

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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: **Housing Authority of the County of Riverside** Grant Type and Number: **Capital Fund Program Grant No: CA16 P027-50109** Replacement Housing Factor Grant No: **FFY of Grant: 2009**
 Date of CFFP: **_____** Revised Annual Statement (revision no: 1 for Budget Line Item Adjustment 11-29-12) **FFY of Grant Approval: 2009**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	152,139.00	152,139.00	152,139.00	152,139.00
3	1408 Management Improvements	44,000.00	44,000.00	44,000.00	44,000.00
4	1410 Administration (may not exceed 10% of line 20)	76,069.00	76,069.00	76,069.00	76,069.00
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	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	487,487.00	487,487.00	468,295.33	468,295.33
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)	760,695.00	760,695.00	759,695.00	564,064
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0
25	Amount of line 20 Related to Energy Conservation Measures	328,500.00	281,487.00	0.00	0

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.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50109 Date of CEFP: _____	Replacement Housing Factor Grant No:	FFY of Grant: <u>2009</u>
			FFY of Grant Approval: <u>2009</u>

Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 for Budget Line Item Adjustment 11-29-12)	<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
	Signature of Executive Director <i>Neil Spalded</i>	Date <u>2/14/2013</u>	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 50109	CFPP (Yes/No): No	Federal FY of Grant: 2009		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³
Management Improvement	Operations Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera, Preventive Maintenance Program, Energy Audit, Employee Training, Resident Services	1406 1408(a)		152,139.00 44,000.00	152,139.00 44,000.00	152,139.00 44,000.00	152,139.00 44,000.00
Salaries	Staff, management including benefits	1410		76,069.00	76,069.00	76,069.00	76,069.00
Consultant Fees	Audit	1411		1,000.00	1,000.00	0.00	0.00
AMP 210 - CA027019	Energy Audit	1430		0.00	0.00	0.00	0.00
Scattered Sites: Fort Dr	Carpet/vinyl floor replacement in 3 of 9 units 3974 #1-3 (3974 #4, 3990, 3992, 3986, 3996 & 3998 Fort already done)	1460	3 @ 6,000 ea	18,000.00	18,000.00	18,000.00	18,000.00
AMP 210 - CA027019	Replace swamp coolers w/ A/C dual pack For 6 of 9 units (3990, 3992, 3974 #1-4)	1460	6 @ 7,000	42,000.00	42,000.00	40,345.53	40,345.53
Scattered Sites: Fort Dr							
AMP 220 - CA027008	Replace swamp coolers w/ A/C dual pack	1460	14 units @ \$7,070 ea	98,987.00	98,987.00	85,402.80	85,402.80
Banning Apts							
AMP 230 - CA027009, CA027017, CA027031	Water heater replacements to on-demand units	1460	53 @ 2500	132,500.00	132,500.00	128,547.00	128,547.00
Church & Polk Apts							
AMP 230 - CA027041	Remodel cabinets throughout units (Kitchen, baths, hall, etc.)	1460	20 @ 9800	196,000.00	196,000.00	196,000.00	196,000.00
Aladdin Apartments							
AMP 230 - CA027009, CA027017 - Thermal	Kitchen remodel- cabinets, counters, floors and appliances, excluding tenant provided refrigerator	1460	28 @ 6822	\$0.00	+1,654.47 +13,584.20 +3,953.00 19,191.67	0.00	0.00
Contingency		1502		0.00	0.00	0.00	0.00

Part III: Implementation Schedule for Capital Fund Financing Program

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual	All Funds Expended (Quarter Ending Date)		Actual	Reasons for Revised Target Dates
	Original	Revised		Original	Revised		
Operations	09/14/2011		01/31/2010	09/14/2013	10/03/2012		
Management Improvements	09/14/2011		01/31/2011	09/14/2013	04/06/2011		
Administration	09/14/2011		08/31/2011	09/14/2013	08/04/2011		
Audit	09/14/2011			09/14/2013			Over 90% obligated by 8/31/2011
AMP 210 - CA027019	09/14/2011		07/31/2011	09/14/2013	2/27/2012		
Scattered Sites: Fort Dr							
AMP 220 - CA027008	09/14/2011		07/31/2011	09/14/2013	01/03/2012		
Banning Apts							
AMP 230 - CA027009, CA027017, CA027031	09/14/2011		07/31/2011	09/14/2013	01/03/2012		
Church & Polk Apts							
AMP 230 - CA027041	09/14/2011		07/31/2011	09/14/2013	12/07/2011		
Aladdin Apartments							
Contingency							

