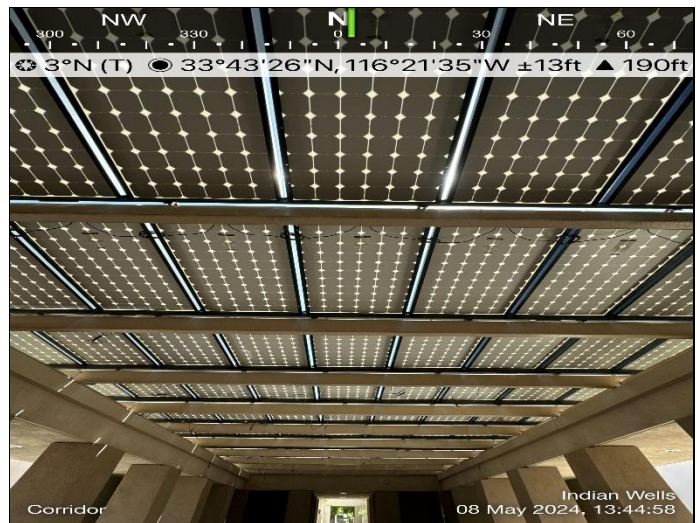
97. Roof 15 inverters



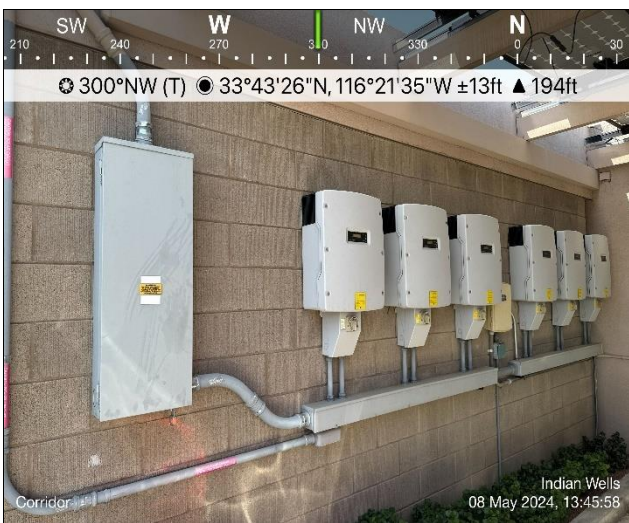
98. Roof 15 inverters label 7000W



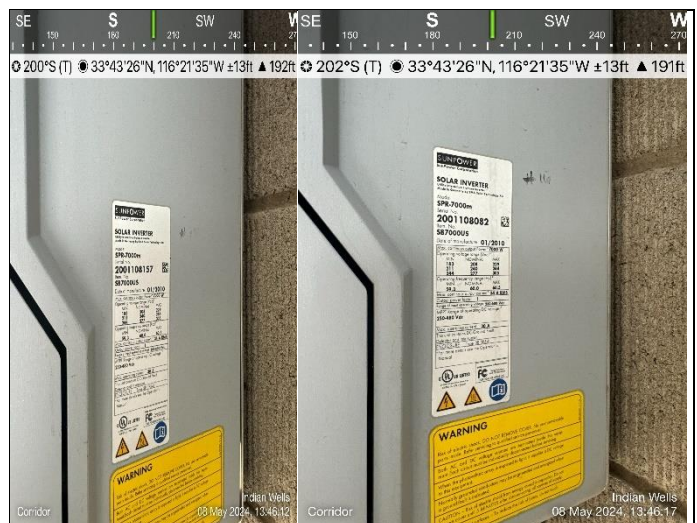
99. Roof 15 AC disconnect



100. Corridor

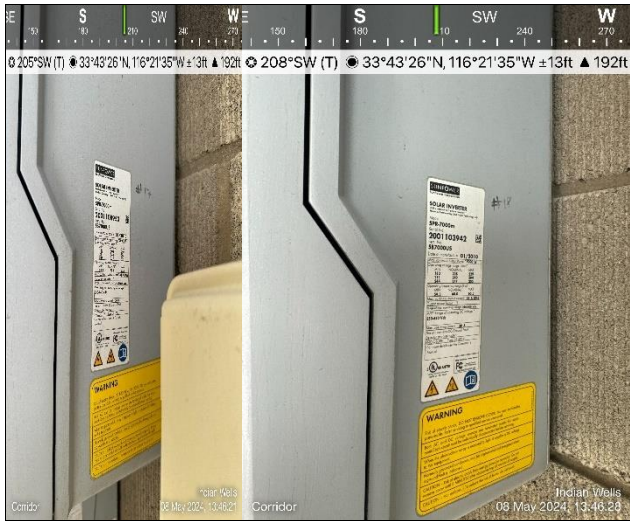


101. Corridor 6 inverters 7000W



102. Corridor inverter labels 7000W





103. Corridor inverter label 7000W



104. Corridor inverter label 7000W



June 13<sup>th</sup>, 2024

Abode Communities  
1149 S. Hill Street, Suite 700  
Los Angeles, CA 90015  
Attn: Mark Wermers –  
Director of Facilities

Re: **Roof Consulting**  
Indian Wells Villas  
74800 Village Center Drive  
Indian Wells, CA 92210



Dear Mr. Wermers,

Alliance Consulting & Testing Inc. has completed our initial roof surveys and we have the following report of our findings and opinions regarding the roofing systems on this property. We understand the purpose of the surveys was to determine the overall condition of the roofing systems including past repairs, what repairs still need to be made, the remaining service life of the systems and/or does the roofing systems need to be replaced.

