

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE: 3/9/15

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF COMMISSIONERS  
 HOUSING AUTHORITY  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

381  
A



**FROM:** Housing Authority

**SUBMITTAL DATE:**  
 March 12, 2015

**SUBJECT:** Approval of the Housing Authority's Public Housing Agency 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and Supporting Documents for Fiscal Year 2015-2016, All Districts; [\$0]; Not a Project under CEQA

**RECOMMENDED MOTION:** That the Board of Commissioners:

1. Find that the Housing Authority's Public Housing Agency 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and supporting documents for Fiscal Year 2015-2016 are not projects pursuant to California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15060 (c)(3) and Section 15378(b)(5);

(Continued)

Robert Field  
 Executive Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 2015-2020	

**C.E.O. RECOMMENDATION:**

APPROVE

BY: Rohini Dasika  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS**

- Positions Added
- Change Order
- A-30
- 4/5 Vote

**Prev. Agn. Ref.:** 3/10/2015

**District:** ALL

**Agenda Number:**

10-3

**SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Housing Authority

**FORM 11:** Approval of the Housing Authority's Public Housing Agency 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and Supporting Documents for Fiscal Year 2015-2016, All Districts; [\$0]; Not a Project under CEQA

**DATE:** March 12, 2015

**PAGE:** 2 of 4

**RECOMMENDED MOTION:** (Continued)

2. Adopt Resolution 2015-004 Approving the Housing Authority of the County of Riverside's Public Housing Agency (PHA) 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and Supporting Documents for Fiscal Year 2015-2016 and Authorizing the Chairman of the Board of Commissioners to Sign the PHA Certifications of Compliance;
3. Approve and authorize the Chairman of the Board to sign the attached PHA Certifications of Compliance with PHA Plans and Related Regulations (form HUD-50077); and
4. Authorize the Executive Director, or designee, to sign all remaining documents and certifications pertaining to the Housing Authority's housing assistance programs, including, but not limited to, the Housing Choice Voucher Program, Affordable Public Housing and Homeownership Program, and the Capital Fund Program.

**BACKGROUND:**

**Summary**

The Quality Housing and Work Responsibility Act of 1998 requires a Public Housing Agency (PHA) (as defined by HUD) to submit a 5-Year Plan and Annual Plan (collectively, "PHA Plans") in accordance with the format outlined by the U.S. Department of Housing and Urban Development (HUD) under Title 24 Code of Federal Regulations (CFR) Part 903, Subpart B. The purpose of the PHA Plans is to provide a strategic planning framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program, and other members of the public may locate basic PHA policies, rules and requirements concerning the PHA's operations, programs and services. The Housing Authority of the County of Riverside (Housing Authority) is a Public Housing Agency. The 5-Year Plan covers fiscal years July 1, 2015 through June 30, 2020 and the Annual Plan and supporting documents prepared by the Housing Authority cover fiscal year July 1, 2015 through June 30, 2016. The PHA supporting documents prepared pursuant to the Act and 24 CFR Part 903 include annual plans for the Housing Authority's various housing assistance programs, including the Housing Choice Voucher, Affordable Public Housing and Homeownership Programs, as well as an Annual Statement/Performance & Evaluation Report and a 5 Year Action Plan for the Capital Fund Program. A public hearing was held before the PHA's governing body, the Board of Commissioners, on March 10, 2015, as required. Final versions of the 5-Year Plan and Annual Plan and supporting documents are attached hereto.

A few salient provisions contained in the various annual plans include the following:

(A) For the Housing Choice Voucher (Section 8) program: (1) The waiting list will re-open; and, (2) The PHA may allocate project-based vouchers (PBV) to develop Housing Authority or Successor Agency to the former County of Riverside RDA owned properties, to those that exclusively assist veterans or farmworker families, or to development projects to support applications for state and federal funding opportunities as set forth in the proposed Annual PHA Plan and Administrative Plan.

(B) For the Affordable Public Housing (PH) program: (1) The waiting list will remain open.

