

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program No: CA16 P027 - 50115 Replacement Housing Factor No:				Federal FFY of Grant: 2015	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations	4/12/2017		7/31/2015	4/12/2019		8/31/2015	Completed
Management Improvements	4/12/2017			4/12/2019			
Administration	4/12/2017			4/12/2019			
Audit	4/12/2017			4/12/2019			
Fees and Costs	4/12/2017			4/12/2019			
Site Improvement	4/12/2017			4/12/2019			
Dwelling Structures	4/12/2017			4/12/2019			

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary

PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50116 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: <u>2016</u> FFY of Grant Approval: <u>2016</u>	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	
2	1406 Operations (may not exceed 20% of line 20) ³	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	1503 RAD Conversion	800,000.00	800,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 to20)	800,000.00	800,000.00	0.00	0.00
22	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50116 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u> 2016 </u> FFY of Grant Approval: <u> 2016 </u>
Type of Grant <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: </div> <div> <input type="checkbox"/> Reserve for Disasters/ Emergencies </div> <div> <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report </div> </div>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 5016 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		0.00				
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings; Computer/technology needs/improvements	1408		0.00				
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs.	1410		0.00				
	Audit for Grant No : CA16 P027 50116	1411		0.00				
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$5,000, excess charges will be drawn from Operations (1406); Green Physical Needs Assessment (GPNA)	1430		0.00				
Site Improvement		1450		0.00				
Dwelling Improvement		1460		0.00				
Contingency	Contingency	1502		0.00				
RAD Conversion		1503		800,000.00				

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations							
Management Improvements							
Administration							
Audit							
Fees and Costs							
Site Improvement							
Dwelling Structures							
RAD Conversion							

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary							
PHA Name/Number Housing Authority of the County of Riverside/C027			Locality (City/County and State) Riverside/Riverside County, California		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 12		
A.	Development Number and Name		Work Statement for Year 1 FFY Grant 2016	Work Statement for Year 2 FFY Grant: 2017	Work Statement for Year 3 FFY Grant: 2018	Work Statement for Year 4 FFY Grant: 2019	Work Statement for Year 5 FFY Grant: 2020
	210	Site 211 34 th Street CA16-P027-006/012 Riverside	Annual Statement	\$273,000	\$145,000	\$98,070	\$99,070
		Site 212 Jackson CA16-P027-007 Riverside		\$557,600	\$68,000	\$170,000	\$872,040
		Site 213 Gloria CA16-P027-016 CA16- P027-020 Moreno Valley		\$220,000	\$398,000	\$82,000	\$165,220
		Site 213 Dracaea CA16-P027-018-1 Moreno Valley		\$70,000	\$60,000	\$292,000	\$165,210
		Site 214 Fort Drive CA16-P027-019-1 Riverside		NO WORK	\$29,500	\$52,000	\$9,870
		Site 214 - Sherman CA16-P027-019-2 Moreno Valley		\$36,000	\$20,000	\$16,000	\$5,720
		Site 214 Highland CA16-P027-022 Riverside		\$25,000	\$28,000	\$10,000	\$5,720
		AMP 210 SUBTOTAL		\$1,156,600	\$748,500	\$720,070	\$1,322,850

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A.	Development Number and Name		Work Statement for Year 1 FFY Grant 2016	Work Statement for Year 2 FFY Grant: 2017	Work Statement for Year 3 FFY Grant: 2018	Work Statement for Year 4 FFY Grant: 2019	Work Statement for Year 5 FFY Grant: 2020
	AMP 220	Site 221 Broadway CA16-P027-011/014 Lake Elsinore		\$68,000	\$70,000	\$266,000	\$159,240
		Site 221 Fairview CA16-P027-013 Lake Elsinore		\$39,000	\$84,000	\$104,000	\$77,280
		Site 222 Midway CA16-P027-021 Perris		\$680,000	\$100,000	NO WORK	\$64,262
		Site 223 Idyllwild CA16-P027-015 San Jacinto		\$56,000	NO WORK	\$84,000	\$52,600
		Site 224 5 th & Maple CA16-P027-001 Beaumont		\$30,000	NO WORK	\$48,000	\$27,800
		Site 225 – Williams CA16-P027-008 Banning		\$49,000	\$12,340	\$35,000	\$104,462
		AMP 220 SUBTOTAL		\$922,000	\$266,340	\$537,000	\$485,644

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A.	Development Number and Name		Work Statement for Year 1 FFY Grant 2016	Work Statement for Year 2 FFY Grant: 2017	Work Statement for Year 3 FFY Grant: 2018	Work Statement for Year 4 FFY Grant: 2019	Work Statement for Year 5 FFY Grant: 2020
	AMP 230	Site 231 Don English CA16-P027-018-2 Desert Hot Springs		\$102,000	NO WORK	\$336,000	\$238,861
		Site 232 - Corregidor CA16-P027-010 Cathedral City		\$144,000	\$130,000	\$57,000	\$84,000
		Site 233 Aladdin CA16-P027-041 Indio		\$49,000	NO WORK	\$190,000	\$87,160
		Site 234 Polk & Church CA16-P027-009/017/031 Thermal		\$425,500	\$532,000	\$120,000	\$156,859
		Site 235 Seventh St. CA16-P027-027 Mecca		NO WORK	\$142,000	\$75,000	\$148,220
		<u>AMP 230 SUBTOTAL</u>		\$720,500	\$804,000	\$778,000	\$715,100
		TOTAL WORK FOR AMPS		\$2,799,100	\$1,818,840	\$2,035,070	\$2,523,594
G	Operations			\$155,000	\$155,000	\$155,000	\$155,000
	Management Improvements			\$50,000	\$50,000	\$50,000	\$50,000
	Administration			\$75,000	\$75,000	\$75,000	\$75,000
	Consultant Fees			\$25,000	\$25,000	\$25,000	\$25,000
	RAD Conversion		\$800,000				
	Total CFP Funds (Est.)			\$3,104,100	\$2,123,840	\$2,340,070	\$2,828,594
	Total Replacement Housing Factor Funds		0	0	0	0	0

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Part II: Supporting Pages—Work Activities						
Activities for Year 1 (2016)	Activities for Year : <u>2</u> FFY Grant: 2017 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2018 PHA FY:		
		Quantity	Estimated Cost		Quantity	Estimated Cost
See Annual Statement	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE			AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE		
	Kitchen and bathroom remodel- cabinets, counters, floors, & appliances	29 units @ \$7000 ea.	\$203,000	Hot water heater replacement to on-demand (energy efficiency measure)	29 units @ \$2500 ea.	\$72,500
	Walkway ADA Compliance (REAC Deficiency) – Convert/Improve needed thresholds/step downs/walkways to handicapped accessible		\$70,000	Retrofit Windows	29 units @ \$2500 ea	\$72,500
	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE			AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE		
	Carpet	68 units @ \$1200 ea	\$81,600	Attic Insulation	68 units @ \$1,000 each	\$68,000
	A/C replacement	68 units x \$7000 ea	\$476,000			
	AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY			AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY		
	Convert part of existing maintenance garage to Manager's unit		\$150,000	Kitchen and bathroom remodel- cabinet, counters, floors & appliances	34 units @ \$7000 ea.	\$228,000
	Retrofit Windows	28 @ 2,500	\$70,000	Carpet & Ceramic Floors	34 units @ \$5000 each	\$170,000
	AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY			AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY		
	Hot water heater replacement to on-demand (energy efficiency measure)	28 @ 2,500	\$70,000	Stucco, color-coat and paint trim	5 bldgs, 28 units	\$60,000

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	AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE			AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE		
	NO WORK			Hot water heaters replacement to on-demand	9 @ \$2,500	22,500
				Attic Insulation (Energy conservation measure)	7 units @ 1,000 (2 prev. done)	\$7,000
	AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY			AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY		
	Kitchen and bathroom remodel/replacement-cabinets, counters, floors & appliances	3 units @ 12,000 ea	\$36,000	Remove and Replace Roofing Shingles	4 units @ \$5000 ea	\$20,000
	AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE			AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE		
				Kitchen and bathroom remodel/replacement-cabinets, counters, floors,& appliances	4 units @ \$ 7000 ea.	\$28,000
	AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE			AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	28 units	\$68,000	Hot water heater replacement to on-demand (energy efficiency measure)	28 units @ \$2500 ea.	\$70,000
	AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE			AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	16 units	\$39,000	Ornamental Perimeter Fencing	700 Linear Ft = \$84,000	\$84,000

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	AMP 220: CA16-P027-021 Site 222 Midway PERRIS			AMP 220: CA16-P027-021 Site 222 Midway PERRIS		
	Kitchen & bathroom remodel remove and replace	40 units @ \$7K ea.	\$280,000	Hot water heater replacement to on-demand (energy efficiency measure)	40 units @ \$2500 ea.	\$100,000
	Replace all units Sewer Lines	40 units @ 10,000ea	\$400,000			
	AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO			AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO		
	Remove and Replace Unit Fiberglass doors	14 units =56 doors@ 1000	\$56,000	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$34,000
	AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT			AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT		
	Hot water heater replacement to on-demand (energy efficiency measure)	12 units @ \$3091.66=37,100 (\$34,449.30 in 2013, \$2,651 in 2014)	\$37,100 \$0	NO WORK		\$0
	AMP 220: CA16-P027-008 Site 225 – Williams BANNING			AMP 220: CA16-P027-008 Site 225 – Williams BANNING		
				Ornamental Perimeter Fencing	700 Linear Ft = \$84,000	\$115,000
	Water heater replacement (to on- demand type)	14 units @ \$2500 ea.	\$49,000	Attic Insulation	14 Units @ 1000	\$8,400
	AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS			AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$102,000	NO WORK		