A National Project Manager and a Senior Consultant from our firm inspected this property and performed our analysis on May 14<sup>th</sup>, 2024. Alliance Consulting & Testing Inc. is an independent consulting firm. We do not sell or install roofing materials and are not owned by anyone who does nor are we employees of Abode Communities or Indian Wells Villas.

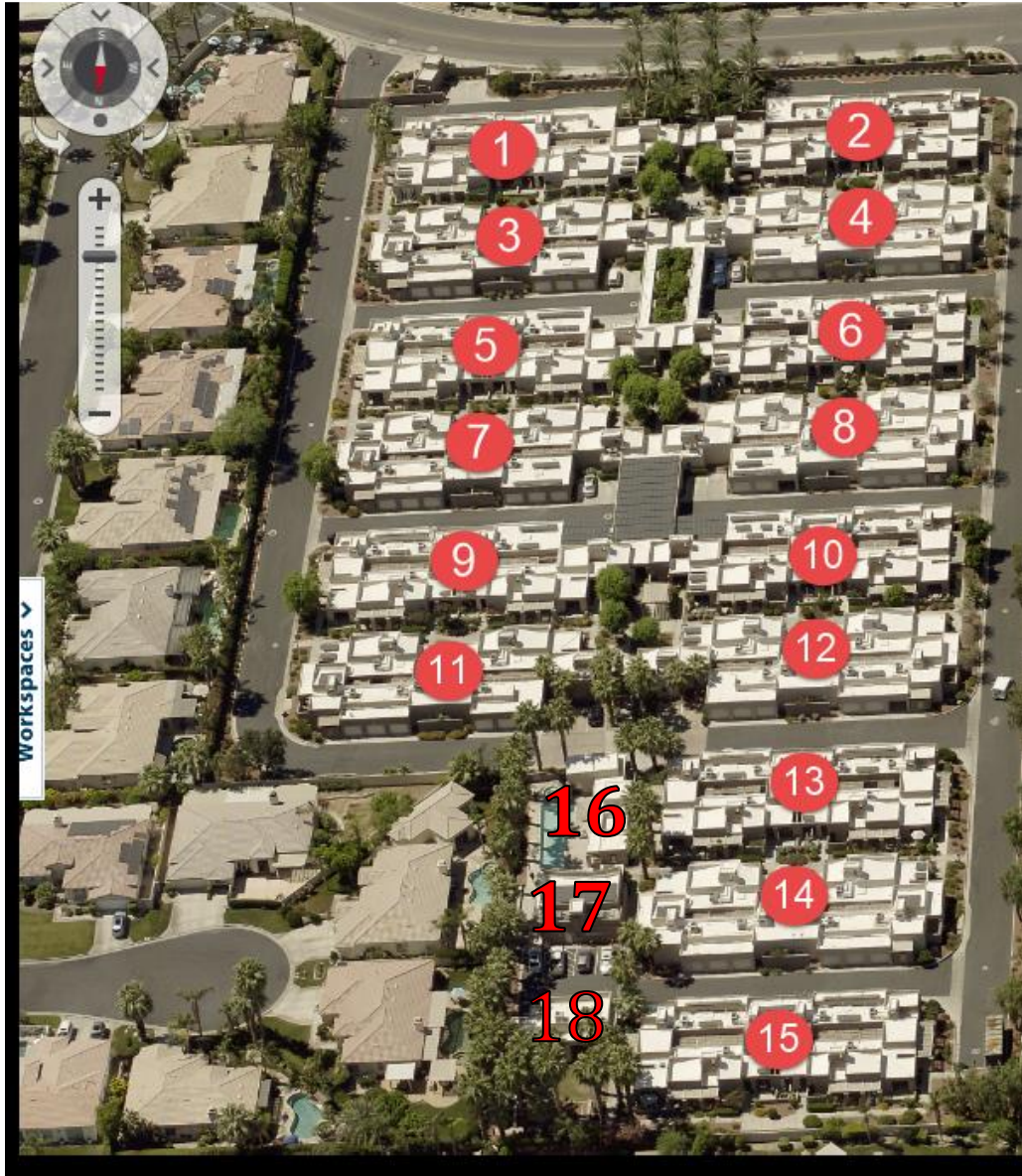
Our report covers the following items:

- Perimeter details
- Drainage/valley details
- Penetration flashings
- Overall membrane condition
- Wall/Curb flashings
- Insulation
- Other items that would affect the ability of the roofing system to resist water penetration.



**BUILDING LOCATIONS**

For the purpose of this report we have numbered the buildings as noted below.





**SUMMARY**

Overall, the roofing systems on this property appear to be in good to fair condition. The coatings appear to be holding up well and little deterioration noted at them except at the roof to wall intersection/flashings. The perimeter walls are in need of maintenance and appear to be the chief cause of leaks at the roofs. We noted gapping, cracking and general deterioration at all buildings. Ongoing maintenance of these areas is needed to reduce potential leaks. Some repairs to these issues appear to have been started in some locations. If properly maintained, this roofing system has a life span of 10+ years and likely can be recoated at that time to extend the life span.