(C) For both the Housing Choice Voucher and Affordable Public Housing programs: (1) Under selection of families from the waiting list, one local preference under Level 1 was added: homeless families with children residing in shelters as set forth in the proposed Annual PHA Plan, Administrative Plan and Statement of

(Continued)

**SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Housing Authority

**FORM 11:** Approval of the Housing Authority's Public Housing Agency 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and Supporting Documents for Fiscal Year 2015-2016, All Districts; [\$0]; Not a Project under CEQA

**DATE:** March 12, 2015

**PAGE:** 3 of 4

**BACKGROUND:**

**Summary**

(Continued)

Policies; and, (2) Three Rental Assistance Demonstration (RAD) applications, representing three Public Housing Asset Management projects, have been submitted to HUD to project-base approved Public Housing developments. If approved, Public Housing developments will be replaced with long term, project-based Section 8 Rental Assistance contracts in compliance with guidelines outlined in Notice PIH-2012-32 (HA), REV-1, specifically those allowed under the "First Component" outlined in the Notice.

Pursuant to Title 24 CFR Section 903.5, the Housing Authority must submit a 5-Year Plan once every 5 PHA fiscal years, no later than 75 days before the commencement of the PHA's fiscal year and an Annual Plan no later than 75 days before the commencement of the PHA's fiscal year. In addition, the PHA must submit a completed and signed form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations ("PHA Certifications of Compliance"), signed by the Chairperson, acting on behalf of the Board of Commissioners of the PHA. The PHA Certifications of Compliance is attached hereto.

The Housing Authority's 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and supporting documents for Fiscal Year 2015-2016 (collectively, the "Plans") are not projects as defined by California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15378(b)(5), because they are an administrative activity of the government that will not result in direct or indirect physical changes to the environment. The Plans consist of the continuation of ongoing programs to provide housing assistance to certain low income populations within the County and will not result in direct or indirect physical changes to the environment. Based on the aforementioned, Housing Authority staff has determined that the plans are not an activity subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3). Even if a determination is made that the Plans are a project subject to CEQA, the Plans are exempt pursuant to State CEQA Guidelines Section 15061(b)(3) as they will not have any potential for direct or reasonably foreseeable indirect physical environmental impact. In addition, these activities are exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 (a)(1) and (a)(3), since the Plans are an administrative and planning/strategy activity. A Notice of Exemption will be filed by the Housing Authority staff with the County Clerk within 5 days of the approval of the Plans.

County Counsel has reviewed the attachments and approved them as to form. Staff recommends that the Board formally adopt Resolution No. 2015-004 and approve and adopt the 5-Year Plan for FY 2015-2020 and the Annual Plan and supporting documents for FY 2015-2016 and authorize the Chairman to sign the PHA Certifications of Compliance.

**Impact on Citizens and Businesses**

Riverside County residents are positively impacted by the rental assistance the PHA provides. The only negative impact is that HUD funding is limited and does not cover the significant need for affordable housing throughout Riverside County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no contract or General Fund cost associated with this agenda item.

**Attachments:**

(Commences on Page 4)

**SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Housing Authority

**FORM 11:** Approval of the Housing Authority's Public Housing Agency 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and Supporting Documents for Fiscal Year 2015-2016, All Districts; [\$0]; Not a Project under CEQA

**DATE:** March 12, 2015

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**Attachments:**

- Attachment A – Resolution No. 2015-004 Approving the Housing Authority of the County of Riverside's Public Housing Agency (PHA) 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and Supporting Documents for Fiscal Year 2015-2016 and Authorizing the Chairman of the Board of Commissioners to Sign the PHA Certifications of Compliance; Form HUD 50077 Certifications of Compliance
- Attachment B – Final 5-Year and Annual Plan, Financial Resources, Fiscal Single Audit and Fiscal Proprietary Audit
- Attachment C – Final Administrative Plan for the Housing Choice Voucher Program
- Attachment D – Final Statement of Policies for the Affordable Public Housing Program
- Attachment E– Final Homeownership Plan
- Attachment F – Final Capital Fund Program Annual Statement/Performance & Evaluation Report (form HUD 50075.1) and 5 Year Action Plan (form HUD 50075.2)