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	AMP 230: CA16-P027-010 Site 232 - Corregidor CATHEDRAL CITY			AMP 230: CA16-P027-010 Site 232 – Corregidor CATHEDRAL CITY		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$34,000	Roof replacement	5 bldgs	\$60,000
	Build Maintenance Shop	30x30 metal building or conventional materials	\$110,000	Carpet & Ceramic Flooring	14 units @ 5000 ea	\$70,000
	AMP 230: CA16-P027-041 Site 233 Aladdin INDIO			AMP 230: CA16-P027-041 Site 233 Aladdin INDIO		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$49,000	NO WORK		\$0
	AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL			AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL		
	Retrofit windows	53 @ 3500 ea	\$185,500	Carports	4 for T1 x 12=48 8 for T2 x 12=96 Total: 144@ \$1000	\$144,000
	Basketball court and Barbecue areas (to minimize green belt areas)		\$120,000	Sewer Pump Improvements	T2	\$50,000
	Thermal II Playground		\$80,000	Thermal II – Remove and Replace Roof	4 bldg @ 42,500 ea	\$170,000
	H/C bathroom remodel	5 units @ 8,000	\$40,000	Thermal I back patio enhancements – covers and privacy walls	28 units @ 6000 ea	\$168,000
	AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA			AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA		
	NO WORK			Replace doors and Frames (fiberglass doors/timely frames)	40 Units (142 doors) @ 1000 ea	\$142,000

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Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2019 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2020 PHA FY:		
See		Quantity	Estimated Cost		Quantity	Estimated Cost
Annual Statement	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE			AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE		
	Entrance Doors Remove & Replace door jambs to fiberglass/timely frames	29 units @ \$1000 ea	\$29,000	Ornamental Fencing	1 unit	\$75,000
	Remove and replace irrigation		\$45,000	Energy efficiency upgrade: repair/replace/modernize Unit lighting from incandescent to LED	29 @ 830	\$24,070
	Remove and Replace interior unit lights to LED	29 units @ \$830 ea	\$24,070			
	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE			AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE		
	Retrofit Windows	68 units @ \$2500 each	\$170,000	Kitchen and Bathroom remodel (cabinets, counters, floors and appliances)	68 units @ \$8000 each	\$544,000
				Ceramic Floor	68 units @ \$3500 each	\$238,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	28 poles: includes materials, labor, boom rental, etc 68 units @ 830=56,440	\$90,040
	AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY			AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$82,000	Hot water heater replacement to on-demand (energy efficiency measure)	34 units @ \$2500 ea.	\$85,000
				Retrofit Windows	20 units @ \$2000 each	\$40,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	5 poles: includes materials, labor, boom rental, etc 34 units @ 830=28,220	\$34,220

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	AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY			AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY		
	Carpet	28 units @ \$1000 ea	\$28,000	Ornamental fencing/metal dumpster doors		\$85,000
	Kitchen and bathroom remodel- cabinets, counters, floors, & appliances	28 units @ \$8000 ea.	\$224,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	15 poles: includes materials, labor, etc 28 units @ 830=23,240	\$41,240
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$68,000	1 ½" Asphalt Overlay parking lot (may move to 2015)	19,485 Sq. Ft.	\$38,790
	AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE			AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE		
	Remove front wood siding and stucco and remove and replace windows	9 units, 4 bldgs.	\$30,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	2 poles: includes materials, labor, etc 9 units @ \$830 ea	\$9,870
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$22,000			
	AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY			AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY		
	Remove and replace garage doors	4 units x \$1,500	\$6,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and garages	2 poles: includes materials, labor, etc 4 units @ 830= 3320	\$5,720
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$10,000			

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	AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE			AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$10,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	2 poles: includes materials, labor, etc 4 Units @ 830	\$5,720
	AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE			AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE		
	Kitchen and bathroom remodel (cabinets, counters, floors and appliances)	28 @ \$7000	\$196,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	10 poles: includes materials, labor, etc 28 Units @ 830	\$35,240
	Retrofit Windows	28 @ \$2500	\$70,000	Door Replacement	28 units x 4 doors ea = 112 doors @ 1,000	\$112,000
	AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE			AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE		
	Hot water heaters replacement to on-demand (energy efficiency measure)	16 @ 2,500 ea	\$40,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	10 poles: includes materials, labor, etc 16 Units @ 830	\$25,280
	Replace Exterior Doors	16 units x 4 doors per unit =64 doors @ \$1,000 ea	\$64,000	Retrofit Windows	16 Units @ \$2500	\$40,000
	AMP 220: CA16-P027-021 Site 222 Midway PERRIS			AMP 220: CA16-P027-021 Site 222 Midway PERRIS		
				CARPET	40 units @ \$1200 ea	\$48,000

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Expires 4/30/2011

	AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO			AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO		
	Retrofit Windows	14 Units @ \$3,500 ea	\$49,000	Hot water heaters replacement to on-demand (energy efficiency measure)	14 @ \$2,500 ea	\$35,000
	Hot water heaters replacement to on-demand	14 @ \$2,500	\$35,000	Attic Insulation (Energy Efficiency Measure) (To be completed via Contract	14 Units @ \$1,000 ea	\$14,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	3 poles: includes materials, labor, etc 14 Units @ \$833=11,662	\$15,262
	AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT			AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT		
	Kitchen and Bathroom Remodel, including cabinets, counters, floors and appliances	12 Units @ \$8,000	\$48,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	9 poles: includes materials, labor, etc 12 Units @ 833 Carports	\$27,800
	AMP 220: CA16-P027-008 Site 225 – Williams BANNING			AMP 220: CA16-P027-008 Site 225 – Williams BANNING		
				Playground	1 unit	\$45,000
	Retrofit Windows	14 units @ \$2,500	\$35,000	Front approach at gate replacement	1 unit	\$30,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	9 poles: includes materials, labor, etc 14 Units @833 Carports	\$29,462

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

	AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS			AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS		
	Kitchen and bathroom remodel (cabinets, counters, floors and appliances)	42 units @ \$8,000	\$336,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	24 poles: includes materials, labor, etc 42 Units @ 833 Carports	\$91,861
				Retrofit Windows	42 units @ 3500 ea	\$147,000
	AMP 230: CA16-P027-010 Site 232 - Corrigan CATHEDRAL CITY			AMP 230: 232 - Corrigan CA16-P027-010 Site CATHEDRAL CITY		
	Playground w/cover	1 unit	\$57,000	Retrofit Windows	14 units @ 3500 ea	\$49,000
				Hot water heaters replacement to on-demand (energy efficient measure)	14 units @ \$2500	\$35,000
	AMP 230: CA16-P027-041 Site 233 Aladdin INDIO			AMP 230: CA16-P027-041 Site 233 Aladdin INDIO		
	Replace Carports	10 (4 stall)carports @ 8500 ea	\$85,000	Hot water heaters replacement to on-demand (energy efficient measure)	20 @ \$2500	\$50,000
	Rear Yard Landscaping and concrete patio areas		\$95,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	9 poles: includes materials, labor, etc 20 units \$833 Carports	\$88,859

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

	AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL			AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL		
	Front porch enhancements on Thermal I	28 units, 20k x 6 bldgs	\$120,000	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$68,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED lighting	22 poles: includes materials, labor, etc 52 Units @ 833	\$88,859
	AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA			AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA		
	Restucco and Paint, Remove and Replace Rain Gutters	13 Bldgs	\$75,000	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$97,000.00
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	8 poles: includes materials, labor, etc 40 Units @ 833	\$51,220

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50111 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) ³	92,000.00	92,000.00	92,000.00	92,000.00
3	1408 Management Improvements	50,000.00	50,000.00	50,000.00	50,000.00
4	1410 Administration (may not exceed 10% of line 20)	61,500.00	61,500.00	61,500.00	61,500.00
5	1411 Audit	1,000.00	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	4,720.00	4,720.00	4,720.00	4,720.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	406,000.00	406,000.00	406,000.00	406,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 to 19)	615,220.00	615,220.00	615,220.00	615,220.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	308,000.00	308,000.00	308,000.00	308,000.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50111 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u> 2011 </u> FFY of Grant Approval: <u> 2011 </u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 50111 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations – costs associated with building onsite leasing offices and maintenance shop in accordance with Asset Management- Average Cost of construction from planning to building to furnishing office is between \$75,000 to \$100,000.	1406		92,000.00		92,000.00	92,000.00	Completed
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings.	1408		50,000.00		50,000.00	\$50,000.00	Completed
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs.	1410		61,500.00		61,500.00	61,500.00	Completed
Audit Cost	Audit for Grant No : CA16 P027 50111	1411		1,000.00		1,000.00	1,000.00	Completed
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$4,720, excess charges will be drawn from Operations (1406)	1430		4,720.00		4,720.00	4,720.00	Completed

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 50111 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO	Kitchen remodel-cabinets, counters, floors, & appliances (To be completed via Contract)	1460	14 units @ 7000 ea.	98,000.00	98,000.00 +28,261.00 +36,342.00 162,603.00 -7,315.00 155,288.00	162,603.00 -7315.00 155,288.00	155,288.00	<u>Completed</u> 11/2013 (\$7,315.00 excess remained as of 12/31/13, pulled work down for Fairview, see below)
AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE	Air Conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	16 units @ 7000 ea.	112,000.00	112,000.00 -28,261.00 83,739.00	83,739.00	83,739.00	Completed
AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY	Air conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	28 units on roof @ 7000 ea.	196,000.00	0.00	0.00	0.00	Moved Work to CA16P027-50112
AMP 210: CA16-P027-016 CA16-P027-020 Site 213 Gloria St. MORENO VALLEY	Air conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	28 units on roof @ 7000 ea.	196,000.00	196,000.00 -36,342.00 159,658.00	159,658.00	159,658.00	Completed
AMP 220: CA16-P027-013 Site 221 Fairview Lake Elsinore	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	16 units	0.00	+\$7,315.00	7,315.00	7,315.00	<u>Completed</u> (Portion of Work Moved from 2015 to 2011)
Contingency	Contingency	1502		0.00				