ACTION/MONITORING ITEMS	
<b>Specific Action Items</b>	
Building 1 – Reroute Dish wires to ensure curtain wall access door properly opens. Building 3 – Reseal deteriorated coating in scupper. Building 14 – Further investigate and properly repair and seal window with temporary tape repair. Building 15 – Repair/seal large gap noted at membrane in back corner.	
<b>General Action Items</b>	
Further evaluate and repair walls where needed as cracking and deterioration noted at several locations of all buildings. Recoat/repair deterioration at roof to wall intersections (Wall Flashings.) Ensure all wall penetrations are properly sealed. Several holes where noted where items have been removed from the walls (Satellite dishes?). Ensure windows at penthouses are regularly maintained and sealed. Remove debris from roofs and drains where needed. Replace broken and missing drain covers. Ensure sleepers blocks and slip sheets installed where needed. Replace/repair damaged curtain wall foam tops.	
<b>Items to Monitor</b>	
ESTIMATED SERVICE LIFE IF PROPERLY MAINTAINED	ESTIMATED COST OF REPLACEMENT
10+ Years	Coating - \$5-\$7 per Square Foot
	ESTIMATED REPAIR COSTS
	\$25,000-\$50,000

**ROOFING SYSTEM TYPE –**

Coated SPF Foam

Asphalt Built Up Roof

Wood Deck

Internal Insulation

**GENERAL ACTION ITEMS - (THROUGHOUT MANY OR ALL ROOFS)**

Walls show signs of cracking and minor to moderate deterioration especially at corners, windows, wall tops and roof to wall intersections.

Several penetrations at the walls both active and abandoned are not properly sealed.

A variety of issues noted at the drains including: clogged, coated over and broken/missing baskets.

The foam at the curtain walls is deteriorated likely due to animals.



**ROOFING SYSTEM CONDITION**

**Building 1 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls. Dish wires preventing curtain wall door from opening.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 2 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**









**Building 3 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.  Some deterioration noted at scupper coating.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**





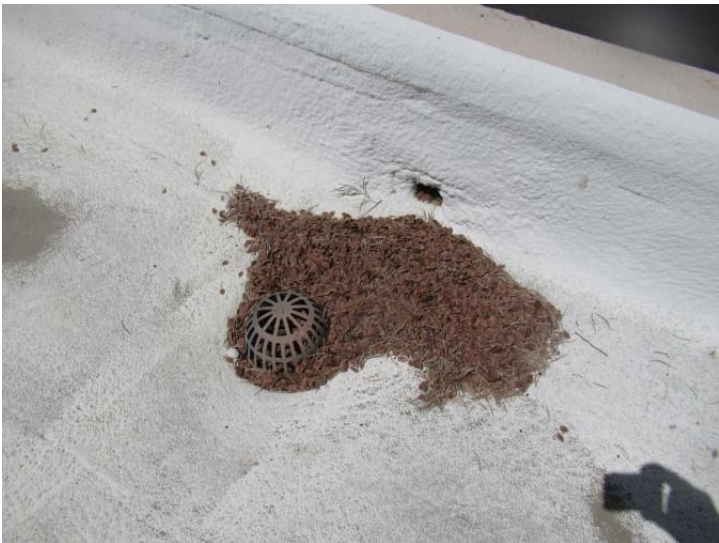
**Building 4 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				Some coating deterioration noted in isolated locations.
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 5 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**









**Building 6 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 7 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 8 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**









**Building 9 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings		X			Deterioration noted at the copper line penetration flashing.
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**





**Building 10 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 11 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**









**Building 12 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 13 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 14 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.  Tape noted at window, likely temporary repair.

**GENERAL PHOTOS**









**Building 15 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition		X			Large gap noted at membrane in back corner.
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.  Ensure satellite dishes have slip sheets.

**GENERAL PHOTOS**





**Building 16 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







**Building 17 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**









**Building 18 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			Deteriorated foam noted at curtain walls.
B - Drainage		X			Missing covers noted at drains. Debris(leaves) noted at drains.
C - Penetration flashings	X				
D - Overall membrane condition	X				
E - Walls/Curbs		X			Cracking and deterioration noted at walls.
F - Insulation				X	
G - Other				X	Wall penetrations both active and abandoned are not properly sealed.

**GENERAL PHOTOS**







June 13<sup>th</sup>, 2024

Abode Communities  
1149 S. Hill Street, Suite 700  
Los Angeles, CA 90015  
Attn: Mark Wermers –  
Director of Facilities



**Re: Roof Consulting**  
Mountain View Villas  
78000 Betty Barker Way  
Indian Wells, CA 92210

Dear Mr. Wermers,

Alliance Consulting & Testing Inc. has completed our initial roof surveys and we have the following report of our findings and opinions regarding the roofing systems on this property. We understand the purpose of the surveys was to determine the overall condition of the roofing systems including past repairs, what repairs still need to be made, the remaining service life of the systems and/or does the roofing systems need to be replaced.

A National Project Manager and a Senior Consultant from our firm inspected this property and performed our analysis on May 15<sup>th</sup> & 16<sup>th</sup>, 2024. Alliance Consulting & Testing Inc. is an independent consulting firm. We do not sell or install roofing materials and are not owned by anyone who does nor are we employees of Abode Communities or Mountain View Villas.

Our report covers the following items:

- Perimeter details
- Drainage/valley details
- Penetration flashings
- Overall tile condition
- Wall/Curb flashings
- Insulation
- Other items that would affect the ability of the roofing system to resist water penetration.



**BUILDING LOCATIONS**

For the purpose of this report, we have numbered the buildings as noted below.



## SUMMARY

Overall, the roofing systems on this property appear to be in good to fair condition. The roofs appear to be well maintained and any repairs to be holding up well.

The tiles are holding their coating as only a limited amount of blisters were noted. There were only a limited number of loose, broken and cracked tiles.