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**EXHIBIT A**  
**PHA Certifications of Compliance**  
**(Form HUD-50077)**

(behind this page)

**RESOLUTION NO. 2015-004**

**APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE'S  
PUBLIC HOUSING AGENCY (PHA) 5-YEAR PLAN FOR FISCAL YEARS 2015-2020  
AND ANNUAL PLAN AND SUPPORTING DOCUMENTS FOR FISCAL YEAR 2015-  
2016 AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COMMISSIONERS  
TO SIGN THE PHA CERTIFICATIONS OF COMPLIANCE**

**WHEREAS**, the Housing Authority of the County of Riverside ("Authority") is a Public Housing Agency (PHA) as defined by the U.S. Department of Housing And Urban Development ("HUD");

**WHEREAS**, the Authority is authorized by HUD to administer the Housing Choice Voucher and Affordable Public Housing programs (collectively the, "Authority's Affordable Housing Programs") throughout the County of Riverside;

**WHEREAS**, pursuant to Title 24 of the Code of Federal Regulations ("CFR") Section 903.5 (a), the Authority is required to submit a 5-Year Plan once every 5 PHA fiscal years, no later than 75 days before the commencement of the PHA's fiscal year;

**WHEREAS**, pursuant to Title 24 CFR Section 903.5 (b), the Authority is required to submit an Annual Plan once every PHA fiscal year, no later than 75 days before the commencement of the PHA's fiscal year;

**WHEREAS**, the Authority's fiscal year begins on July 1, 2015;

**WHEREAS**, the PHA 5- Year Plan and Annual Plan submittal must include a HUD PHA Certifications of Compliance with PHA Plans and Related Regulations (Form HUD-50077) ("PHA Certifications of Compliance") certifying the Authority's compliance with the PHA's 5-Year Plan and Annual Plan, Consolidated Plan, Civil Rights certifications and related regulations;

**WHEREAS**, the Board of Commissioners desires to approve the Authority's PHA 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan and supporting documents for Fiscal Year 2015-2016, as submitted to the Clerk of the Board;

1           **WHEREAS**, the Authority is in compliance with the PHA 5-Year Plan and  
2 Annual Plan, Consolidated Plan, Civil Rights certifications and related regulations, and  
3 related regulations; and

4           **WHEREAS**, the Board of Commissioners desires to authorize the Chairman of  
5 the Board to sign the PHA Certifications of Compliance, attached hereto as Exhibit A  
6 and incorporated herein by this reference.

7           **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by  
8 the Board of Commissioners of the Housing Authority of the County of Riverside, State  
9 of California, in regular session assembled on March 24, 2015, as follows:

- 10           1. That the Board of Commissioners hereby finds and declares that the above  
11           Recitals are true, correct and incorporated herein.
- 12           2. That the Board of Commissioners hereby approves and adopts the  
13           Authority's PHA 5-Year Plan for Fiscal Years 2015-2020 and Annual Plan  
14           and supporting documents for Fiscal Year 2015-2016, as submitted to the  
15           Clerk of the Board.
- 16           3. That the Board of Commissioners hereby approves of authorizes the  
17           Chairman of the Board of Commissioners to sign the PHA Certifications of  
18           Compliance, attached hereto as Exhibit A.