PHA Name: Housing Authority of the County of Riverside
 Grant Type and Number: CA16 P027 - 50109
 Capital Fund Program No: CA16 P027 - 50109
 Replacement Housing Factor No:

Federal FY of Grant: 2009

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

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

Part 1: Summary

PHA Name: **Housing Authority of the County of Riverside**
 Grant Type and Number: **Capital Fund Program Grant No: CA16 P027-S0110**
 Replacement Housing Factor Grant No: _____
 Date of CRFP: _____

FFY of Grant: **2010**
 FFY of Grant Approval: **2010**

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 12-31-2012		Revised Annual Statement (revision no: 1 for Budget Line Item Adjustment 11-29-12)		Final Performance and Evaluation Report	
		Original	Revised ²	Obligated	Total Actual Cost ¹	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	148,193.00	148,193.00	148,193.00		148,193.00	
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)	74,096.00	74,096.00	74,096.00		74,096.00	
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	6,000.00	6,000.00	3,881.48		3,881.48	
8	1440 Site Acquisition	0.00	0.00	0.00		0.00	
9	1450 Site Improvement	270,660.00	248,489.65	248,489.65		232,315.40	
10	1460 Dwelling Structures	191,016.00	213,186.35	213,186.35		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	Amount of Annual Grant: (sum of lines 2 to 19)	740,965.00	740,965.00	737,846.48		508,485.88	
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	205,660.00	183,489.65				
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00				
24	Amount of line 20 Related to Security – Hard Costs	0.00	0.00				
25	Amount of line 20 Related to Energy Conservation Measures	11,200.00	11,200.00				

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.

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Part 1: Summary

PHA Name:
 Housing Authority of the County of Riverside

Grant Type and Number
 Capital Fund Program Grant No: CA16 P027-S0110
 Date of CFFP: _____

Replacement Housing Factor Grant No:

FFY of Grant: **2010**
 FFY of Grant Approval: **2010**

Type of Grant: Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1 for Budget Line Item Adjustment 11-29-12)
 Performance and Evaluation Report for Period Ending: 12-31-2013 Final Performance and Evaluation Report

Line	Summary by Development Account	Original Date	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director		<i>April 2/14/2013</i>					
				Signature of Public Housing Director			Date

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Part II: Supporting Pages

PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027 50110 CFFP (Yes/No): No		Federal FFY of Grant: 2010		Status of Work		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		148,193.00		148,193.00	148,193.00	
	Management Improvement	1408		50,000.00		50,000.00	50,000.00	
	Salaries	1410		74,096.00		74,096.00	74,096.00	
	Audit	1411		1,000.00		0.00	0.00	
	Consultant Fees and Costs	1430		6,000.00		3,881.00	3,881.00	
	Architect and Engineering, Environmental Reviews	1430		6,000.00		3,881.00	3,881.00	
AMP 210 - CA027007 - Jackson	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible	1450	68 units	148,660.00	148,660.00 +13,087.00 161,747.00	148,660.00	145,572.75	
AMP 220 - CA027001 - Beaumont	Remove / Replace Playground equipment and base including re-route sprinkler lines	1450		65,000.00		65,000.00	65,000.00	Completed
AMP 220 - CA027008 - Banning	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible	1450	14 units	57,000.00	57,000.00 -35,257.35 21,742.65	57,000.00	21,742.65	Completed
AMP 230 - CA027009, CA027017 - Thermal	Kitchen remodel- cabinets, counters, floors and appliances, excluding tenant provided refrigerator	1460	28 @ 6822	191,016.00	191,016.00 +22,170.35 213,186.35	191,016.00	0.00	Part of work moved to CA16 P027- 50109
Contingency	Contingency	1502		0.00				

Part III: Implementation Schedule for Capital Fund Financing Program

Development Number Name/HA- Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual	All Funds Expended (Quarter Ending Date)		Actual	Reasons for Revised Target Dates
	Original	Revised		Original	Revised		
Operations	07/14/2012		3/31/2011	07/14/2014			
Management Improvements	07/14/2012		07/09/2012	07/14/2014			
Administration	07/14/2012		07/09/2012	07/14/2014			
Audit	07/14/2012			07/14/2014			Over 90% Obligated by 7/9/2012
Fees and Costs	07/14/2012			07/14/2014			Over 90% Obligated by 7/9/2012
Site Improvement	07/14/2012		07/09/2012	07/14/2014			
Dwelling Structures	07/14/2012		07/09/2012	07/14/2014			

PHA Name: **Grant Type and Number**
 Housing Authority of the County of Riverside
 Capital Fund Program No: CA16 P027 - 50110
 Replacement Housing Factor No:

Federal FFY of Grant:
 2010

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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: **Housing Authority of the County of Riverside**

Grant Type and Number
 Capital Fund Program Grant No: **CA16 P027-50111**
 Date of CRFP: _____

Replacement Housing Factor Grant No: _____

FFY of Grant: **2011**
 FFY of Grant Approval: **2011**

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012	Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	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		92,000.00	92,000.00	92,000.00	92,000.00
3	1408 Management Improvements		50,000.00	50,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)		61,500.00	61,500.00	53,000.00	38,392.88
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		4,720.00	4,720.00	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		406,000.00	406,000.00	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 Services 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	145,000.00	130,392.88
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	0.00	0.00

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³ PHAs with under 250 units in management may use 100% of CFP grants for operations.
⁴ RHF funds shall be included here.

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Part I: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50111 Date of CFPP: _____	Replacement Housing Factor Grant No:	FFY of Grant: <u>2011</u>
			FFY of Grant Approval: <u>2011</u>

Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Original Total Estimated Cost	Revised ² Total Actual Cost ¹
Signature of Executive Director <i>Neil Yorshell</i>	Date <u>2/14/2013</u>	Signature of Public Housing Director
		Obligated Total Actual Cost ¹
		Expended

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		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost 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	
	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			
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	53,000.00	38,392.88	
	Audit for Grant No : CA16 P027 50111	1411		1,000.00			
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 \$4,720, excess charges will be drawn from Operations (1406)	1430		4,720.00			

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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		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	
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		
AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSTINORE	Air Conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	16 units @ 7000 ea.	112,000.00		
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		Move 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		
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: **CA16 P027 - 50111**
 Capital Fund Program No: **CA16 P027 - 50111** Replacement Housing Factor No: **2011**
 Federal FFY of Grant: **2011**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual 09/30/2011	All Funds Expended (Quarter Ending Date)		Actual	Reasons for Revised Target Dates
	Original	Revised		Original	Revised		
Operations	08/02/2013						
Management Improvements	08/02/2013						
Administration	08/02/2013						
Audit	08/02/2013						
Fees and Costs	08/02/2013						
Site Improvement	08/02/2013						
Dwelling Structures	08/02/2013						

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

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Part I: Summary

PHA Name: _____ Grant Type and Number: _____
 Housing Authority of the County of Riverside Capital Fund Program Grant No: CA16 P027-50112 Replacement Housing Factor Grant No: _____
 Date of CRFP: _____ FFY of Grant Approval: **2012**

Type of Grant: Original Annual Statement Reserve for Disasters/ Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2012 Revised Annual Statement (revision no:)
 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			
2	1406 Operations (may not exceed 20% of line 20) ³	110,084.00		0.00	0.00
3	1408 Management Improvements	50,000.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	56,675.00		0.00	0.00
5	1411 Audit	1,000.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	4,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	107,000.00		0.00	0.00
10	1460 Dwelling Structures	238,000.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Non-dwelling Structures	0.00		0.00	0.00
13	1475 Non-dwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities ⁴	0.00		0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via system of Direct Payment	0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 to 19)	566,759.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00		0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00		0.00	0.00
24	Amount of line 20 Related to Security – Hard Costs	0.00		0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	238,000.00		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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No. CA16 P027-S0112 Date of CFFP: _____		Replacement Housing Factor Grant No:		FFY of Grant: <u>2012</u>	
						FFY of Grant Approval: <u>2012</u>	

Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:) <input type="checkbox"/> Revised ? <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ?	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director		<i>Steve Parkell</i>					
		Date					
		<i>2/19/2013</i>					

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 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 50112 CEFF (Yes/No): No Replacement Housing Factor Grant No:		Federal FFY of Grant: 2012		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				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			
	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			
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			
	Audit for Grant No : CA16 P027 50112	1411		1,000.00			
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			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 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 50112 CFFP (Yes/No): No Replacement Housing Factor Grant No:		Federal FFY of Grant: 2012		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	
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		
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		
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		
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		
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	Reasons for Revised Target Dates					
	Development Number Name/HA-Wide Activities	Original (Quarter Ending Date)	Revised (Quarter Ending Date)	Actual			Original (Quarter Ending Date)	Revised (Quarter Ending Date)	Actual		
Operations	03/1/2014				03/1/2016						
Management Improvements	03/1/2014				03/1/2016						
Administration	03/1/2014				03/1/2016						
Audit	03/1/2014				03/1/2016						
Fees and Costs	03/1/2014				03/1/2016						
Site Improvement	03/1/2014				03/1/2016						
Dwelling Structures	03/1/2014				03/1/2016						