The underlayment was not viewed as part of this inspection, however there were no reported leaks at the time of or inspection. It is recommended that the underlayment be replaced every 20-30 years as it typically does not last as long as the tiles.

We would recommend ongoing maintenance of the systems and some additional repairs are needed as marked below. Broken/cracked tiles should be replaced. Chipped tiles should be examined to determine of the extent of their damage is affecting the ability of the tile to shed water is compromised and if so, should be repaired or replaced. The cracking at the mortar should be monitored and sealed/re-mortared as needed.

We estimate these roofs have an life span of over 15 years if properly maintained.

## ACTION/MONITORING ITEMS

### **Specific Action Items**

- Building 1 – Replace cracked tile where needed.
- Building 2 – Replace cracked tile where needed.
- Building 4 – Remove unused tiles from rooftop.
- Building 6 – Replace cracked/broken tile where needed.
- Building 8 – Replace cracked tile where needed.
- Building 9 – Secure loose pipe flashing.
- Building 12 – Repair and replace dislodged and broken tiles that may be letting pets into the attic.
- Building 12 – Replace cracked tiles where needed.
- Building 14 – Replace cracked tiles where needed.
- Building 19 – Replace missing tile in valley.
- Building 20 – Replace cracked tile where needed.
- Building 27 – Replace broken tile at drip edge.
- Building 28 – Secure loose flashing at plumbing vent.
- Building 29 – Replace broken tile where needed.
- Building 30 – Replace broken tiles where needed.
- Building 31 – Repair slipped tile in valley.
- Building 33 – Replace broken tile at drip edge.
- Building 34 – Replace broken tiles where needed.
- Building 35 – Replace broken tile at drip edge.
- Building 38 – Repair bent attic vent.
- Building 42 – Replace broken tiles where needed.
- Building 46 – Replace broken tiles where needed.
- Community Center – Further investigate and replace rotted trim where needed at the wall.
- Community Center – Replace broken tile at drip edge.

### **General Action Items**

- Replace broken/cracked tiles where needed throughout the property (This does not include chipped tiles)
- Repair/seal/regROUT mortar areas that have wide cracks.
- Ensure trees are regularly cut back away from roof structures to reduce relate limb damage.
- Ensure Valleys are regularly cleaned/cleared to ensure proper drainage.

<b>Items to Monitor</b>	
Monitor the sealant/caulk at the penetrations and reseal as needed. Monitor chipped tiles for chips that expose the underlayment or are large enough to cause potential water intrusion.	
ESTIMATED SERVICE LIFE IF PROPERLY MAINTAINED	ESTIMATED COST OF REPLACEMENT
15 Years+	* Cost of disposal may add significantly to the total square foot price.  Tile - \$16-\$20 per Square Foot



**ROOFING SYSTEM TYPE –**

Concrete tile  
Underlayment  
Wood Deck  
Internal Insulation

**Notes:**

No gutters  
Drip edge metal at perimeter  
Metal valleys  
Underlayment not visible  
Tiles were generally tight

**GENERAL ACTION ITEMS - (THROUGHOUT MANY OR ALL ROOFS)**

- 1 – Debris on Roof (Leaves)
- 2 – Cracked Tiles
- 3 – Chipped Corners of Tiles
- 4 – Cracked Mortar

**GENERAL ACTION ITEM PHOTOS**



**ROOFING SYSTEMS CONDITION**

**Building 1 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details	X				
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 2 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details	X				
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings	X				
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 3 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details	X				
B - Drainage		X			
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 4 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details	X				
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			A broken cap tile noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	Some loose tiles left on the roof, likely from a past repair.

**GENERAL PHOTOS**







**Building 5 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**









**Building 6 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some cracking noted at mortar. Some isolated slipping tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 7 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 8 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







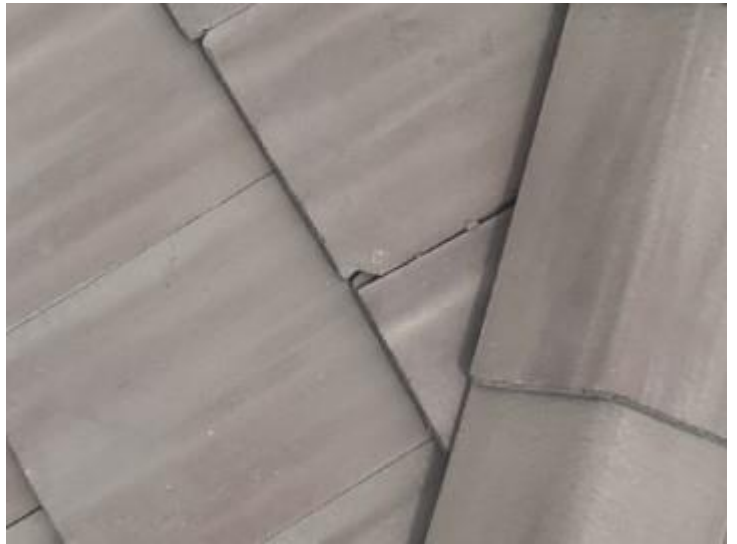


**Building 9 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			A loose pipe flashing noted.
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	Areas of past repairs noted including replacement of tiles and sealing of a crack.

**GENERAL PHOTOS**





**Building 10 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 11 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 12 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiled noted. Some cracking noted at mortar. Some dislodged tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	Damaged and dislodged tiles may be allowing pests into the building/attic.