FORM APPROVED COUNTY COUNSEL  
BY: *JW* MAILA R. BROWN 3-9-15  
DATE

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**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning **July 1, 2015**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the County of Riverside  
PHA Name

CA027  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2015 - 2020

Annual PHA Plan for Fiscal Years 2015 - 2016

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Marion Ashley	Title: Chairman, Board of Commissioners
Signature	Date

FORM APPROVED COUNTY COUNSEL  
BY: Thaila R. Brown 3-9-15  
form HUD-50077 (4/2008)  
THAILA R. BROWN DATE

Attachment B  
*(Behind this page)*

**PHA 5-Year and Annual Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**OMB No. 2577-0226  
Expires 8/30/2011**

1.0	<b>PHA Information</b> PHA Name: <u>Housing Authority of the County of Riverside</u> PHA Code: <u>CA027</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2015</u>														
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>469</u> Number of HCV units: <u>8988</u>														
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  To transform and promote healthy, thriving communities, re-ignite hope and restore human dignity through the creation and preservation of high quality and innovative housing and community development programs which enhance the quality of life and revitalize neighborhoods to foster self-sufficiency.														
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  See Attached Goals and Objectives														

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

**PHA Plan Elements:**

1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

For the Housing Choice Voucher (Section 8) program, the waiting list will re-open effective July 1, 2015. Under selection of families from the waiting list, one (1) local preference under Level 1 was added: homeless families with children residing in shelters.

For the Affordable Public Housing (PH) program, the waiting list will remain open. Under selection of families from the waiting list is the addition of a first level preference for homeless families with children residing in shelters.

If the Housing Authority is designated as a shortfall agency, subsidy standards may be adjusted to two per bedroom, regardless of familial status, age and gender, and outgoing portability may only be permitted in cases where the receiving agency, if not absorbing, is an equal or lower cost area. The PHA may allocate project-based vouchers (PBV) to develop Housing Authority or Successor Agency (HASA) owned properties, those that exclusively assist veterans or farmworker families or development projects to support applications for state and federal funding opportunities.

Three Rental Assistance Demonstration (RAD) applications, representing three Public Housing Asset Management projects, have been submitted to HUD to project-base approved Public Housing developments. If approved, public housing developments will be replaced with long term, project-based Section 8 Rental Assistance contracts in compliance with guidelines outlined in Notice PIH-2012-32 (HA), REV-1, **specifically those allowed under the "First Component" outlined in the Notice.** RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), which provided fiscal year 2012 appropriations for HUD (2012 Appropriations Act). The second component of RAD received additional authorization by the Consolidated Appropriations Act of 2014 (Public Law 113-76, approved January 17, 2014), which provided fiscal year 2014 appropriations for HUD (2014 Appropriations Act). RAD has two separate components: **First component.** The first component allows projects funded under the public housing and Section 8 Moderate Rehabilitation (Mod Rehab) programs to convert their assistance to long-term, project-based Section 8 rental assistance contracts. Under this component of RAD, public housing agencies (PHAs) and Mod Rehab owners may choose between two forms of Section 8 Housing Assistance Payment (HAP) contracts: project-based vouchers (PBVs) or project-based rental assistance (PBRA). No incremental funds are authorized for this component. PHAs and Mod Rehab owners will convert their assistance at current subsidy levels. **Second component.** The second component allows owners of projects funded under the Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab programs to convert tenant protection vouchers (TPVs) to PBVs, upon contract expiration or, for owners of Rent Supp and RAP projects, termination, occurring after October 1, 2006, and no later than December 31, 2014. While there is no cap on the number of units that can convert assistance under this component of RAD, and no requirement for competitive selection, actions under this component are subject to the availability of TPVs. Sections II and III of this Notice provide further instructions for owners of Mod Rehab projects and owners of Rent Supp and RAP projects, respectively. Collectively, projects that convert their form of assistance under the Demonstration are referred to in this Notice as "covered projects." If the application is approved, the Agency will convert units identified under the First Component of the Notice. All other regulatory and statutory requirements of the PBV program in 24 CFR Part 983 and section 8 (o)(13) of the Act shall apply, including resident choice, environmental review, and fair housing requirements.