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: 9
A. Development Number and Name	Work Statement for Year 1 FFY Grant 2013	Work Statement for Year 2 FFY Grant: 2014	Work Statement for Year 3 FFY Grant: 2015	Work Statement for Year 4 FFY Grant: 2016	Work Statement for Year 5 FFY Grant: 2017	
210	Site 211 34 th Street CA16-P027-006/012 Riverside	\$203,000	\$107,300	\$110,000	\$120,000	
	Site 212 Jackson CA16-P027-007 Riverside	\$557,600	\$2,000	NO WORK	\$476,000	
	Site 213 Gloria CA16-P027-016 CA16- P027-020 Moreno Valley	150,000	\$228,000	\$82,000	\$70,000	
	Site 213 Dracaea CA16-P027-018-1 Moreno Valley	28,000	\$60,000	\$292,000	\$85,000	
	Site 214 Fort Drive CA16-P027-019-1 Riverside	\$63,000	NO WORK	\$32,000	\$49,000	
	Site 214 - Sherman CA16-P027-019-2 Moreno Valley	NO WORK	\$4,800	\$16,000	NO WORK	
	Site 214 Highland CA16-P027-022 Riverside	NO WORK	\$28,000	\$10,000	NO WORK	
	AMP 210 SUBTOTAL	\$1,001,600	\$523,300	\$562,000	\$800,000	

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

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: 9	
A. Development Number and Name	Work Statement for Year 1 FFY Grant 2013	Work Statement for Year 2 FFY Grant: 2014	Work Statement for Year 3 FFY Grant: 2015	Work Statement for Year 4 FFY Grant: 2016	Work Statement for Year 5 FFY Grant: 2017	
AMP 220	Site 221 Broadway CA16-P027-011/014 Lake Elsinore	\$14,000	\$196,000	\$196,000	NO WORK	
	Site 221 Fairview CA16-P027-013 Lake Elsinore	280,000	NO WORK	NO WORK	NO WORK	
	Site 222 Midway CA16-P027-021 Parris	\$280,000	NO WORK	\$35,000	\$48,000	
	Site 223 Idyllwild CA16-P027-015 San Jacinto	NO WORK	\$162,800	NO WORK	\$98,000	
	Site 224 5 th & Maple CA16-P027-001 Beaumont	NO WORK	NO WORK	NO WORK	\$154,000	
	Site 225 – Williams CA16-P027-008 Banning	\$126,000	\$49,000	\$16,800	\$75,000	
	AMP 220 SUBTOTAL	\$420,000	\$407,800	\$247,800	\$375,000	

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

Part I: Summary

PHA Name/Number Housing Authority of the County of Riverside/C027		Locality (City/County and State) Riverside/Riverside County, California				
A. Development Number and Name	Work Statement for Year 1 FFY Grant 2013	Work Statement for Year 2 FFY Grant: 2014	Work Statement for Year 3 FFY Grant: 2015	<input type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY Grant: 2016	<input checked="" type="checkbox"/> Revision No: 9 Work Statement for Year 5 FFY Grant: 2017	
AMP 230	Site 231 Don English CA16-P027-018-2 Dessert Hot Springs	\$102,000	NO WORK	\$342,000	NO WORK	
	Site 232 - Cortijedor CA16-P027-010 Cathedral City	\$34,000	\$60,000	\$57,000	\$16,800	
	Site 233 Aladdin CA16-P027-041 Indio	49,000	NO WORK	NO WORK	\$74,000	
	Site 234 Polk & Church CA16-P027-009/017/031 Thermal	NO WORK	\$364,000	\$120,000	\$68,000	
	Site 235 Seventh St. CA16-P027-027 Mecca	NO WORK	NO WORK	NO WORK	\$97,000	
	AMP 230 SUBTOTAL	\$185,000	\$424,000	\$519,000	\$255,800	
	TOTAL WORK FOR AMPs	\$1,606,600	\$1,355,100	\$1,328,800	\$1,430,800	
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	\$0	\$25,000	\$0	\$0	
	Total CFP Funds (Est.)	\$566,759.00	\$1,815,600	\$1,660,100	\$1,608,800	
	Total Replacement Housing Factor Funds	0	0	0	0	