**GENERAL PHOTOS**





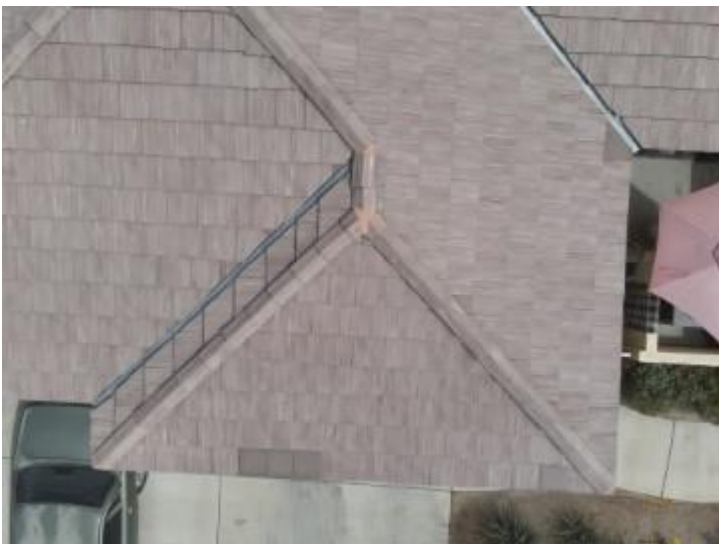
**Building 13 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated tile slippage noted. A tile notched for a penetration may be exposing flashing underneath.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 14 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**









**Building 15 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar. Some isolated slipping tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





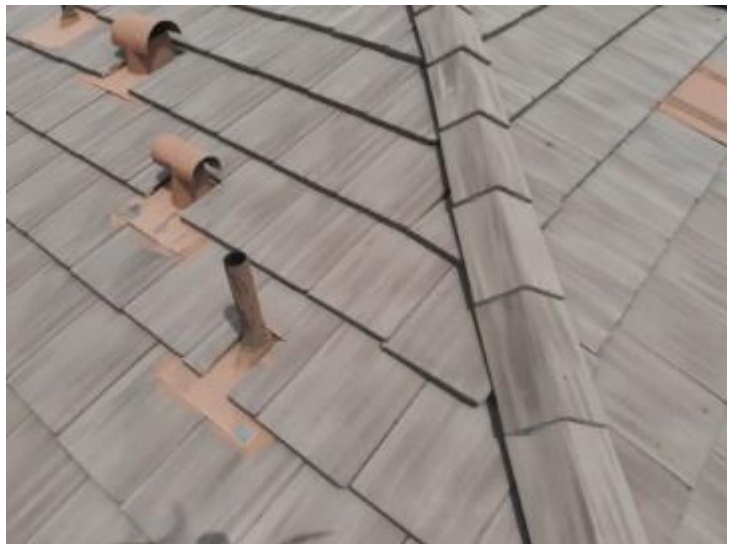
**Building 16 –**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted.
E - Wall/Curb flashings				X	
F - Insulation				X	
G – Other				X	

**GENERAL PHOTOS**







**Building 17 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**









**Building 18 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 19 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some cracking noted at mortar. A missing tile notes at valley.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 20 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 21 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 22 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 23 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 24 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 25 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 26 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**









**Building 27 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated broken tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





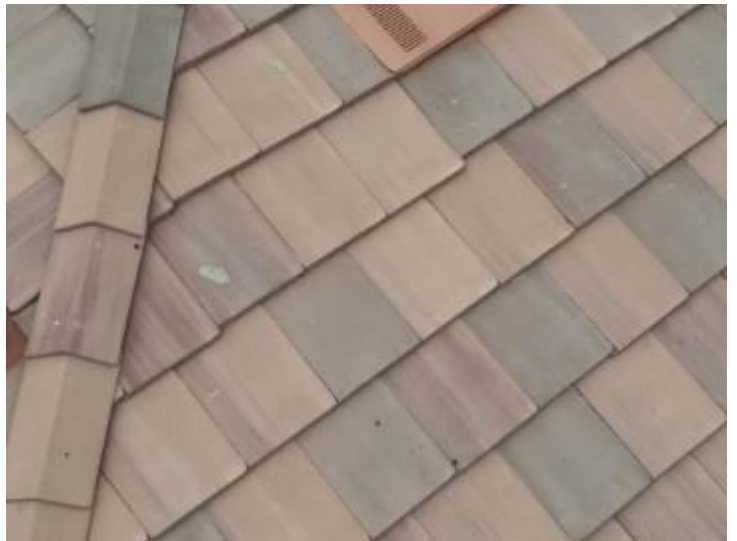
**Building 28 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			A loose flashing was noted at a plumbing vent.
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





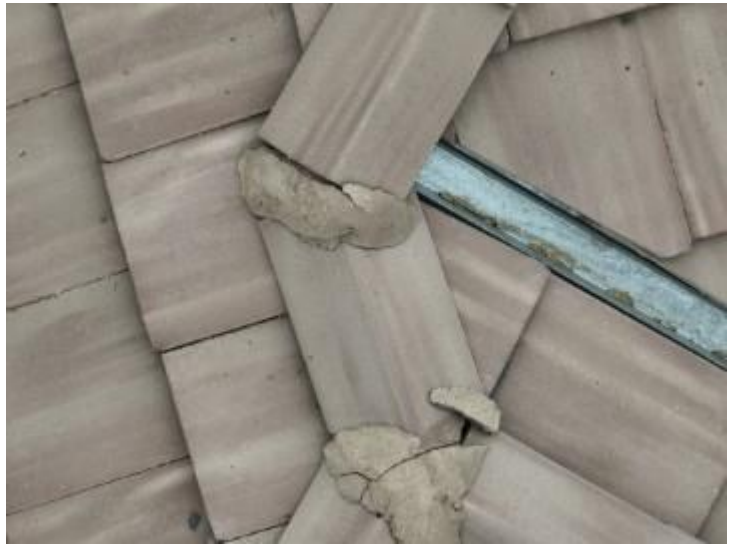


**Building 29 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 30 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 31 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			A slipped tile noted at a valley. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 32 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some cracking noted at mortar. A slipped tile noted at hip.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 33 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 34 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked/ broken tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**