2) **Financial Resources**

Please see attached **Statement of Financial Resources**, which includes listings by general categories, of the Agency's anticipated resources for FY 2015, such as PHA Section 8 HAP subsidy and administrative fees, subsidy/grants revenue, bond revenue, fraud recovery, rental income, interest revenue and other income available to support public housing and tenant-based assistance. The statement also includes non-federal sources of funds supporting each federal program, and the planned use for the resources.

3) **Rent Determination**

For 2015, the Agency plans to implement the cost savings measures outlined in PIH Notice 2013-03 and extended through PIH Notice 2013-26 which are included in the Administrative Plan. Rent determination will be adjusted to comply with the notice and the plan. Streamlined annuals are expected to be conducted for families with fixed incomes. The established payment standard amounts are in accordance with federal regulations and are within 90-110% of HUD Fair Market Rents published annually. Flat rent rates for the Affordable Public Housing program are set at amounts for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount applies to all new program admissions effective 10/31/14. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option. A cap is placed on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows: Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount.

4) **Operation and Management**

For 2015, the Agency has made no changes to Operations or Management.

5) **Grievance Procedures**

For 2015, there are no changes to the grievance procedure policies

6) **Designated housing for Elderly and Disabled Families**

For 2015, there are no changes to housing designated for elderly and disabled families.

7) **Community Service and Self-Sufficiency**

The Housing Authority (HA) has completed Year 1 of the Family Self-Sufficiency Demonstration program. The Family Self-Sufficiency (FSS) Program Demonstration is a random assignment study conducted under contract by MDRC and its subcontractors to evaluate the effectiveness of the FSS program, as part of the Transformation Initiative. The FSS program has operated since 1992 and its objective is to enable participating low-income families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. FSS program coordinators create plans with participating families to achieve goals and connect them with services that will enhance their employment opportunities. As the family's earnings increase, money is credited to an escrow account on behalf of the family. This study used a random assignment model to determine whether FSS program features, rather than the characteristics of the participating families, cause participant incomes to increase. At the conclusion of Year 1, 200 participants have been randomly assigned and over the next 5 years the HA will work with MDRC to gather the data that will be used in the final report that will be published after the 5 year research study. We continue to administer the regular (non-demonstration) Family Self-Sufficiency program for HCV participants and it is expected that after Year 2 of the FSS Demonstration program, the HA will resume enrollment in the regular FSS program. The Resident Opportunity and Self-Sufficiency (ROSS) program changed locations and is completing the final year of program operations assisting residents at the Gloria Street Apartments and at the Dracaea Townhomes in the Public Housing communities in Moreno Valley. A new application has been submitted to funding consideration to continue the program for another 3 years. The waivers outlined in Federal Register Vol. 79, No. 248, published on December 29, 2014, will be implemented.

**8) Safety and Crime Prevention**

For 2015, there are no changes to the PHA plan regarding Safety and Crime Prevention.

**9) Pets.**

For 2015, there is no change to our pet policy.

**10) Civil Rights Certification.**

The agency examines its programs to identify any impediments to fair housing choice and addresses any impediments in a reasonable fashion. Additionally, the agency works closely with the Fair Housing Council of Riverside County to address any identifiable impediments to fair housing within the jurisdiction. The agency assures that the annual plan is consistent with the 12 city and county consolidated plans within its jurisdiction and has each entity certify this via for HUD 50077-SL.

**11) Fiscal Year Audit**

For Fiscal Year Ending June 30, 2014, the Housing Authority received an Unqualified auditor's opinion on compliance for major programs; and there were no material weaknesses or significant deficiencies identified in its financial statements. Please see attached **Fiscal Year End Audits**.