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program No: CA16 P027 - 50111 Replacement Housing Factor No:				Federal FFY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations	08/02/2013		09/30/2011	08/02/2015		11/30/2012	
Management Improvements	08/02/2013		05/31/2013	08/02/2015		06/30/2015	Grant Over 90% Obligated by 6/30/2013
Administration	08/02/2013		06/30/2013	08/02/2015		6/30/2015	
Audit	08/02/2013		06/29/2015	08/02/2015		6/30/2015	Grant Over 90% Obligated by 6/30/2013
Fees and Costs	08/02/2013		6/29/2015	08/02/2015		6/30/2015	Grant Over 90% Obligated by 6/30/2013
Site Improvement	08/02/2013	n/a	n/a	08/02/2015	n/a	n/a	No Site Improvement Work for this grant
Dwelling Structures	08/02/2013		06/30/2013	08/02/2015		6/30/2015	

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50112 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: <u>2012</u> FFY of Grant Approval: <u>2012</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00		
2	1406 Operations (may not exceed 20% of line 20) ³	110,084.00	110,084.00	110,084.00	110,084.00
3	1408 Management Improvements	50,000.00	50,000.00	50,000.00	50,000.00
4	1410 Administration (may not exceed 10% of line 20)	56,675.00	56,675.00	56,675.00	56,675.00
5	1411 Audit	1,000.00	1,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	4,000.00	4,000.00	4,000.00	4,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	345,000.00	345,000.00	345,000.00	345,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 to19)	566,759.00	566,759.00	566,759.00	566,759.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$238,000.00	238,000.00	238,000.00	238,000.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50112 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u> 2012 </u> FFY of Grant Approval: <u> 2012 </u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 50112 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations – costs associated with building onsite leasing offices and maintenance shop in accordance with Asset Management- Average Cost of construction from planning to building to furnishing office is between \$75,000 to \$100,000.	1406		110,084.00	110,084.00	110,084.00	110,084.00	Completed
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings.	1408		50,000.00	50,000.00	50,000	50,000	Completed
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs.	1410		56,675.00	56,675.00	56,675.00	56,675.00	Completed
	Audit for Grant No : CA16 P027 50112	1411		1,000.00	1,000.00	1,000.00	1,000.00	Completed
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$4,000, excess charges will be drawn from Operations (1406)	1430		4,000.00	4,000.00	4,000.00	4,000.00	Completed

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 50112 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY	Air conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	28 units @ \$7,000	\$196,000	\$196,000.00 -28,000.00 -12,556.36 155,443.64 <u>+1,055.72</u> 156,499.36	\$156,499.36	156,499.36	Completed
AMP 210: CA16-P027-016 CA16-P027-020 Site 213 Gloria Moreno Valley	Air conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	6 units @ \$7,000	\$42,000	\$42,000.00 -\$42,000.00 \$0.00	0.00	0.00	Enough funds available in 50111 to cover this work
AMP 210: CA16-P027-018 Site 213 Dracaea, MV	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 28 units	\$0.00	+28,000.00 -16,611.85 11,388.15	\$11,388.15	\$11,388.15	<u>Completed</u> Moved from Rev 9 2014 (Bd approval 2/2014)
AMP 210: CA16-P027-006/012 Site 211 34 th St, Riv	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 29 units @ 1000	\$0.00	+12,556.36 <u>+12,136.00</u> +24,692.36 -8,815.69 -1,055.72 <u>-1,228.10</u> \$13,592.85	\$13,592.85	\$13,592.85	<u>Completed</u> Moved from Rev 9 2016; (Bd approval 2/2014)bal from 1406

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 50112 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AMP 210: CA16-P027-006/012 Site 211 34 th St, Riv	Parking Lighting Pole removal, replacement and conversion to Solar (solarheads): poles, light assemblies, fixtures, etc. (Energy conservation measure) (To be completed via Contract)	1450	Site	\$0.00	+16,611.85 <u>+8,815.69</u> \$25,427.54	25,427.54	25,427.54	Completed [Moved part of work from 2013 (partial work (\$25427.54 in 2012 and \$4,447.46 in 2013) total is \$29875 (w/HUD approval))]
AMP 220: CA16-P027-011/014 Site 221 Broadway Lake Elsinore	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	1450	28 units	\$68,000	\$68,000.00 <u>-\$68,000.00</u> \$0.00	0.00	0.00	Moved to 2015
AMP 220: CA16-P027-013 Site 221 Fairview Lake Elsinore	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	1450	16 units	\$39,000	\$39,000.00 <u>-\$39,000.00</u> \$0.00	0.00	0.00	Move to 2015
AMP 220: CA16-P027-011/014 Site 221 Broadway Lake Elsinore	Air conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	28 units	\$0.00	+\$42,000.00 +\$68,000.00 <u>+\$39,000.00</u> \$149,000.00 <u>-12,136.00</u> \$136,864.00 <u>+1228.10</u> \$138,092.10	\$138,092.10	\$138,092.10	Completed Moved forward from YR 3 FFY Grant 2015
Contingency	Contingency	1502		0.00				

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program No: CA16 P027 - 50112 Replacement Housing Factor No:				Federal FFY of Grant: 2012	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations	03/11/2014		2/28/2014	03/11/2016		12/31/2013	Grant 90% Obligated by 2/28/2014
Management Improvements	03/11/2014		2/28/2014	03/11/2016		06/30/2014	Grant 90% Obligated by 2/28/2014
Administration	03/11/2014		2/28/2014	03/11/2016		06/30/2015	Grant 90% Obligated by 2/28/2014
Audit	03/11/2014		6/30/2015	03/11/2016		06/30/2015	Grant 90% Obligated by 2/28/2014
Fees and Costs	03/11/2014		6/30/2015*	03/11/2016		06/30/2015	Grant 90% Obligated by 2/28/2014
Site Improvement	03/11/2014	n/a	n/a	03/11/2016	n/a	n/a	n/a
Dwelling Structures	03/11/2014		6/30/2015*	03/11/2016		06/30/2015	Grant 90% Obligated by 2/28/2014

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50113 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2013</u> FFY of Grant Approval: <u>2013</u>
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Type of Grant

- ☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement
☒ **Performance and Evaluation Report for Period Ending: 12/31/2015**
 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00		
2	1406 Operations (may not exceed 20% of line 20) ³	84,400.00	84,399.60	84,399.60	84,399.60
3	1408 Management Improvements	42,200.00	42,200.60	42,200.60	42,200.00
4	1410 Administration (may not exceed 10% of line 20)	42,200.00	42,199.80	42,199.80	42,172.44
5	1411 Audit	1,000.00	1,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	4,000.00	4,000.00	4,000.00	4,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	14,480.00	4,447.46	4,447.46	4,447.46
10	1460 Dwelling Structures	233,718.00	243,750.54	243,750.54	243,750.52
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 to 19)	421,998.00	421,998.00	420,998.00	420,970.02
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	190,198.00	248,198.00	213,229.00	248,197.48

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50113 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u>2013</u> FFY of Grant Approval: <u>2013</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2015 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 50113 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2013		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		84,400.00 -0.40 84,399.60	84,399.60	84,399.60	84,399.60	Completed
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings.	1408		42,200.00 +0.40 +0.20 42,200.60	42,200.60	42,200.60	42,200.00	
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs.	1410		42,200.00 -0.20 42,199.80	42,199.80	42,199.80	42,172.44	
	Audit for Grant No : CA16 P027 50113	1411		1,000.00	1,000.00	0.00	0.00	
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$4,000, excess charges will be drawn from Operations (1406)	1430		4,000.00	4,000.00	4,000.00	4,000.00	Completed

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 50113 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2013		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 210: CA16-P027-006/012 Site 211 34 th St Riverside	Parking Lighting Pole removal, replacement and conversion to Solar (solarheads): poles, light assemblies, fixtures, etc. (Energy conservation measure) (To be completed via Contract)	1450	Site (10 poles)	\$14,480.00 -10,032.54 4,447.46	\$4,447.46	4,447.46	4,447.46	<u>Completed</u> Moved from 2016 (part of work in 2012 & 2013)
AMP 210: CA16-P027-006/012 Site 211 34 th St, Riv	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 29 units	\$30,000.00 -30,000.00 0.00	0.00	0.00	0.00	Moved from 2016 to 2013 to 2012
AMP 210: CA16-P027-019-1 Site 214 Fort Drive, Riv	Kitchen and bathroom remodel-cabinets (including dishwasher cabinet, plumbing etc), lighting energy upgrade, counters, floors and energy star efficient appliances including dishwasher, bath vanity, sink, toilet, faucet	1460	9 @ \$8000 ea.=72,000	\$58,000.00 +10,032.54 +4,180.00 +1,177.46 73,390.00	73,390.00	73,390.00	73,390.00	<u>Completed</u> Moved from 2015 to 2011 and 2013 (bal from 1406)
AMP 210: CA16-P027-016 CA16-P027-020 Site 213 Gloria, MV	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	32 units	\$30,600.00 -16,366.00 14,234.00	14,234.00	14,234.00	14,234.00	<u>Completed</u> Moved from 2016
AMP 210: CA16-P027-018 Site 213 Dracaea, MV	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 28 units	\$28,000.00 -28,000.00 0.00	0.00	0.00	0.00	Moved from 2014 to 2013 to 2012
AMP 220: CA16-P027-011/014 Site 221 Broadway Lake Elsinore	Water main valve and pressure regulator replacement (Energy conservation measure) (To be completed via Contract)	1460	28 units @ \$500 ea.	\$14,000.00 -4,180.00 9,820.00	9,820.00	9,820.00	9,820.00	<u>Completed</u> Moved from 2014
AMP 220: CA16-P027-015 Site 223 Idyllwild San Jacinto	Air conditioning replacement to dual-pack from swamp coolers, (including attic insulation) (Energy conservation measure) (To be completed via Contract)	1460	14 units	\$98,000.00 -1,177.46 -1,765.00 95,057.54	95,057.54	95,057.54	95,057.52	Moved from 2017
AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE	Install Main Water Valve to Ball Valve (Energy conservation measure) (To be completed via Contract)	1460	68 units @ \$487.03 ea. \$247.05 ea	\$33,118.00 -16,318.00 16,800.00	16,800.00	16,800.00	16,800.00	Moved from 2015

Expires 4/30/2011

AMP 220: CA16-P027-001 Site 224 Beaumont	Hot water heater replacement to on-demand (energy efficiency measure)	1460	12 units @ \$3091.66= \$37,100	+16,366.00 +1,765.00 +16,318.00 \$34,449.00	34,449.00	34,449.00	34,449.00	<u>Completed</u> (\$34,449.00 in 2013, \$2,651 in 2014)
Contingency	Contingency	1502		0.00				