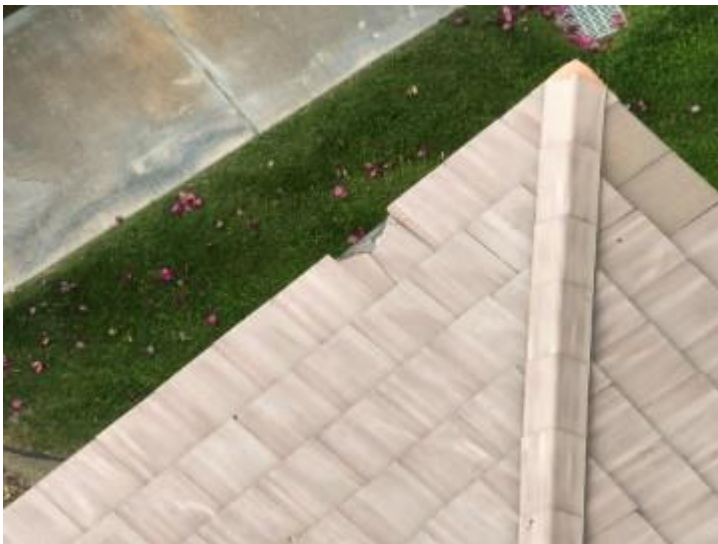




**Building 35 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked/broken tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 36 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings		X			
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





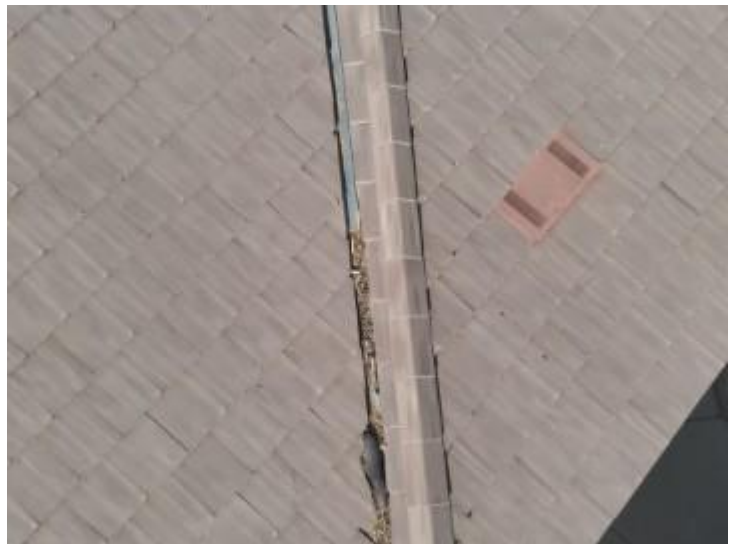
**Building 37 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 38 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			A bent attic vent noted.
D - Overall Tile condition		X			Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**









**Building 39 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			
E - Wall/Curb flashings		X			
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 40 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 41 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





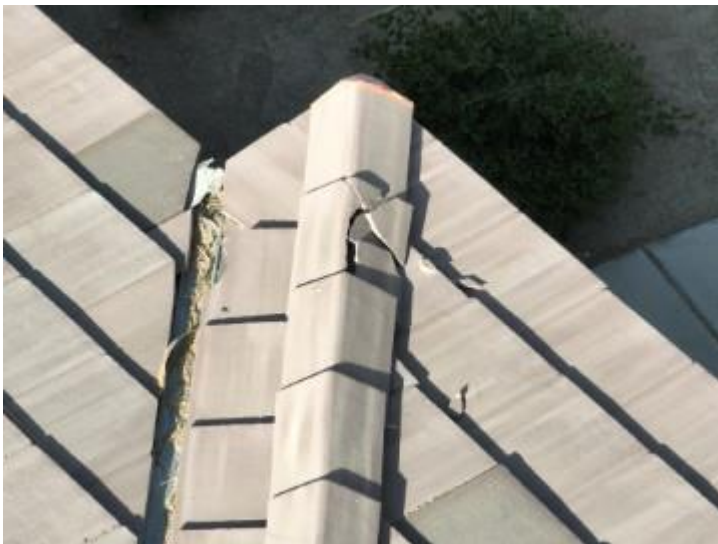




**Building 42 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked/broken tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