**12) Asset Management**

The agency continues to employ the Asset Management Plan described below and monitor the operational performance of each AMP. The Housing Authority of the County of Riverside's (HACR) asset management model eliminated the centralized functions and incorporated a property specific focus. To facilitate the autonomy of each site, the building of offices and workshops for the Public Housing Property Managers to conduct normal daily duties and the Maintenance Workers to perform their daily work has been completed in Desert Hot Springs, Lake Elsinore, Thermal, and Jurupa Valley. Plans are underway to build a Maintenance Shop in Beaumont. Services by the Public Housing Property Manager and the Maintenance Worker are site specific. The Agency continues to monitor each property based on financial, physical and management performance. If a property is identified as non-performing, staff then proceed to make recommendations that address the areas of non-performance. The HACR Fiscal department has been monitoring all fiscal and budget performances via monthly budgets vs. actual reports and financial statements. The Public Housing Property Managers are active participants in developing and monitoring their site specific budgets. The HACR will continue to utilize the Capital Fund Program to modernize our units.

The AMPs will be monitored to ensure they are not operating at a loss. Any that are will be considered for disposition in the future. A Rental Assistance Demonstration (RAD) application has been submitted. If approved, public housing developments will be replaced with long term, project-based Section 8 Rental Assistance contracts.

**13) Violence Against Women Act (VAWA)**

For 2015, there have been no implementation changes with regard to the Violence Against Women Act (VAWA). If any VAWA requirements change, the agency will comply as needed.

**(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.**

Electronic copies of the 5-Year and Annual PHA Plan can be found on the Housing Authority's website at [www.harivco.org](http://www.harivco.org) and print copies are available by request at the main administrative office located at 5555 Arlington Avenue, Riverside, CA, 92504 and at the eastern county office located at 44-199 Monroe, Suite B, Indio, CA, 92201.