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program No: CA16 P027 - 50113 Replacement Housing Factor No:			Federal FFY of Grant: 2013	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations	09/08/2015		7/31/2014	09/08/2017		6/30/2015	
Management Improvements	09/08/2015			09/08/2017			
Administration	09/08/2015			09/08/2017			
Audit	09/08/2015			09/08/2017			
Fees and Costs	09/08/2015		6/30/2015	09/08/2017		6/30/2015	
Site Improvement	09/08/2015		1/31/2015	09/08/2017		6/30/2015	
Dwelling Structures	09/08/2015			09/08/2017			

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50114 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2014</u> FFY of Grant Approval: <u>2014</u>
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Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement 12/2015
☒ Performance and Evaluation Report for Period Ending: 12/31/2015 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) ³	115,746.00	115,746.00	115,746.00	115,746.00
3	1408 Management Improvements	50,000.00	50,000.00	27,233.07	19,581.74
4	1410 Administration (may not exceed 10% of line 20)	57,873.00	57,873.00	57,873.00	57,873.00
5	1411 Audit	1,000.00	1,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	44,000.00	51,200.00	2,667.61	2,667.61
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	310,111.00	302,911.00	19,236.00	19,236.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 to 19)	578,730.00	578,730.00	222,755.68	215,104.35
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	230,111.00	222,111.00	19,236.00	19,236.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50114 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u>2014</u> FFY of Grant Approval: <u>2014</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement 12/2015 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2015 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 5014 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2014		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		115,746.00	115,746.00	115,746.00	115,746.00	Completed
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings; Computer/technology needs/improvements	1408		50,000.00	50,000.00	27,233.07	19,581.74	
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs.	1410		57,873.00	57,873.00	57,873.00	57,873.00	Completed
	Audit for Grant No : CA16 P027 50114	1411		1,000.00	1,000.00	0.00	0.00	
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$4,000, excess charges will be drawn from Operations (1406); Green Physical Needs Assessment (GPNA)	1430		44,000.00	44,000.00 <u>+7,200.00</u> 51,200.00	2,667.61	2,667.61	

Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 5014 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2014		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 220: CA16-P027-011/014 Site 221 Broadway Lake Elsinore	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	28 units	\$28,000	\$28,000 -13,615 \$14,385	\$14,385.00	\$14,385.00	Job completed under budget – Excess moved to 2014 Beau MaintShop
AMP 220: CA16-P027-013 Site 221 Fairview Lake Elsinore	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	16 units	\$16,000	\$16,000 -8,800 -7,200 \$0	\$0.00	\$0.00	Job completed under budget – Excess moved to 2014 GPNA and Beau MaintShop
AMP 220: CA16-P027-001 Site 224 Beaumont	HVAC replacement to dual-pack from swamp coolers, (including attic insulation) (Energy conservation measure) (To be completed via Contract)	1460	12 units	\$84,000	\$84,000	\$0.00	\$0.00	
AMP 220: CA16-P027-001 Site 224 Beaumont	Hot water heaters replacement to on-demand (Energy conservation measure) (To be completed via Contract)	1460	12 units @ \$2500 ea 3275 ea	\$30,000	\$30,000 -25,149 \$4,851	\$4,851.00	\$4,851.00	Part of work moved to 2013 (\$34,449.00 in 2013, \$4,851 in 2014)
AMP 220: CA16-P027-001 Site 224 Beaumont	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	12 units	\$18,000	\$18,000 -18,000 0	\$0.00	\$0.00	Cancelled work item - Inspector verified Attic Insulation is sufficient and meets code
AMP 220: CA16-P027-001 Site 224 Beaumont	Remove and replace doors/windows	1460	7 bldgs./ 12 units	\$54,111	\$54,111	\$0.00	\$0.00	
AMP 220: CA16-P027-001 Site 224 Beaumont	Maintenance Shop including demo of existing garage structure & build 20x30 metal building (any excess funds required will be from 1406)	1460	1	\$80,000	\$80,000 +13,615 +8,800 +25,149 +18,000	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027 5014 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2014		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					\$145,564			
Contingency	Contingency	1502		0.00	0.00			

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program No: CA16 P027 - 50114 Replacement Housing Factor No:				Federal FFY of Grant: 2014	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations	05/12/2016		12/31/2014	05/12/2018		12/31/2014	Completed 12/22/2014
Management Improvements	05/12/2016			05/12/2018			
Administration	05/12/2016		12/31/2015	05/12/2018		12/31/2015	Completed 12/18/2015
Audit	05/12/2016			05/12/2018			
Fees and Costs	05/12/2016			05/12/2018			
Site Improvement	05/12/2016			05/12/2018			
Dwelling Structures	05/12/2016			05/12/2018			

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50115 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u>2015</u> FFY of Grant Approval: <u>2015</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2015 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	
2	1406 Operations (may not exceed 20% of line 20) ³	114,226.00	114,226.00	114,226.00	114,226.00
3	1408 Management Improvements	50,000.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	57,113.00	0.00	0.00	0.00
5	1411 Audit	1,000.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	5,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	25,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	318,795.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	1503 RAD Conversion	0.00	456,908.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 to19)	571,134.00	571,134.00	114,226.00	114,226.00
22	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 20 Related to Energy Conservation Measures	165,060.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50115 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u> 2015 </u> FFY of Grant Approval: <u> 2015 </u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement due to RAD <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2015 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 5015 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		114,226.00	114,226.00	114,226.00	114,226.00	Completed
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings; Computer/technology needs/improvements	1408		50,000.00	50,000.00 <u>-50,000.00</u> 0.00			Moved to Line Item 1503 for RAD
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs.	1410		57,113.00	57,113.00 <u>-57,113.00</u> 0.00			Moved to Line Item 1503 for RAD
	Audit for Grant No : CA16 P027 50115	1411		1,000.00	1,000.00 <u>-1,000.00</u> 0.00			Moved to Line Item 1503 for RAD
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$5,000, excess charges will be drawn from Operations (1406);	1430		5,000.00	5,000.00 <u>-5,000.00</u> 0.00			Moved to Line Item 1503 for RAD

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 5015 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2015		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP210:CA16 P027-022 Site 214 Highland St. Riverside	HVAC Replacement with Dual Package energy efficient unit with supply air duct and increase attic insulation to R33 value (Energy Conservation Measure)	1460	4 units @ \$8000 ea.	\$32,000.00	\$32,000.00 -\$32,000.00 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
Site 214continued	Septic Tank and Leech Field Repair	1450	1 @ 25,000	\$25,000.00	\$25,000.00 -\$25,000.00 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
AMP210:CA16P027 -019.2 Site 214- Sherman St. Moreno Valley	HVAC Replacement with Dual Package energy efficient unit with new supply air ducts and increase attic insulation to R33 value (Energy Conservation Measure)	1460	4 units @ \$8000 ea.	\$32,000.00	\$32,000.00 -\$32,000.00 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
AMP220:CA16P027 -008 Site 225-Williams St. Banning	Kitchen and bathroom remodel-cabinets (includes adding dishwasher cabinet, plumbing, counters, floors and energy efficient appliance, bath vanity ,sinks, toilets and tub refinishing	1460	14 units @ 10,981 ea.	\$153,735.00	\$153,735.00 -\$153,735.00 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
AMP230:CA16P027 -018.2 Site 231 –Don English Way-Desert Hot Springs	Increase Attic Insulation to R33 value (Energy Conservation Measure)	1460	42 units @ \$600 ea.	\$25,132.00	\$25,132.00 -\$25,132.00 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
AMP230:CA16P027 -010 Site232-Corregidor Dr. Cathedral City	Increase Attic Insulation to R33 value (Energy Conservation Measure)	1460	14 units @ \$600 ea.	\$8,332.00	\$8,332.00 -\$8,332.00 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
AMP230:CA16P027 -041 Site 233- Aladdin St. Indio	Increase Attic Insulation to R33 value (Energy Conservation Measure)	1460	20 unit @ \$600 ea.	\$11,932.00	\$11,932.00 -\$11,932.00 0.00	0.00	0.00	Moved to Line Item 1503 for RAD

Expires 4/30/2011

AMP230:CA16P012 7-009/017/031 Site 234 Polk/Church St. Thermal	Increase Attic Insulation to R33 value (Energy Conservation Measure)	1460	53 units @ \$600 ea	\$31,732.00	\$31,732.00 <u>-31,732.00</u> 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
AMP230:CA16P027 -027 Site 235- Seventh St. Mecca	Increase Attic Insulation to R33 value (Energy Conservation Measure)	1460	40 units @ \$600 ea.	\$23,932.00	\$23,932.00 <u>-23,932.00</u> 0.00	0.00	0.00	Moved to Line Item 1503 for RAD
Contingency	Contingency	1502		0.00	0.00	0.00	0.00	
RAD Conversion	RAD	1503		0.00	0.00 <u>+456,908.00</u> 456,908.00	0.00	0.00	New Line Item for RAD

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program No: CA16 P027 - 50115 Replacement Housing Factor No:				Federal FFY of Grant: 2015	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations	4/12/2017		7/31/2015	4/12/2019		8/31/2015	Completed
Management Improvements	4/12/2017			4/12/2019			
Administration	4/12/2017			4/12/2019			
Audit	4/12/2017			4/12/2019			
Fees and Costs	4/12/2017			4/12/2019			
Site Improvement	4/12/2017			4/12/2019			
Dwelling Structures	4/12/2017			4/12/2019			
RAD							

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50116 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2016</u> FFY of Grant Approval: <u>2016</u>
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Type of Grant
☒ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	
2	1406 Operations (may not exceed 20% of line 20) ³	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	1503 RAD Conversion	800,000.00	800,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 to 20)	800,000.00	800,000.00	0.00	0.00
22	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP grants for operations.

⁴ RHF funds shall be included here.