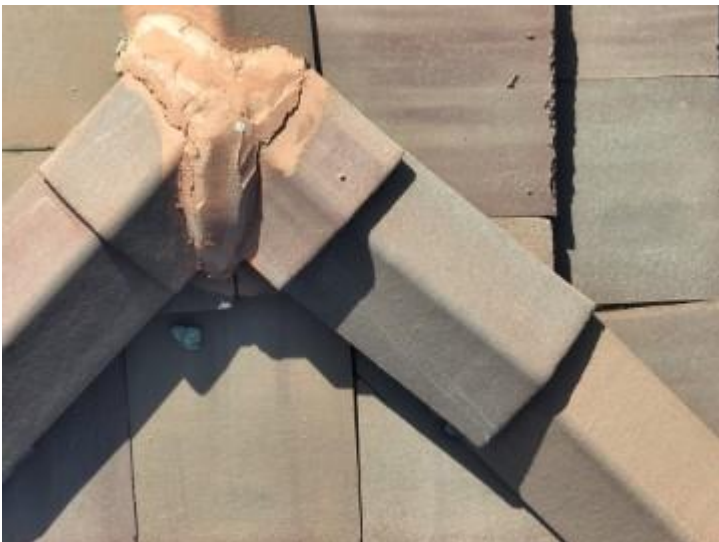
**Building 43 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some cracking noted at mortar.
E - Wall/Curb flashings		X\		X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 44 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**









**Building 45 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





**Building 46 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked/broken tiles noted. Some isolated chipped tiled noted. Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







**Building 47 -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some cracking noted at mortar.
E - Wall/Curb flashings				X	
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**







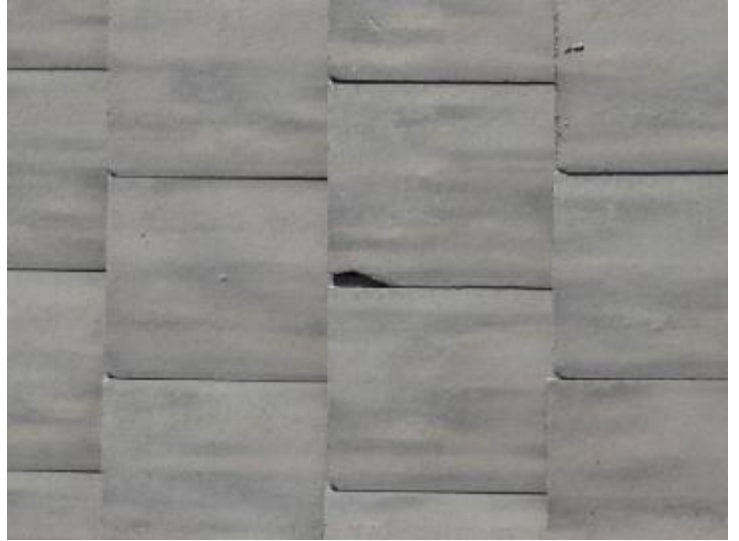


**Building Community Center -**

ITEM	Good	Fair	Poor	N/A	COMMENTS
A - Perimeter details		X			
B - Drainage		X			Some debris noted in the valleys.
C - Penetration flashings		X			
D - Overall Tile condition		X			Some isolated cracked tiles noted. Some isolated chipped tiles noted. Some cracking noted at mortar.
E - Wall/Curb flashings		X			Some possible rot noted at the wall trim.
F - Insulation				X	
G - Other				X	

**GENERAL PHOTOS**





# INDIAN WELLS HOUSING AUTHORITY

## November 7, 2024



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**To:** Housing Authority  
**From:** City Manager Department  
**Prepared by:** Catherine Manning, Management Assistant  
**Subject:** **Grants-in-Aid Committee Recommendations for FY 2024-25 Homelessness Assistance Program Funding**

### RECOMMENDED ACTIONS:

Housing Authority **APPROVES** the Homelessness Assistance Funding recommendations provided by the Grants-in-Aid Committee totaling \$250,000 for the organizations listed in this staff report for Fiscal Year 2024-25; and

**AUTHORIZES** and **DIRECTS** the Executive Director to execute contracts for same; and

**FINDS** the action exempt from California Environmental Quality Act (CEQA) review under CEQA guidelines section 15061(b)(3).

### BACKGROUND:

Under SB341, the Indian Wells Housing Authority can allocate up to \$250,000 per fiscal year of former redevelopment low-moderate funding to support organizations addressing and preventing homelessness in the Valley in addition to the \$160,000 General Fund allocation distributed by the Grants-in-Aid Committee each fiscal year. The Homelessness Funding Program is separate from the existing Grants-In-Aid Program and does not fiscally impact the Grants-In-Aid Program.

For Fiscal Year 2024-2025, the Housing Authority authorized the Grants-in-Aid Committee to evaluate Homelessness Assistance funding applications and provide the Authority with recommendations for the distribution of the \$250,000.

### Analysis:

In August, the city hosted two education sessions for interested organizations to learn about the Homelessness Assistance program. Staff provided an overview of the program guidelines and application process and answered attendee questions.



The Grants-in-Aid Committee follows the same guidelines for Homelessness Assistance funding as it does for Grants-in-Aid funding, giving tax-exempt, non-profit organizations under Section 501(c)(3) with at least 5 years in business the opportunity to apply for funding to assist with homelessness-based services provided to the Coachella Valley. Eligible requests include expansion of initial service programs, the addition of a new service or program or special project, or the purchase of specific items, not related to start-up costs, but necessary to providing services. Funding cannot be used for staffing or salaries, fundraising, sponsorships, start-up costs, administrative or overhead expenses.

The Grants-in-Aid Committee reviewed each application to ensure they met the program guidelines and to understand their funding request. The Grants-in-Aid Committee met on October 8, 2024, to discuss funding recommendations for twelve (12) Homelessness Assistance Program requests totaling \$490,000.

After reviewing all twelve (12) applications, the Grants-in-Aid Committee recommends funding twelve (12) applicants for a total of \$253,000.