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 II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY Grant: 2014 PHA FY:	Activities for Year 3 FFY Grant: 2015 PHA FY:					
See Annual Statement	Quantity	Estimated Cost	Quantity	Estimated Cost			
	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE	29 units @ \$7000 ea	\$203,000	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE	Water heater replacement	29 units @ \$2500 ea	\$72,500
	Kitchen remodel-cabinets, counters, floors, & appliances		\$70,000	Carpet & Ceramic Floors		29 units @ \$5000 ea	\$145,000
	Walkway ADA Compliance (REAC Deficiency) –						
	Convert/Improve needed thresholds/step downs/walkways to handicapped accessible						
	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE	68 units @ \$1200 ea	\$81,600	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE	Install Main Water Valve to Ball Valve	68 units @ \$500 each	\$7,000
	Carpet		\$476,000	Artic Insulation		68 units @ \$1,000 each	\$68,000
	A/C replacement						
	AMP 210: CA16-P027-016/020 Site 213 Gloria St MORENO VALLEY		\$150,000	AMP 210: CA16-P027-016/020 Site 213 Gloria St MORENO VALLEY	Kitchen remodel-cabinet, counters, floors & appliances	34 units @ \$7000 ea	\$228,000
	Convert part of existing maintenance garage to Manager's unit						
	AMP 210: CA16-P027-018-1 Site 213 Dracaca MORENO VALLEY		\$28,000	AMP 210: CA16-P027-018-1 Site 213 Dracaca MORENO VALLEY	Carpet & Ceramic Floors	34 units @ \$5000 each	\$170,000
	Artic Insulation	5 buildings				5 bldgs, 28 units	\$60,000
	AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE		\$63,000	AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE	NO WORK		\$0
	Kitchen remodel-cabinets, counters, floors and appliances	9 @ \$7000 ca.					

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 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY				AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY CARPET	4 units @ \$1200 ea	\$4,800
NO WORK			\$0			
AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE				AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE	4 units @ \$ 7000 ea.	\$28,000
NO WORK			\$0	Kitchen replacement-cabinets, counters, floors, & appliances		
AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE				AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE		
Water main valve and pressure regulator replacement	28 units	\$14,000		Air Conditioning replacement- dual-pack	28 units @ \$7000 ea.	\$196,000
AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE				AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE		\$0
				NO WORK		
AMP 220: CA16-P027-021 Site 222 Midway PERRIS				AMP 220: CA16-P027-021 Site 222 Midway PERRIS		
Kitchen remove and replace	40 units @ \$7K ea.	280,000		Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$97,000

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 NO WORK			\$0	AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO Carpet	14 units @ 1200	\$16,800
					Kitchen Remodel – cabinets, counters, floors and appliances	14 units @ \$8000 ea.	\$112,000
					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 NO WORK				AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT NO WORK		\$0
	AMP 220: CA16-P027-008 Site 225 – Williams BANNING				AMP 220: CA16-P027-008 Site 225 – Williams BANNING		
	Kitchen remodel-cabinets, counters, floors, and appliances		14 units @ \$9000 ea.		Water heater replacement	14 units @ \$2500 ea.	\$49,000
	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 NO WORK		\$0
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$102,000.00				
	AMP 230: CA16-P027-010 Site 232 - Corrigeador CATHEDRAL CITY				AMP 230: CA16-P027-010 Site 232 - Corrigeador CATHEDRAL CITY Roof replacement	5 bldgs	\$60,000
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$34,000.00				

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-P027-041 Site 233 Aladdin INDIO	Walkway ADA compliance (REAC deficiency) - Convert / step-downs / walkways to handicapped accessible	\$49,000	AMP 230: CA16-P027-041 Site 233 Aladdin INDIO NO WORK			\$0
AMP 230: CA16-P027- 009/017/031 Site 234 Polk & Church THERMAL NO WORK		\$0	AMP 230: CA16-P027- 009/017/031 Site 234 Polk & Church THERMAL Carports		4 for T1 x 12=48 8 for T2 x 12=96 Total: 144@ \$1000	\$144,000
			Sewer Pump Improvements Color Coat & Paint		T2	\$50,000
					T2	\$170,000
AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA NO WORK		\$0	AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA NO WORK			\$0