Part 1: Summary					
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50116 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: <u> 2016 </u> FFY of Grant Approval: <u> 2016 </u>
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Riverside			Grant Type and Number Capital Fund Program Grant No: CA16 P027 5016 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2016		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		0.00				
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings; Computer/technology needs/improvements	1408		0.00				
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs.	1410		0.00				
	Audit for Grant No : CA16 P027 50116	1411		0.00				
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$5,000, excess charges will be drawn from Operations (1406); Green Physical Needs Assessment (GPNA)	1430		0.00				
Site Improvement		1450		0.00				
Dwelling Improvement		1460		0.00				
Contingency	Contingency	1502		0.00				
RAD Conversion		1503		800,000.00				

Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program No: CA16 P027 - 50116 Replacement Housing Factor No:				Federal FFY of Grant: 2016	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ¹
	Original	Revised	Actual	Original	Revised	Actual	
Operations							
Management Improvements							
Administration							
Audit							
Fees and Costs							
Site Improvement							
Dwelling Structures							
RAD Conversion							

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary							
PHA Name/Number Housing Authority of the County of Riverside/C027			Locality (City/County and State) Riverside/Riverside County, California		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 12		
A.	Development Number and Name		Work Statement for Year 1 FFY Grant 2016	Work Statement for Year 2 FFY Grant: 2017	Work Statement for Year 3 FFY Grant: 2018	Work Statement for Year 4 FFY Grant: 2019	Work Statement for Year 5 FFY Grant: 2020
	210	Site 211 34 th Street CA16-P027-006/012 Riverside	Annual Statement	\$273,000	\$145,000	\$98,070	\$99,070
		Site 212 Jackson CA16-P027-007 Riverside		\$557,600	\$68,000	\$170,000	\$872,040
		Site 213 Gloria CA16-P027-016 CA16- P027-020 Moreno Valley		\$220,000	\$398,000	\$82,000	\$165,220
		Site 213 Dracaea CA16-P027-018-1 Moreno Valley		\$70,000	\$60,000	\$292,000	\$165,210
		Site 214 Fort Drive CA16-P027-019-1 Riverside		NO WORK	\$29,500	\$52,000	\$9,870
		Site 214 - Sherman CA16-P027-019-2 Moreno Valley		\$36,000	\$20,000	\$16,000	\$5,720
		Site 214 Highland CA16-P027-022 Riverside		\$25,000	\$28,000	\$10,000	\$5,720
		AMP 210 SUBTOTAL		\$1,156,600	\$748,500	\$720,070	\$1,322,850

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part I: Summary							
PHA Name/Number Housing Authority of the County of Riverside/C027			Locality (City/County and State) Riverside/Riverside County, California		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 12		
A.	Development Number and Name		Work Statement for Year 1 FFY Grant 2016	Work Statement for Year 2 FFY Grant: 2017	Work Statement for Year 3 FFY Grant: 2018	Work Statement for Year 4 FFY Grant: 2019	Work Statement for Year 5 FFY Grant: 2020
	AMP 220	Site 221 Broadway CA16-P027-011/014 Lake Elsinore		\$68,000	\$70,000	\$266,000	\$159,240
		Site 221 Fairview CA16-P027-013 Lake Elsinore		\$39,000	\$84,000	\$104,000	\$77,280
		Site 222 Midway CA16-P027-021 Perris		\$680,000	\$100,000	NO WORK	\$64,262
		Site 223 Idyllwild CA16-P027-015 San Jacinto		\$56,000	NO WORK	\$84,000	\$52,600
		Site 224 5 th & Maple CA16-P027-001 Beaumont		\$30,000	NO WORK	\$48,000	\$27,800
		Site 225 – Williams CA16-P027-008 Banning		\$49,000	\$12,340	\$35,000	\$104,462
		<u>AMP 220</u> <u>SUBTOTAL</u>		\$922,000	\$266,340	\$537,000	\$485,644

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PHA Name/Number Housing Authority of the County of Riverside/C027			Locality (City/County and State) Riverside/Riverside County, California		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 12		
A.	Development Number and Name		Work Statement for Year 1 FFY Grant 2016	Work Statement for Year 2 FFY Grant: 2017	Work Statement for Year 3 FFY Grant: 2018	Work Statement for Year 4 FFY Grant: 2019	Work Statement for Year 5 FFY Grant: 2020
	AMP 230	Site 231 Don English CA16-P027-018-2 Desert Hot Springs		\$102,000	NO WORK	\$336,000	\$238,861
		Site 232 - Corregidor CA16-P027-010 Cathedral City		\$144,000	\$130,000	\$57,000	\$84,000
		Site 233 Aladdin CA16-P027-041 Indio		\$49,000	NO WORK	\$190,000	\$87,160
		Site 234 Polk & Church CA16-P027-009/017/031 Thermal		\$425,500	\$532,000	\$120,000	\$156,859
		Site 235 Seventh St. CA16-P027-027 Mecca		NO WORK	\$142,000	\$75,000	\$148,220
		<u>AMP 230 SUBTOTAL</u>		\$720,500	\$804,000	\$778,000	\$715,100
		TOTAL WORK FOR AMPS		\$2,799,100	\$1,818,840	\$2,035,070	\$2,523,594
G	Operations			\$155,000	\$155,000	\$155,000	\$155,000
	Management Improvements			\$50,000	\$50,000	\$50,000	\$50,000
	Administration			\$75,000	\$75,000	\$75,000	\$75,000
	Consultant Fees			\$25,000	\$25,000	\$25,000	\$25,000
	RAD Conversion		\$800,000				
	Total CFP Funds (Est.)		0	\$3,104,100	\$2,123,840	\$2,340,070	\$2,828,594
	Total Replacement Housing Factor Funds		0	0	0	0	0

Capital Fund Program – Five Year Action Plan

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Part II: Supporting Pages—Work Activities						
Activities for Year 1 (2016)	Activities for Year : <u>2</u> FFY Grant: 2017 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2018 PHA FY:		
		Quantity	Estimated Cost		Quantity	Estimated Cost
See Annual Statement	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE			AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE		
	Kitchen and bathroom remodel- cabinets, counters, floors, & appliances	29 units @ \$7000 ea.	\$203,000	Hot water heater replacement to on-demand (energy efficiency measure)	29 units @ \$2500 ea.	\$72,500
	Walkway ADA Compliance (REAC Deficiency) – Convert/Improve needed thresholds/step downs/walkways to handicapped accessible		\$70,000	Retrofit Windows	29 units @ \$2500 ea	\$72,500
	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE			AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE		
	Carpet	68 units @ \$1200 ea	\$81,600	Attic Insulation	68 units @ \$1,000 each	\$68,000
	A/C replacement	68 units x \$7000 ea	\$476,000			
	AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY			AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY		
	Convert part of existing maintenance garage to Manager's unit		\$150,000	Kitchen and bathroom remodel- cabinet, counters, floors & appliances	34 units @ \$7000 ea.	\$228,000
	Retrofit Windows	28 @ 2,500	\$70,000	Carpet & Ceramic Floors	34 units @ \$5000 each	\$170,000
	AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY			AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY		
	Hot water heater replacement to on-demand (energy efficiency measure)	28 @ 2,500	\$70,000	Stucco, color-coat and paint trim	5 bldgs, 28 units	\$60,000

Capital Fund Program – Five Year Action Plan

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	AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE			AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE		
	NO WORK			Hot water heaters replacement to on-demand	9 @ \$2,500	22,500
				Attic Insulation (Energy conservation measure)	7 units @ 1,000 (2 prev. done)	\$7,000
	AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY			AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY		
	Kitchen and bathroom remodel/replacement-cabinets, counters, floors & appliances	3 units @ 12,000 ea	\$36,000	Remove and Replace Roofing Shingles	4 units @ \$5000 ea	\$20,000
	AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE			AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE		
				Kitchen and bathroom remodel/replacement-cabinets, counters, floors,& appliances	4 units @ \$ 7000 ea.	\$28,000
	AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE			AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	28 units	\$68,000	Hot water heater replacement to on-demand (energy efficiency measure)	28 units @ \$2500 ea.	\$70,000
	AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE			AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	16 units	\$39,000	Ornamental Perimeter Fencing	700 Linear Ft = \$84,000	\$84,000

Capital Fund Program – Five Year Action Plan

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	AMP 220: CA16-P027-021 Site 222 Midway PERRIS			AMP 220: CA16-P027-021 Site 222 Midway PERRIS		
	Kitchen & bathroom remodel remove and replace	40 units @ \$7K ea.	\$280,000	Hot water heater replacement to on-demand (energy efficiency measure)	40 units @ \$2500 ea.	\$100,000
	Replace all units Sewer Lines	40 units @ 10,000ea	\$400,000			
	AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO			AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO		
	Remove and Replace Unit Fiberglass doors	14 units =56 doors@ 1000	\$56,000	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$34,000
	AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT			AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT		
	Hot water heater replacement to on-demand (energy efficiency measure)	12 units @ \$3091.66=37,100 (\$34,449.30 in 2013, \$2,651 in 2014)	\$37,100 \$0	NO WORK		\$0
	AMP 220: CA16-P027-008 Site 225 – Williams BANNING			AMP 220: CA16-P027-008 Site 225 – Williams BANNING		
				Ornamental Perimeter Fencing	700 Linear Ft = \$84,000	\$115,000
	Water heater replacement (to on- demand type)	14 units @ \$2500 ea.	\$49,000	Attic Insulation	14 Units @ 1000	\$8,400
	AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS			AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$102,000	NO WORK		