	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>(a) Hope VI or Mixed Finance Modernization or Development.</b> Not applicable.</p> <p><b>(b) Demolition and/or Disposition</b> Not applicable.</p> <p><b>(c) Conversion of Public Housing.</b> A Rental Assistance Demonstration (RAD) application has been submitted. If approved, public housing developments will be replaced with long term, project-based Section 8 Rental Assistance contracts.</p> <p><b>(d) Homeownership.</b> HACR has a comprehensive HUD approved Homeownership program that consists of a HCV Mortgage Voucher program, a locally funded infill housing program, and homeownership counseling for any interested participant with an emphasis on FSS families.</p> <p><b>(e) Project-based Vouchers.</b> HACR currently has 48 project-based vouchers at two developments; 10 units in Blythe and 38 units in Cathedral City. The agency proposes to expand the use of project based vouchers for FY2015-16 to further facilitate the development of affordable housing within Riverside County by developing Housing Authority or Successor Agency (HASA) owned properties, those that exclusively assist veterans or farmworker families or development projects to support applications for state and federal funding opportunities. To support this expansion, the maximum allotment allowed under regulations (20% of total allocation) will be reserved.</p> <p>7.0 The Housing Authority of the County of Riverside (HACR) currently owns and operates 469 units of affordable housing within the County of Riverside. Funding to maintain these units is derived from the Public Housing Program. The Public Housing Program has continued to be underfunded through the years, with additional budget cuts to the Capital Fund Program that provides the income source for the modernization of public housing units. This dilemma has forced the HACR to make tough choices between maximizing the funding for repairs or focusing on preventive maintenance. The current available funding has failed to keep up with the renovation needs to enhance the living conditions of residents. Further, through the Public Housing Program, residents do not have flexibility to choose where they prefer to live without losing housing assistance.</p> <p>The Rental Assistance Demonstration (RAD) Program is a voluntary program of the Department of Housing And Urban Development (HUD). RAD seeks to preserve public housing by providing Public Housing Agencies (PHA), such as the HACR, with access to more stable funding to make needed improvements to properties. RAD provides PHAs a way to rehabilitate, or repair, units without depending on additional money from the public sector. Three RAD applications representing three asset management projects have been submitted to HUD to project-base all 469 units. A feasibility study suggested that the best approach would be to do a straight RAD conversion with no debt or investor equity where the HACR would fund capital needs for upfront repairs using existing reserves and replacement reserve withdrawals over a 15-year period. If approved, public housing developments will be replaced with long term, project-based Section 8 Rental Assistance contracts in compliance with guidelines outlined in Notice PIH-2012-32 (HA), REV-1, specifically those allowed under the "First Component" outlined in the Notice. RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), which provided fiscal year 2012 appropriations for HUD (2012 Appropriations Act). The second component of RAD received additional authorization by the Consolidated Appropriations Act of 2014 (Public Law 113-76, approved January 17, 2014), which provided fiscal year 2014 appropriations for HUD (2014 Appropriations Act). RAD has two separate components: <b>First component.</b> The first component allows projects funded under the public housing and Section 8 Moderate Rehabilitation (Mod Rehab) programs to convert their assistance to long-term, project-based Section 8 rental assistance contracts. Under this component of RAD, public housing agencies (PHAs) and Mod Rehab owners may choose between two forms of Section 8 Housing Assistance Payment (HAP) contracts: project-based vouchers (PBVs) or project-based rental assistance (PBRA). No incremental funds are authorized for this component. PHAs and Mod Rehab owners will convert their assistance at current subsidy levels. <b>Second component.</b> The second component allows owners of projects funded under the Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab programs to convert tenant protection vouchers (TPVs) to PBVs, upon contract expiration or, for owners of Rent Supp and RAP projects, termination, occurring after October 1, 2006, and no later than December 31, 2014. While there is no cap on the number of units that can convert assistance under this component of RAD, and no requirement for competitive selection, actions under this component are subject to the availability of TPVs. Sections II and III of this Notice provide further instructions for owners of Mod Rehab projects and owners of Rent Supp and RAP projects, respectively. Collectively, projects that convert their form of assistance under the Demonstration are referred to in this Notice as "covered projects." If the application is approved, the Agency will convert units identified under the First Component of the Notice. All other regulatory and statutory requirements of the PBV program in 24 CFR Part 983 and section 8 (o)(13) of the Act shall apply, including resident choice, environmental review, and fair housing requirements.</p>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>See Attached Identification of Housing Needs and Strategy for Addressing Housing Needs</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>HACR continues to make progress in meeting the mission and goals described in the 5-Year Plan. Toward this end, the Agency made a concerted effort to increase the availability of decent, safe, and affordable housing by: expanding the supply of assisted housing; improving the quality of assisted housing; and increasing assisted housing choices. Significant achievements during the five year plan period include: expansion of the Family Self-Sufficiency and ROSS Programs. The HACR continues to receive renewal funding to employ 7 full time FSS Coordinators. In 2013, the HACR FSS Program was one out of 17 other FSS Programs selected by MDRC (the firm contracted by HUD) to be a part the National FSS Evaluation Study. The HACR continues to apply for additional ROSS funding and currently has an application pending to continue the current ROSS Program at the Moreno Valley properties for another 3 years; continuation of the current 15 Mortgage Voucher Program participants and the continuation of the Infill Housing Program which both constructs and sells single family homes; securing 539 vouchers through the Veterans Affairs Supportive Housing (VASH) program to provide housing for homeless veterans; expanding the Security Deposit Assistance program to support housing mobility and assist HCV households impacted by the foreclosure crisis and those new from the waiting list that have as a barrier the lack of funds for a security deposit which otherwise prevents equal access to the HCV program and providing supportive housing opportunities for homeless individuals and families through various grant funded programs in an effort to support the goals and work of the local Continuum of Care; the continuation of the Asset Management within the Public Housing program; and attaining High Performer status for the Agency's management of the HCV program.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>For purposes of the 5-Year Plan, the Agency defines a "substantial deviation/modification" or "significant amendment" as:</p> <ol style="list-style-type: none"> <li>1. Changes to admissions policies, organization of the HCV or Public Housing waiting lists, or rent determination;</li> <li>2. Additions of non-emergency work items (items not included in the current Annual Statement for 5-Year Plan )or change in the use of replacement reserve funds under the Capital Fund; and</li> <li>3. Any change with regard to demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposal, or conversion of Public Housing properties.</li> </ol> <p>When significant changes are proposed the Agency will adhere to a forty-five day Notice of Public Comment; solicit public comment and feedback; ensure that proposed changes are consistent with the Consolidated Plan, and submit the proposed change to the Board of Commissioners for formal approval.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ol>



**Housing Authority of the County of Riverside (HACR)**  
**PHA 5-Year and Annual Plan Goals and Objectives**  
**July 1, 2015**

**PHA Goal: Expand the supply of assisted housing.**

Objective: Increase housing choices for families and individuals.