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 II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 4 FFY Grant: 2016 PHA FY:	Activities for Year 5 FFY Grant: 2017 PHA FY:					
See	Quantity	Estimated Cost	Quantity	Estimated Cost			
Annual Statement	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE	29 units @ \$1000	\$29,000	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE	Ornamental Fencing	1 unit	\$75,000
	Entrance Doors Remove & Replace door jambs to fiberglass/timely frames	5 buildings, 28 units	\$30,000		Remove and replace irrigation		\$45,000
	Attic Insulation						
	Remove and Replace Parking Pole Lights—solar	10 Light Poles @ \$1,000 each	\$10,000				
	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE			AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE	Kitchen and Bath remodel	68 units @ \$7000 each	\$476,000
	Retrofit Windows	68 units @ \$2500 each	\$170,000		Ceramic Floor	68 units @ \$3500 each	\$238,000
	AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY			AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY	*Hot water heater & closet enclosures, older section	11 buildings –20 units	\$70,000
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handiapped accessible				Retrofit Windows	20 units @ \$2000 each	\$40,000
	Attic Insulation	32 units @ \$1000 each	\$32,000				
	AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY			AMP 210: CA16-P027-018-1 Site 213 Dracaea MORENO VALLEY	Ornamental fencing/metal dumpster doors		\$85,000
	Carpet	28 units @ \$1000 ea	\$28,000				
	Kitchen remodel- cabinets, counters, floors, & appliances	28 units @ \$7000 ea	\$196,000				
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs /						

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

walkways to handicapped accessible

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 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	AMP 210: CA16-P027-019-1 Site 214 Fort Drive RIVERSIDE	Cooler remove and replace to a/c	7 units @ \$7000 ea (2 units excl)	\$49,000
AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY	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	NO WORK		
AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY	Remove and replace garage doors	4 units x \$1,500	\$6,000	AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY	NO WORK		\$0
AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$10,000	AMP 210: CA16-P027-019-2 Site 214 - Sherman MORENO VALLEY	NO WORK		\$0
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	AMP 210: CA16-P027-022 Site 214 Highland RIVERSIDE	NO WORK		\$0
AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE	Kitchen remodel	28 @ \$7000	\$196,000	AMP 220: CA16-P027-011/014 Site 221 Broadway LAKE ELSINORE	NO WORK		\$0
AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE	NO WORK		\$0	AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE	NO WORK		\$0
AMP 220: CA16-P027-021 Site 222 Midway PERRIS	Color coat stucco damaged areas	10 bldgs	\$35,000	AMP 220: CA16-P027-021 Site 222 Midway PERRIS	CARPET	40 units @ \$1200 ea	\$48,000

Capital Fund Program - Five Year Action Plan

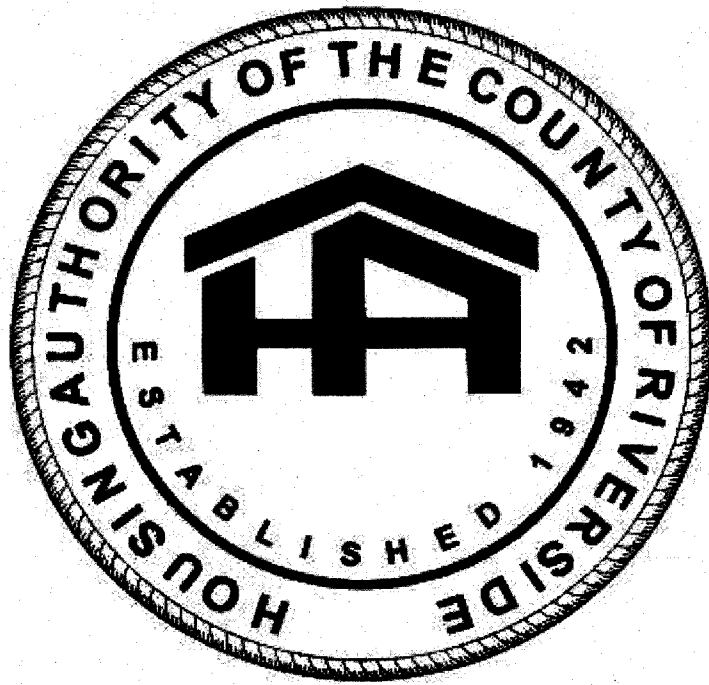
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO NO WORK			\$0	AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO Cooler remove and replace with a/c	14 units @ \$7000 ea	\$98,000
AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT NO WORK			\$0	AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT Structural Enhancements: Roof redesign, front porch additions/ remove and replace doors/windows	7 bldgs / 14 units	\$154,000
AMP 220: CA16-P027-008 Site 225 - Williams BANNING Carpet	14 units @ \$1200		\$16,800	AMP 220: CA16-P027-008 Site 225 - Williams BANNING Playground Front approach at gate replacement	1 unit 1 unit	\$45,000 \$30,000
AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS Carpet	42 units @ 1200		\$48,000	AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS NO WORK		\$0
Kitchen remodel	42 units @ \$7000		\$294,000			
AMP 230: CA16-P027-010 Site 232 - Corrigedor CATHEDRAL CITY Playground w/cover	1 unit		\$57,000	AMP 230: CA16-P027-010 Site 232 - Corrigedor CATHEDRAL CITY Carpet	14 units @ \$1200	\$16,800.00
AMP 230: CA16-P027-041 Site 233 Aladdin INDIO NO WORK			\$0	AMP 230: CA16-P027-041 Site 233 Aladdin INDIO Hot water heaters replacement to on-demand Carpet	20 @ \$2500 20 units @ \$1200 ea	\$50,000 \$24,000