Capital Fund Program – Five Year Action Plan

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	AMP 230: CA16-P027-010 Site 232 - Corregidor CATHEDRAL CITY			AMP 230: CA16-P027-010 Site 232 – Corregidor CATHEDRAL CITY		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$34,000	Roof replacement	5 bldgs	\$60,000
	Build Maintenance Shop	30x30 metal building or conventional materials	\$110,000	Carpet & Ceramic Flooring	14 units @ 5000 ea	\$70,000
	AMP 230: CA16-P027-041 Site 233 Aladdin INDIO			AMP 230: CA16-P027-041 Site 233 Aladdin INDIO		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$49,000	NO WORK		\$0
	AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL			AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL		
	Retrofit windows	53 @ 3500 ea	\$185,500	Carports	4 for T1 x 12=48 8 for T2 x 12=96 Total: 144@ \$1000	\$144,000
	Basketball court and Barbecue areas (to minimize green belt areas)		\$120,000	Sewer Pump Improvements	T2	\$50,000
	Thermal II Playground		\$80,000	Thermal II – Remove and Replace Roof	4 bldg @ 42,500 ea	\$170,000
	H/C bathroom remodel	5 units @ 8,000	\$40,000	Thermal I back patio enhancements – covers and privacy walls	28 units @ 6000 ea	\$168,000
	AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA			AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA		
	NO WORK			Replace doors and Frames (fiberglass doors/timely frames)	40 Units (142 doors) @ 1000 ea	\$142,000

Capital Fund Program – Five Year Action Plan

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Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2019 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2020 PHA FY:		
See		Quantity	Estimated Cost		Quantity	Estimated Cost
Annual Statement	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE			AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE		
	Entrance Doors Remove & Replace door jambs to fiberglass/timely frames	29 units @ \$1000 ea	\$29,000	Ornamental Fencing	1 unit	\$75,000
	Remove and replace irrigation		\$45,000	Energy efficiency upgrade: repair/replace/modernize Unit lighting from incandescent to LED	29 @ 830	\$24,070
	Remove and Replace interior unit lights to LED	29 units @ \$830 ea	\$24,070			
	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE			AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE		
	Retrofit Windows	68 units @ \$2500 each	\$170,000	Kitchen and Bathroom remodel (cabinets, counters, floors and appliances)	68 units @ \$8000 each	\$544,000
				Ceramic Floor	68 units @ \$3500 each	\$238,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	28 poles: includes materials, labor, boom rental, etc 68 units @ 830=56,440	\$90,040
	AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY			AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$82,000	Hot water heater replacement to on-demand (energy efficiency measure)	34 units @ \$2500 ea.	\$85,000
				Retrofit Windows	20 units @ \$2000 each	\$40,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	5 poles: includes materials, labor, boom rental, etc 34 units @ 830=28,220	\$34,220

Capital Fund Program – Five Year Action Plan

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	AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY			AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY		
	Carpet	28 units @ \$1000 ea	\$28,000	Ornamental fencing/metal dumpster doors		\$85,000
	Kitchen and bathroom remodel- cabinets, counters, floors, & appliances	28 units @ \$8000 ea.	\$224,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	15 poles: includes materials, labor, etc 28 units @ 830=23,240	\$41,240
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$68,000	1 ½" Asphalt Overlay parking lot (may move to 2015)	19,485 Sq. Ft.	\$38,790
	AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE			AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE		
	Remove front wood siding and stucco and remove and replace windows	9 units, 4 bldgs.	\$30,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	2 poles: includes materials, labor, etc 9 units @ \$830 ea	\$9,870
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$22,000			
	AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY			AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY		
	Remove and replace garage doors	4 units x \$1,500	\$6,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and garages	2 poles: includes materials, labor, etc 4 units @ 830= 3320	\$5,720
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$10,000			

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
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Expires 4/30/2011

	AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE			AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$10,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	2 poles: includes materials, labor, etc 4 Units @ 830	\$5,720
	AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE			AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE		
	Kitchen and bathroom remodel (cabinets, counters, floors and appliances)	28 @ \$7000	\$196,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	10 poles: includes materials, labor, etc 28 Units @ 830	\$35,240
	Retrofit Windows	28 @ \$2500	\$70,000	Door Replacement	28 units x 4 doors ea = 112 doors @ 1,000	\$112,000
	AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE			AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE		
	Hot water heaters replacement to on-demand (energy efficiency measure)	16 @ 2,500 ea	\$40,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) and Remove and Replace Unit lighting to LED	10 poles: includes materials, labor, etc 16 Units @ 830	\$25,280
	Replace Exterior Doors	16 units x 4 doors per unit =64 doors @ \$1,000 ea	\$64,000	Retrofit Windows	16 Units @ \$2500	\$40,000
	AMP 220: CA16-P027-021 Site 222 Midway PERRIS			AMP 220: CA16-P027-021 Site 222 Midway PERRIS		
				CARPET	40 units @ \$1200 ea	\$48,000

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

	AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO			AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO		
	Retrofit Windows	14 Units @ \$3,500 ea	\$49,000	Hot water heaters replacement to on-demand (energy efficiency measure)	14 @ \$2,500 ea	\$35,000
	Hot water heaters replacement to on-demand	14 @ \$2,500	\$35,000	Attic Insulation (Energy Efficiency Measure) (To be completed via Contract	14 Units @ \$1,000 ea	\$14,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	3 poles: includes materials, labor, etc 14 Units @ \$833=11,662	\$15,262
	AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT			AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT		
	Kitchen and Bathroom Remodel, including cabinets, counters, floors and appliances	12 Units @ \$8,000	\$48,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	9 poles: includes materials, labor, etc 12 Units @ 833 Carports	\$27,800
	AMP 220: CA16-P027-008 Site 225 – Williams BANNING			AMP 220: CA16-P027-008 Site 225 – Williams BANNING		
				Playground	1 unit	\$45,000
	Retrofit Windows	14 units @ \$2,500	\$35,000	Front approach at gate replacement	1 unit	\$30,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	9 poles: includes materials, labor, etc 14 Units @833 Carports	\$29,462

Capital Fund Program – Five Year Action Plan

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	AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS			AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS		
	Kitchen and bathroom remodel (cabinets, counters, floors and appliances)	42 units @ \$8,000	\$336,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	24 poles: includes materials, labor, etc 42 Units @ 833 Carports	\$91,861
				Retrofit Windows	42 units @ 3500 ea	\$147,000
	AMP 230: CA16-P027-010 Site 232 - Corrigan CATHEDRAL CITY			AMP 230: 232 - Corrigan CA16-P027-010 Site CATHEDRAL CITY		
	Playground w/cover	1 unit	\$57,000	Retrofit Windows	14 units @ 3500 ea	\$49,000
				Hot water heaters replacement to on-demand (energy efficient measure)	14 units @ \$2500	\$35,000
	AMP 230: CA16-P027-041 Site 233 Aladdin INDIO			AMP 230: CA16-P027-041 Site 233 Aladdin INDIO		
	Replace Carports	10 (4 stall)carports @ 8500 ea	\$85,000	Hot water heaters replacement to on-demand (energy efficient measure)	20 @ \$2500	\$50,000
	Rear Yard Landscaping and concrete patio areas		\$95,000	Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	9 poles: includes materials, labor, etc 20 units \$833 Carports	\$88,859

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
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Expires 4/30/2011

	AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL			AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL		
	Front porch enhancements on Thermal I	28 units, 20k x 6 bldgs	\$120,000	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$68,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED lighting	22 poles: includes materials, labor, etc 52 Units @ 833	\$88,859
	AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA			AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA		
	Restucco and Paint, Remove and Replace Rain Gutters	13 Bldgs	\$75,000	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$97,000.00
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units and carports to LED	8 poles: includes materials, labor, etc 40 Units @ 833	\$51,220



ADMINISTRATIVE PLAN FOR THE HOMEOWNERSHIP PROGRAM

**Housing Authority of the
County of Riverside**

Effective July 1, 2016

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GENERAL PROVISIONS

The Public Housing Reform Act of 1998 includes language that allows the United States Department of Housing and Urban Development (HUD) to assist Section 8 Housing Choice Voucher Program (HCVP) recipients to purchase a home. HUD published the Section 8 Homeownership Program Final Rule that implemented this option under Section 8(y) of the U.S. Housing Act of 1937 that authorized a public housing agency (PHA) to provide tenant-based assistance for an eligible family that purchases a home. The rule became effective on October 12, 2000. CFR 982.625(c)(1)(i) enables the Housing Authority to provide monthly homeownership assistance payments to eligible families.

The Housing Choice Voucher (HCV) Homeownership Program (HP) allows qualified participants the option to purchase a home and use the HCV Housing Assistance Payment (HAP) towards mortgage payments and other allowable housing costs.

The purpose of the Homeownership Program Administrative Plan is to establish policies for carrying out the program in a manner consistent with HUD requirements and local objectives. The Plan covers both admission and participation in the program. The HACR is responsible for complying with all changes in HUD regulations pertaining to these programs. If such changes conflict with this Plan, HUD regulations will have precedence.

The HACR's policies and practices are designed to provide assurances that all persons with disabilities will be provided reasonable accommodations so that they may fully access the housing program. Persons requiring special accommodations due to a disability must notify the HACR, in writing, of their needs. The reasonable accommodation request will be verified via a Licensed Professional and then reviewed by the HACR. The HACR will provide written notification of either the approval or denial of the reasonable accommodation request. In matters where the HACR has discretion, waivers to existing policy shall be determined by the Executive Director or designee.

A. FAMILY ELIGIBILITY REQUIREMENTS

The HCV Homeownership Program (HP) of the Housing Authority of the County of Riverside (HACR) is available to qualified Housing Choice Voucher participants. Participation in the Homeownership Program is voluntary. Applicants must meet the following criteria to be considered for the HACR HP.

1. First-Time Homeowner

An eligible Section 8 HCVP family must be considered a first-time home buyer. A first-time home buyer means that no member of the household has had any interest or ownership in any residence during the three years before applying for homeownership assistance or at the commencement of participation in the homeownership program. The purchaser must sign a sworn application attesting that they have not owned a home or have been included on a home loan. In addition, the last three years tax returns will be reviewed to ascertain that no mortgage interest or real estate tax deductions have been claimed.

Single parents or displaced homemakers who owned a home while married or resided in a home owned by a spouse also qualify as first time homebuyers provided that three years have passed since homeownership ended.

2. Minimum Income Requirements

Calculation of income-eligibility for the purpose of admission to the HCV Homeownership Program will be conducted under the guidelines for HCV rental assistance as noted in this Administrative Plan.

The head of household, spouse and/or other adult member(s) of the household that will hold title to the home must have a combined annual gross income of not less than 50% of the Area Median Income (AMI) adjusted for the family size.