- Apply for additional vouchers
- Leverage private or other public funds
- Acquire, construct, or rehabilitate housing units and developments to expand affordable housing opportunities and promote homeownership for low-income households

**PHA Goal: Improve the quality of assisted housing.**

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted housing.

- Obtain and maintain High Performer status for HCV voucher management (SEMAP Score)
- Obtain and maintain High Performer status for Public Housing management (PHAS Score)
- Provide excellent customer service
- Renovate or modernize public housing units
- Annually inspect units to meet Housing Quality Standards with the option to bi-annually inspect units that regularly pass inspection.
- Allocate project-based vouchers for qualified housing projects

**PHA Goal: Increase assisted housing choices.**

Objective: Encourage resident choice in rental selection

- Conduct outreach efforts to potential landlords
- Provide replacement vouchers
- Expand self-sufficiency programs for participant households
- Allocate project-based vouchers for qualified housing projects

**PHA Goal: Promote self-sufficiency within assisted housing programs**

Objective: Promote economic independence for families and individuals.

- Connect working-able and work-ready households to employment opportunities
- Provide or attract supportive services to improve assisted members' employability
- Expand self-sufficiency programs for residents in the assisted housing programs
- Partner with local workforce development centers to positively further self-sufficiency within assisted housing households.

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing.**

Objective: Promote equal housing opportunities.

- Facilitate affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Carry out affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability
- Promote equal housing opportunities

**Other PHA Goal and Objective: Implement the requirements of the Violence Against Women Act (VAWA)**

- Protect certain victims of criminal domestic violence, dating violence, sexual assault, or stalking (as well as members of the victims' immediate families) from losing their HUD assisted housing as a consequence of abuse of which they were the victim
- Undertake affirmative measures to make tenants participating in the HCV and Public Housing programs aware of VAWA requirements.
- Undertake affirmative measure to make Owners participating in the HCV program aware of VAWA requirements.

**Housing Authority of the County of Riverside  
5-Year Plan and Annual Plan  
Identification of Housing Needs and Strategy for Addressing Housing Needs  
July 1, 2015**

**Identification of Housing Needs:**

WAIT LIST STATISTICS	S8	PH
Total on Wait List as of 12/22/2014	13464	36225
Income at or below 30% of Area Median Income (AMI)	10098	28147
Homeless	1602	5795
Elderly	1773	6179
Extreme Elderly (75 years and older)	403	2244
Disabled	3558	10043
Families w/minor children	9057	21105
Working families (families with minor children working 32 hours/week or more)	4419	8411
Veterans	595	1553

**Need: Meeting Waiting List Housing Needs**

**Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:**

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

**Strategy 2: Increase the number of affordable housing units by:**

- Apply for additional section 8 units should they become available
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

**Need: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

**Need: Homeless families with children residing in shelters**

**Strategy 1: Conduct activities to house homeless families with children living in shelters**

- Partner with local shelters to identify homeless households and register them on the waiting list
- Establish waiting list preference to assist the homeless families with children residing in shelters

**Need: Elderly (62 and older) and Extreme Elderly (75 and older)**

**Strategy 1: Target available assistance to elderly (62 and older) and Extreme Elderly (75 years of age and older):**

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Establish waiting list preferences to assist the extreme elderly and elderly

**Need: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Establish waiting list preference to assist the disabled
- Educate families and owners on Reasonable Accommodation policies and procedures

Attachment C  
*(Behind this page)*