Capital Fund Program – Five Year Action Plan

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

AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL	Front porch enhancements on Thermal 	28 units, 20k x 6 bldgs	\$120,000	AMP 230: CA16-P027-009/017/031 Site 234 Polk & Church THERMAL Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible	\$68,000.00
AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA	NO WORK	\$0	AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible	\$97,000.00	



**ADMINISTRATIVE PLAN
FOR THE HOMEOWNERSHIP PROGRAM**

**Housing Authority of the
County of Riverside**

2013- DRAFT

TABLE OF CONTENTS

GENERAL PROVISIONS.....	3
A. FAMILY ELIGIBILITY REQUIREMENTS.....	4
1. First-Time Homeowner	4
2. Minimum Income Requirements	4
3. Minimum Employment Requirements	5
4. Minimum Down Payment Requirements.....	5
5. Other Program Requirements.....	6
B. Eligible Units.....	7
1. Unit types.....	7
2. HCV Housing Quality Standards.....	7
3. Independent Inspections.....	8
4. Other requirements for eligible units	8
C. Homeownership Confirmation Letter.....	8
D. Purchase Agreement.....	9
E. Financing of Purchase.....	9
F. Affordability.....	9
G. Calculation of Homeownership Assistance Payments	10
1. Occupancy of home	10
2. Cooperative and Condominiums.....	11
3. HAP payment to Lender.....	11
4. Income Changes.....	11
H. Maximum Term of Homeownership Assistance	12
I. Portability	12
1. Incoming Portable Families.....	12
2. Outgoing Portable Families.....	13
J. Move with continued tenant-based assistance.....	13
1. Purchase of a new unit.....	13
2. Sale of Original HP Unit and Return to Tenant-Based Rental Assistance.....	13
K. Denial or Termination of Assistance.....	14
L. Recapture	15
M. Program size and Waiver or Modification of Homeownership Policies.....	15

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)
 - d. 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
 - e. 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.
 - f. 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).
 - g. The designated Head of Household must actively participate in the Family Self-Sufficiency (FSS) program with homeownership as one of the established goals.
 - h. 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.

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

- a. One unit property (single family residence).
- b. A single dwelling unit in a cooperative, condominium or planned use development.
- c. 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.
- d. 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.
- e. 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.

In the event the subject property receives a public complaint after escrow closes or is visibly in disrepair, the HACR reserves the right to conduct a HQS inspection.

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 F(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 will be processed if they are anticipated to continue for sixty (60) or more days and is a monthly increase or decrease of \$100 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.

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.

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 Zero Tolerance Policy
- 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 2011-2012, the HACR has established a homeownership assistance limit of no more than 16 families.

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the County of Riverside</u> PHA Code: <u>CA027</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2013</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>469</u> Number of HCV units: <u>8827</u>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	PH	HCV						
PH	HCV												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. ***Not applicable-complete only for Annual Plan submitted with the 5-Year Plan												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: ***Not applicable-complete only for Annual Plan submitted with the 5-Year Plan												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ***Not applicable-complete only for Annual Plan submitted with the 5-Year Plan												

PHA Plan Update

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

Updated PHA Plan Elements

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

For the Housing Choice Voucher (Section 8) program, due to the reduction of federal funding, the waiting list will be closed to all and the temporary cost-saving provisions outlined in HUD PIH Notice 2013-03 will be adopted, the details of which are specified in the Administrative Plan. A Minimum Rent of \$50 is new this year and subsidy standards will be adjusted to two per bedroom, regardless of familial status and gender. Portability will be permitted in cases where the receiving agency, if not absorbing, is an equal or lower cost area. There are no other changes to eligibility, selection, and admission policies for 2013.

2. Financial Resources

Please see attached **Statement of Financial Resources**, which includes listings by general categories, of the Agency's anticipated resources for FY 2013, such as PHA Operating, Capital and other anticipated Federal resources, as well as tenant rents and other income available to support public housing and tenant-based assistance. The statement also includes the non-Federal sources of funds supporting each Federal program, and the planned use for the resources.

3. Rent Determination.

For 2013, the Agency has made no changes to the policies governing rent determination. The established payment standard amounts are in accordance with federal regulations and are within 90-110% of HUD Fair Market Rents published annually. Flat rent rates for the Affordable Public Housing program have been updated based on the current fair market value for each area.