A family whose income does not meet the 50% AMI requirement, but does meet all other HP requirements, may request admission provided the family can demonstrate that the annual income is not less than the HUD minimum requirement established below:

- a. In the case of a disabled family, the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve; or
- b. In the case of other families, the Federal minimum wage multiplied by 2,000.

In addition, a family that meets the applicable HUD minimum income requirement described above, but not the HACR minimum income limit of 50% AMI, shall be considered to satisfy the minimum income requirement only if:

- a. The family demonstrates that it has been pre-qualified or pre-approved for financing;
- b. The pre-qualified or pre-approved financing meets any HACR established requirements under 982.632 for financing the purchase of the home (including qualifications of lenders and terms of financing); and
- c. The pre-qualified or pre-approved financing amount is sufficient to purchase housing that

meets HQS in the HACR's jurisdiction.

Welfare assistance may not be included in the minimum gross annual income above, except for elderly or disabled families. Welfare assistance includes payments from Cal Works/TANF (Cash Aid for needy families), Supplementary Security Income (SSI) that is subject to an income eligibility test, food stamps, general assistance (GA); or other welfare assistance as specified by HUD.

3. Minimum Employment Requirements

One or more adult members of the household that will hold title to the home must be currently employed and working not less than an average of 30 hours per week and has been so continuously employed for one year prior to execution of the sales agreement.

Once escrow has closed, employment by the adult member of the household that holds title to the home must continue at least 30 hours per week. Should an event arise that the homeowner loses employment a 90 day grace period will be granted for them to regain fulltime employment.

Employment requirements do not apply to elderly or disabled families that otherwise qualify for HP. A family with a member with disabilities may request an exemption from the work requirements if needed as a reasonable accommodation for the disabled family member. HACR and HUD minimum income requirements still apply.

The HACR's Executive Director and/or designee may also consider whether and to what extent an employment interruption is considered permissible in satisfying the employment requirement. The Executive Director and/or designee may also consider successive employment during the one-year period and self-employment in a business.

The family must still meet the overall minimum income requirements outlined in Section 2.

4. Minimum Down Payment Requirements

a. The family must demonstrate the ability to provide a minimum of three percent (3%) down payment on the home.

b. At least one percent (1%) of the **down payment** must come from the family's personal resources. CFR 982.625(g)(1)

c. FSS participants may use FSS escrows towards this requirement. Families with an Individual Development Account (IDA) may also count these funds towards the minimum down payment.

5. Other Program Requirements

a. The family must be under HCV rental assistance in Riverside County for the most recent 12 consecutive months prior to application for HCV Homeownership.

b. The family must have completed an initial HCV lease term and completed the family's first annual recertification in the HCV Program. The family must terminate a current lease agreement in compliance with the lease when transitioning into homeownership.

c. The family must verify that no family member has previously defaulted on a

- mortgage loan assisted under the HCV HP.
- d. All families will be required to complete a series of 15 workshops through Community Action IDA Program and provide verification of workshop completion. Working families will be required to complete the application process to gain entry into the IDA Program so they may earn a 2:1 match of savings. Workshops may include the following:
 - First Time Home Buyers Information
 - Lenders Language and Procedures
 - Home Safety: Fire and Earthquake
 - Selecting a Realtor and the Right Home
 - Basic Repair & Maintenance
 - Budgeting
 - Balancing Your Checkbook
 - Understanding Credit & Credit Cards
 - Credit Repair
 - Debt Management
 - Financial Planning
 - Borrowing Basics (basic concepts of loans)
 - e. The head of household and any adult member that will hold title to the home must successfully complete a HUD approved 8 hour homeownership and housing counseling program. At a minimum, the counseling will cover the following:
 - Home Maintenance
 - Budgeting and money management
 - Credit Counseling
 - Financing
 - Locating a home
 - Fair housing, predatory lending
 - Truth in lending, RESPA
 - f. Family members may not owe any debt to the HACR or other Housing Authority. EIV will be run to determine if the family has/had owed any debts to any Housing Authority. If it is found that the family owes money to any Housing Authority, they will be disqualified from utilizing this program.
 - g. The family must maintain good tenant standing with its landlord and the HACR. The family must provide a letter from their landlord when entering this program. The letter must certify that the family has paid rent on time for the past 12 months, is current with rent and has kept the rental unit in good repair (ie: no damage beyond normal wear and tear).
 - h. The designated Head of Household must actively participate in the Family Self-Sufficiency (FSS) program with homeownership as one of the established goals.
 - i. The family must also:
 - Comply with HUD Family Obligations under the HCV Program. If the HA has mailed out one or more pre-termination appointments within the past 3 years for either failing to provide and/or other program violations, the family will be disqualified from utilizing the homeownership program until such time that this requirement is met;
 - Adhere to the requirements of their lease agreement;
 - Not have outstanding debts to the landlord or to any utility company;
 - Report all Household Income;

- Pass the most recent Housing Quality Standards (HQS) inspection with no tenant-caused failure items.

6. Other Program Requirements After Admission

- Supply any information, certification, release or other documentation required by the HACR. For homeownership families, this specifically includes information about any mortgages and/or defaults, and sale or transfer of the home, and refinance.
- Comply with the HCV Administrative Plan and 24 CFR 982.551 Family Obligations. Any references to the Owner is replaced with the Lender, except for any reference listed under the inspection is replaced with the Homeowner.
- Comply with any other requirements by the PHA, such as any requirements to attend and complete ongoing homeownership and housing counseling.

B. Eligible Units

HCV Homeownership assistance may be used to purchase units within the jurisdiction of the HACR that are under construction or already existing at the time the family is approved for homeownership. The family unit size will be determined as it is for the Housing Choice Voucher rental program.

1. Unit Types

- One unit property (single family residence).
- A single dwelling unit in a cooperative, condominium or planned use development.
- A manufactured home with a permanent foundation, if the family has the right to occupy the same site for a period of at least forty (40) years.
- The unit must be seller occupied or vacant for at least ninety (90) days; an exception is where the tenants are purchasing the unit in which they have been residing.
- The unit must pass HQS.

Depending on the unit size selected by the family, the HACR may approve the purchase of a unit up to one bedroom size larger than the authorized payment standard the family qualifies for and the unit must be deemed affordable (the family's portion cannot be higher than 50% of gross income).

2. HCV Housing Quality Standards

The unit must be inspected by the HACR and satisfy the Housing Quality Standards (HQS) for the HCV Program before HP assistance can begin. The HQS inspection will be completed prior to the independent inspection to prevent the family from the added expense of an inspection in the event the home has major damage or necessary repairs that the Seller will not agree to repair and/or the buyer, made aware of the repairs, no longer wishes to purchase the home.

The HACR will conduct a HQS inspection once annually and reserves the right to inspect the unit more often if the subject property receives a public complaint after escrow closes or is visibly in disrepair. If the unit passes HQS inspection at the first visit by HACR staff (i.e. did not fail inspection at a prior visit that year) the unit may be inspected once every other year

(biannually).

3. Independent Inspection

The unit must be inspected by a certified independent inspector designated and paid by the family, and pre-approved by the HACR. The inspector must be a member of the California Real Estate Inspectors Association, the American Society of Home Inspectors, or the International Conference of Building Officials. This inspection must cover, at a minimum, all major building systems and components including:

- Foundation and structure
- Housing interior and exterior
- Roofing
- Plumbing
- Electrical systems
- Heating systems

The HACR must receive and approve a copy of the inspection report before HP assistance will commence. The HACR may disapprove a unit for assistance under HP because of information obtained through the inspection report, even if the unit passes the HQS inspection. If the HACR or 3rd party (such as entity providing down payment assistance) calls out additional repairs, the buyer will be required to pay a re-inspection fee to the certified inspector who completed the original home inspection.

4. Other Requirements for Eligible Units

The seller of the home may not be on the HUD list of debarred and suspended contractors, or subject to a limited denial of participation under 24 CFR Part 24.

C. Homeownership Confirmation Letter

Once approved for participation in the HCV HP, the family will be issued a confirmation letter subject to the following requirements:

- The family must execute a statement in which the family agrees to comply with all family obligations under the Homeownership Option.
- **Selection Period:** The family will be given **90 calendar days** to locate a home to purchase. Within two weeks prior to the end of the selection period, if the family has not yet selected a home, the family may submit a written request to the HACR for **one 30 day extension**. The extension request must include the reason for the extension and outline the family's search efforts. The extension request will be reviewed and verified by the HACR and if an extension is granted, the family will receive a revised Confirmation Letter with the new Selection Period expiration date. Any extension granted is at the discretion of the HACR and the availability of funds to provide monthly mortgage assistance.
- After a home is chosen during the 90 day Selection Period, the family will be given **90 calendar days to open and close escrow**. The *opening* of escrow must occur no later than the last day of the Selection Period.
- It is the family's responsibility to find a home that meets the criteria for voucher

homeownership assistance.

- The HACR may require families unable to locate a suitable unit during the Selection Period to wait for a period of one (1) year to re-apply for HP.
- The family must report its progress towards locating and purchasing a unit if requested by the HACR.

If the family is unable to locate an acceptable unit for purchase during the Selection Period, the HACR may, at its discretion, allow the family to remain leased up under the HCV rental voucher.

If the family submits a purchase contract to the HACR that is not approved due to reasons other than the family's lack of compliance, the family may request an extension using the process outlined above in this paragraph under Selection Period.

D. Purchase Agreement

Prior to execution of the offer to purchase, or the Purchase Agreement, the financing terms must be provided by the family to the HACR for approval.

The Purchase Agreement must include the following:

- Specify the price and other terms of the sale by the seller to the purchaser.
- Provide that the purchaser will arrange for a certified inspection of the unit by an independent certified inspector selected by the purchaser.
- State that the purchaser is not obligated to purchase the unit unless such inspections are satisfactory to both the HACR and purchaser.
- Provide that the purchaser is not obligated to pay for any necessary repairs.
- Provide that the purchaser is not obligated to purchase if the mortgage financing terms, or any other terms, are not approved by the HACR, and
- Contain a seller certification from the HACR that the seller has not been debarred, suspended, or subject to a limited denial of participation in accordance with 24 CFR Part 24.