Recommended Organizations for Funding:

The Grants-in-Aid Committee recommends the Housing Authority allocate the \$253,000 of available Homelessness Assistance Funding as follows:

**Coachella Valley Rescue Mission:** recommended funding of **\$60,000** to support costs emergency food and shelter and to provide safe accommodation and nutritious meals to an increased number of individuals in need.

**Desert Best Friend's Closet:** recommended funding of **\$5,000** toward the Interview Attire Program, providing education and image consultation with an interview appropriate outfit for 50 homeless clients.

**FIND Food Bank:** recommended funding of **\$10,000** in support of the Mobile Markets to ensure that residents have consistent access to healthy, nutritious food.

**Galilee Center:** recommended funding of **\$25,000** to support the cost of providing shelter and other basic needs to people who would be homeless without the availability of this program.

**Habitat for Humanity:** recommended funding of **\$20,000** to support the Housing Insecurity Prevention Program to reduce low-income households housing and financial insecurity risks.

**Jewish Family Services of the Desert:** recommended funding of **\$18,000** to support emergency financial assistance paid directly to service providers for necessities.

**Mama’s House Ministries:** recommended funding of **\$20,000** to support costs of The Anne Silverstein Campus for Mama’s House.

**Martha’s Village:** recommended funding of **\$60,000** to support its Homeless Housing and Wrap-Around Services Program Expansion.

**Olive Crest:** recommended funding of **\$5,000** to support community engagement initiative which is a volunteer-driven, community-based solution that helps prevent and end child abuse and neglect while strengthening families.

**Operation Safehouse:** recommended funding of **\$10,000** to support the Harrison House Transitional Living and Permanent Supportive Housing Program for older homeless youth ages 18-24.

**Shelter from the Storm:** recommended funding of **\$10,000** to support costs of the 24/7 Crisis Hotline and Safe Haven Shelter.

**Well in the Desert:** recommended funding of **\$10,000** to support the cost of providing meals to the homeless in the community

Each organization that will receive funding is required to execute a Funding Agreement with the City documenting the authorized use of funds and will, at the conclusion of the Fiscal Year, provide the City with a report on how the funds were utilized and the impact those dollars had on the organization and the community it serves.

## **OPTIONS:**

The Housing Authority options:

1. Approve the Grants-in-Aid Committee’s recommendation to allocate Homelessness Assistance Funding as outlined in this staff report; or
2. Provide alternative direction.

## **FISCAL IMPACT:**

No additional appropriation required. The Homelessness Assistance Program utilizes \$250,000 in housing funds already allocated within the Housing Authority budget.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

The action is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act (“CEQA”) Guidelines, because it has no potential for resulting in physical change in the environment, directly or indirectly; and that the action is

nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. (14 CCR 15061(b)(3).)

**ATTACHMENTS:**

1. Funding Allocation Spreadsheet



**ATTACHMENT #1**

<b>2024-2025 GRANT FUNDING REQUESTS - HOMELESSNESS SERVICES</b>				
<b>FUNDING AVAILABLE: \$250,000</b>				
	<b>AGENCY NAME</b>	<b>PROGRAM/ PROJECT/ PURCHASE SUPPORTED?</b>	<b>REQUESTED FUNDING</b>	<b>FUNDING RECOMMENDATION</b>
1	Coachella Valley Rescue Mission	Emergency food and shelter. Provide safe accomodation and nutritious meals to an increased number of individuals in need.	\$ 125,000.00	\$ 60,000.00
2	Desert Best Friends Closet	Interview Attire Program for fifty homeless clients	\$ 5,000.00	\$ 5,000.00
3	Find Food Bank	Find Food Bank Community Mobile Markets. These markets ensure that residents have consistent access to healthy, nutritious food.	\$ 10,000.00	\$ 10,000.00
4	Galilee Center	Provide shelter and other basic needs to people who would be homeless without the availability of this program.	\$ 65,000.00	\$ 25,000.00
5	Habitat for Humanity	Habitat for Humanity of the Coachella Valley's (HFHCV) Housing Insecurity Prevention Program reduces low-income households housing and financial insecurity risks through "A Brush with Kindness;" Emergency Household Needs Assistance; New Home Construction; and Wellness Checks, Linkages and Referrals.	\$ 25,000.00	\$ 20,000.00
6	Jewish Family Services of the Desert	Emergency financial assistance paid directly to service providers (e.g., landlords and utility providers) for the "necessities."	\$ 25,000.00	\$ 18,000.00
7	Mama's House Ministries	The Anne Silverstein Campus for Mama's House.	\$ 50,000.00	\$ 20,000.00
8	Martha's Village & Kitchen	Support its Homeless Housing and Wrap-Around Services Program Expansion.	\$ 75,000.00	\$ 60,000.00
9	Olive Crest	Support our Community Engagement initiative which is a volunteer-driven, community-based solution that helps prevent and end child abuse and neglect while strengthening families.	\$ 10,000.00	\$ 5,000.00
10	Operation SafeHouse	Harrison House Transitional Living and Permanent Supportive Housing Program for older homeless youth ages 18-24.	\$ 15,000.00	\$ 10,000.00
11	Shelter from the Storm	24/7 Crisis Hotline: A lifeline for victims, to provide crisis intervention, advocacy, and access to essential resources. Safe Haven Shelter: The Mary L. Silver House offers a confidential and supportive enviromnent for survivors and their children.	\$ 10,000.00	\$ 10,000.00
12	Well in the Desert	To help feed the homeless in our community.	\$ 75,000.00	\$ 10,000.00
			<b>\$ 490,000.00</b>	<b>\$ 253,000.00</b>