4. Operation and Management.

For 2013, the Agency has made no changes to Operations or Management.

5. Grievance Procedures.

For 2013, there are no changes to the grievance procedure policies.

6. Designated Housing for Elderly and Disabled Families.

For 2013, there are no changes to housing designated for elderly and disabled families.

7. Community Service and Self-Sufficiency.

For 2013, there are no changes to Community Service and Self-Sufficiency policies/programs. We continue to administer the Family Self-Sufficiency program for HCV participants and the Resident Opportunity and Self Sufficiency for residents at the Quinto del Sol and the Cathedral City Public Housing communities.

8. Safety and Crime Prevention.

For 2013, there are no changes to the PHA plan regarding Safety and Crime Prevention.

9. Pets.

For 2013, there is no change to our pet policy.

10. Civil Rights Certification.

The Administrative Plan includes a detailed description of the Agency's steps to affirmatively further fair housing. Additionally, the Agency works closely with the Fair Housing Council of Riverside County to address any identifiable impediments to fair housing within the jurisdiction. Fair housing impediments are evaluated annually as part of the County's Consolidated Planning process.

11. Fiscal Year Audit.

For Fiscal Year Ending June 30, 2012, the Housing Authority received an Unqualified auditor's opinion on compliance for major programs; and there were no material weaknesses or significant deficiencies identified in its financial statements. Please see attached **Fiscal Year End Audit Reports**.

12. Asset Management.

The agency continues to employ the Asset Management Plan described below and monitor the operational performance of each AMP. The Housing Authority of the County of Riverside's (HACR) asset management model eliminated the centralized functions and incorporated a property specific focus. Inventory that was stored at the Indio warehouse was disbursed to individual sites and each site maintains a minimal amount of inventory to support its daily maintenance needs. To facilitate the autonomy of each site, the building of offices and workshops for the Public Housing Property Managers to conduct normal daily duties and the Maintenance Workers to perform their daily work has been completed in Desert Hot Springs, Lake Elsinore, and Thermal. The building previously used as a central warehouse in Moreno Valley was transferred for use by the Public Housing Property Manager and Maintenance Worker for Moreno Valley. A unit in Perris was also converted to an office and maintenance shop. Both central warehouses were eliminated under this model. Services by the Public Housing Property Manager and the Maintenance Worker are site specific. The agency continues to monitor each property based on financial, physical and management performance. If a property is identified as non-performing, staff then proceed to make recommendations that address the areas of non-performance. The HACR Fiscal department has been monitoring all fiscal and budget performances via monthly budgets vs. actual reports and financial statements. The Public Housing Property Managers are active participants in developing and monitoring their site specific budgets. The HACR will continue to utilize the Capital Fund Program to modernize our units. The AMPs will be monitored to ensure they are not operating at a loss. Any that are will be considered for disposition in the future.

13. Violence Against Women Act (VAWA).

For 2013, there have been no significant changes with regard to the Violence Against Women Act (VAWA).

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

Electronic copies of the 5-Year and Annual PHA Plan can be found on the Housing Authority's website at www.harivco.org and print copies will be made available at the main administrative office located at 5555 Arlington Avenue, Riverside, CA, 92504, the eastern county office located at 44-199 Monroe, Suite B, Indio, CA, 92201; and at all Public Housing sites (located in Manager's Office).

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) Hope VI or Mixed Finance Modernization or Development. Not applicable.</p> <p>(b) Demolition and/or Disposition Not applicable.</p> <p>(c) Conversion of Public Housing. The AMPs will be monitored to ensure they are not operating at a loss. Any that are will be considered for conversion.</p> <p>(d) Homeownership. HACR has a comprehensive HUD approved Homeownership program that consists of a HCV Mortgage Voucher program, a locally funded infill housing program, and homeownership counseling for any interested participant with an emphasis on FSS families.</p> <p>(e) Project-based Vouchers. HACR currently has 48 project based vouchers in areas throughout Riverside County. The agency proposes to expand the use of project based vouchers for FY2013-14 to further facilitate the development of affordable housing within Riverside County. To support this expansion, the maximum allotment allowed under regulations (20% of total allocation) will be reserved. These projects will be located throughout Riverside County with an emphasis on projects located in high demand areas including but not limited to the City of Riverside, Moreno Valley, and other cities which provide access to employment opportunities, public transportation, and other amenities.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Heidi MARSHALL

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 3/26/2017 **Agenda #** 10.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** _____ **Oppose** _____ **Neutral**
Staff Report

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____