E. Affordability

The purchase price of the home must be affordable to the family, as determined by the HACR and the Lender. The price shall be considered affordable if the monthly homeownership expenses payable by the family do not exceed fifty percent (50%) of the family's total monthly gross income.

F. Financing of Purchase

The family must allow the HACR to review the terms of the mortgage secured to purchase the property before close of escrow. The HACR may disapprove proposed financing, refinancing or other debt if the HACR determines that the debt is unaffordable to the family or if the HACR determines that the lender or the loan terms do not meet HACR or HUD qualifications. The family must locate and qualify for a mortgage that meets the following requirements:

- a. The mortgage must be determined to be affordable by the HACR. The HACR may take

into account expenses such as interest, taxes and insurance when determining affordability. The family's portion of the monthly homeownership expenses may not exceed (50%) of the family's total monthly gross income.

- b. Short-term mortgages with large final "balloon payment" will not be allowed.
- c. Interest only mortgages will not be allowed.
- d. Only fully amortized, fixed rate mortgages will be allowed.
- e. The family may not obtain private first mortgage financing from a family member or any other private source.
- f. The mortgage must be provided, insured, or guaranteed by the State or Federal government and comply with secondary mortgage market underwriting requirements.

G. Calculation of Homeownership Assistance Payment

Calculation of income for the purpose of determining income eligibility for admission to the program and/or determining the family's total tenant payment will be conducted under the guidelines for the HCV rental assistance program except as otherwise noted in this section.

1. Occupancy of Home

The HAP will only be paid while the family resides in the home. If the family moves out of the home, the HACR will discontinue payment of the HAP commencing with the month after the family moves out.

- a. Amount of monthly homeownership assistance payment. While the family is residing in the home, the HACR shall pay a monthly homeownership assistance payment on behalf of the family that is equal to the lower of the payment standard minus the total tenant payment; or the family's monthly homeownership expenses minus the total tenant payment.
- b. Initial Payment Standard. The initial payment standard for a family is the lower of the payment standard for the family unit size (Voucher size); or the payment standard for the size of the home.
- c. Payment Standard for subsequent reexaminations. Reexaminations (interims and annual reexaminations) will use a Payment Standard that is the greater of the payment standard as determined in accordance with the initial payment standard at the commencement of homeownership assistance; or the Payment Standard in effect at the time of the reexamination as determined using the requirements of Section G (1) (b) of this plan. At no time will the HACR use a Payment Standard less than the initial Payment Standard at the close of escrow.
- d. The HACR will use the same Payment Standard schedule, Payment Standard amounts, and Subsidy Standards for the HP as for the rental voucher program.
- e. Exception rent areas. If the home is located in an exception payment standard area, the HACR must use the appropriate payment standard for the exception payment standard area.
- f. Affordability of housing costs. Total monthly homeownership expenses payable by the family, as defined in (g) below, must be less than (50%) of the family's total gross income.
- g. Homeownership expenses. The HACR will use the following expenses to determine the total homeownership expense for calculation of the HAP:
 - Principal, interest, taxes and insurance (PITI) and mortgage insurance/private

- mortgage insurance (Mi/PMI), if applicable on initial mortgage debt and any refinancing of such debt,
 - Real estate taxes may not exceed 2%.
 - Utility allowance for the home as determined by the HACR.
- h. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the HACR has determined that allowance of such costs as homeownership expenses is needed as a reasonable accommodation for the disabled family.

2. Cooperative and Condominiums

For cooperative members only (owners of condos) the following cooperative charges will also be used toward the homeownership expense:

- a. Charges included in the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- b. Cooperative or condominium operating charges or maintenance fees assessed by the condominium or cooperative homeowner association.

3. HAP Payment

- a. The HACR will pay the HAP according to the terms established in the agreement the HACR and Lender have entered into. If the assistance payment exceeds the amount due to the lender, the excess will be paid directly to the family.
- b. The HACR will provide the lender with notice of the amount of the HAP and amount of the family's portion of the total homeownership expenses prior to close of escrow.
- c. Procedure for termination of homeownership assistance.
 - The family shall be entitled to the same termination notice and informal hearing procedures set forth in this Administrative Plan for participants in the HCV rental assistance program.
- d. Automatic termination of HAP.
 - Homeownership assistance for a family terminates automatically 180 calendar days after the last HAP paid on behalf of the family. The HACR has the discretion to grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

4. Income Changes

a. Changes in income must be reported in writing within 10 days of the occurrence. Changes for income *decreases* will be processed if they are anticipated to continue for sixty (60) or more days and is a monthly decrease of \$100 or more. Changes for income *increases* will be processed if the increase of income is \$100 monthly or more. Once these changes have been verified, the HACR will process an interim to be applied, the first of the following month the change was reported *for decreases* and the first of the next month *for increases* (giving a 30 day notice of the increase).

H. Maximum Term of Homeownership Assistance

The time limits below apply to all family members having an ownership interest in the unit during the time that homeownership payments are made; and, the spouse of any member of the

household who has an ownership interest in the unit during the time that homeownership payment are made. Except in the case of a family that qualifies as an elderly or disabled family, all families, including families that become elderly during the term of the homeownership assistance are subject to the following maximum terms:

- Initial mortgage term of twenty (20) years or longer. The maximum term of homeownership assistance will be fifteen (15) years.
- Initial mortgage term of less than twenty (20) years. The maximum term of homeownership assistance will be ten (10) years.

If, during the course of homeownership assistance, the family ceases to qualify as elderly or disabled, the maximum term as defined in Section G will become applicable from the date homeownership assistance commenced. The HACR will provide a family at least six (6) months of homeownership assistance after the maximum term becomes applicable provided the family is otherwise eligible to receive homeownership assistance in accordance with 682.634.

The initial maximum term limit applies if the family receives assistance for more than one home purchase, even if received from another housing authority.

In accordance with PIH 2012-3 (HA), the value of the home will not be counted as an asset for the first 10 years after the purchase date of the home. After 10 years the value will be counted as an asset. The methodology the HACR will use is as follows: Equity – Expenses to Convert to Cash = Net Cash Value or, incorporating the Equity formula from above; Market Value – Loan (Mortgage) – Expenses to Convert to Cash = Net Cash Value. If the Net Cash Value is a negative number, the PHA should not make an adjustment to new family assets for this asset.

I. Portability

The HACR will permit portability of the homeownership assistance (the HACR's portion) to another jurisdiction, provided the receiving jurisdiction operates a similar homeownership program for which the applicant qualifies and for which the receiving PHA is accepting new homeownership families.

1. Incoming Portable Families

- a. May purchase a unit within the jurisdiction of the HACR, provided the HACR is accepting new homeownership families at the time of the purchase.
- b. Must be under HCV rental assistance in Riverside County for the most recent 12 consecutive months prior to application for HCV Homeownership.
- c. Must meet the education, counseling, and all other HP requirements of the HACR.
- d. Must be certified by initiating Housing Authority that the family is in good standing with that HA and Landlord.

The HACR must promptly notify the initial HA if the Family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the HACR.

2. Outgoing Portable Families

Outgoing portable families need to adhere to the following:

- a. Purchase a unit within the receiving jurisdiction, provided they operate a homeownership program and they are accepting new homeownership families at the time of the purchase.
- b. Must meet the education, counseling, and all other HP requirements of the receiving Housing Authority.
- c. Must be certified by the initiating HACR that the family is in good standing with the Housing Authority and Landlord.
- d. The initiating HACR must promptly notify the HA, if the Family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the HA.

J. Move with Continued Tenant-Based Assistance

A family receiving HACR homeownership assistance may purchase and move to a new unit with continued voucher homeownership assistance as long as no family member owns any title or other interest in the prior home. A family receiving homeownership assistance may move to a new unit with continued voucher homeownership assistance no more than once every five (5) years and the total of such assistance terms is subject to the maximum term described in this paragraph.

1. Purchase of a new unit

A family receiving homeownership assistance may purchase and move to a new unit with continued assistance, provided that the family fulfills all requirements of the HP at the time of the purchase of the new unit. The following applies to a family purchasing a new unit under the HP:

- a. The family will not be eligible to move with continued assistance for a period of Five (5) years after the initial purchase.
- b. The HACR may, at its discretion, require the family to complete a new housing counseling program or receive additional counseling prior to close of escrow.
- c. The requirement that the family must be a first time homebuyer is not applicable.
- d. The HACR may deny permission to move with continued assistance in the case of lack of funding or if the HACR has denied or terminated assistance to the family under section N below.

2. Sale of Original HP Unit and Return to Tenant-Based Rental Assistance

The HACR may, at its discretion, allow a family to return to tenant-based rental assistance. The following applies to a family returning to tenant-based rental assistance:

- a. The HACR may deny permission to move with continued assistance in the case of lack of funding or if the HACR has denied or terminated assistance to the family as defined under Section K of this plan.
- b. The HACR will not commence continued tenant-based assistance for occupancy of a rental unit so long as any family member owns any title or other interest in the home previously assisted through the HP. In addition, Eighteen (18) months must have

passed since the family's receipt of homeownership assistance.

K. Denial or Termination of Assistance

The HACR shall deny or terminate homeownership assistance for the family in accordance with the following:

- Failure to report all household income.
- Failure to comply with Housing Authority County of Riverside HCV Homeownership Program requirements.
- Failure to comply with any HUD Family Obligations.
- Failure to meet the Housing Authority of the County of Riverside's Policy on Prohibited Criminal Activity
- The family defaults on the mortgage(s).

L. Recapture

The HACR will not recapture any Homeownership Voucher payments unless there was an act of fraud or misrepresentation of material facts in order to obtain a benefit. The HCV HP recapture provision does not apply to any other program funds that may be used in the transaction.

M. Program Size and Waiver or Modification of Homeownership Policies

The Executive Director (ED) of the HACR, and/or designee shall have the discretion to waive or modify any provision of the Homeownership Program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulations or directives. The ED and/or designee may limit homeownership assistance to families in accordance of CFR 982.626 (b).

For fiscal year 2015-16, the HACR has established a homeownership assistance limit of no more than 16 families.