

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



SUBMITTAL DATE: September 11, 2014

FROM: Housing Authority

SUBJECT: Approve and Authorize the Housing Authority of the County of Riverside to Apply for the Rental Assistance Demonstration Program sponsored by the U.S. Department of Housing and Urban Development, All Districts, [\$0]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Approve and authorize the Housing Authority of the County of Riverside (HACR) to apply for the Rental Assistance Demonstration (RAD) Program, sponsored by the U.S Department of Housing and Urban Development (HUD), which provides public housing agencies such as HACR access to financing tools necessary to rehabilitate, improve and preserve public and assisted affordable housing:

(Continued)

Robert Field **Executive Director**

C.E.O. RECOMME	ENDATION:		APPRO)VE	- \.	1	i ,	
							For Fiscal Year:	2014/15
SOURCE OF FUN	DS: N/A						Budget Adjustn	nent: No
NET COUNTY COST	\$	0	\$ 0	\$	0	\$	0	Constitute 1 tilloy 14
COST	\$	0	\$ 0	\$	0	\$.0	Consent □ Policy
FINANCIAL DATA	Current Fiscal Year	F2	Next Fiscal Year:	Total Co	et 💮	O	ngoing Cost:	(per Exec. Office)

County Executive Office Signature

MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:

Jeffries, Tavaglione, Stone and Ashley

Navs:

None

Absent:

Benoit

Date:

September 23, 2014

XC:

Housing

Prev. Agn. Ref.:

District: ALL

Agenda Number:

Kecia Harper-Ihem

Cletk of

Change Order

Positions Added

4/5 Vote

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

Housing Authority

FORM 11: Approve and Authorize the Housing Authority of the County of Riverside to Apply for the Rental Assistance Demonstration Program sponsored by the U.S. Department of Housing and Urban Development, All Districts, [\$0]

DATE: September 11, 2014

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

- 2. Authorize the Executive Director, or designee, to sign the attached HUD Public Housing Program Applications, including the Board Approval Forms; and
- Authorize the Executive Director, or designee, to take all necessary steps to apply for the RAD Program, and sign any additional documents required by HUD, subject to approval by County Counsel.

BACKGROUND:

Summary

The Housing Authority of the County of Riverside (HACR) currently owns and operates 469 units of affordable housing within the County of Riverside. Funding to maintain these units is derived from the Public Housing Program. The Public Housing Program has continued to be underfunded through the years, with additional budget cuts to the Capital Fund Program that provides the income source for the modernization of public housing units. This dilemma has forced HACR to make tough choices between maximizing the funding for repairs or focusing on preventive maintenance. The current available funding has failed to keep up with the renovation needs to enhance the living conditions of residents. Further, through the Public Housing Program, residents do not have flexibility to choose where they prefer to live without losing housing assistance.

The Rental Assistance Demonstration (RAD) Program is a voluntary program of the Department of Housing and Urban Development (HUD). RAD seeks to preserve public housing by providing Public Housing Agencies (PHA), such as HACR, with access to more stable funding to make needed improvements to properties. RAD provides PHAs a way to rehabilitate, or repair, units without depending on additional money from the public sector. There are two components to RAD. The first component, Project-Based Vouchers (PBVs), allows projects funded under the Public Housing Program to convert their assistance to long-term, project-based Section 8 rental assistance contracts. The second component, Section 8 project-based rental assistance (PBRA), allows Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based assistance. In all, RAD offers several options for preserving affordable housing that allow properties to leverage private capital; demolish, dispose and convert units to tenant protection vouchers; revitalize with Hope VI/Choice Neighborhoods funding; or sustain current appropriations and reserves for future modernization needs. There is no HUD imposed fee to apply to the RAD Program. Before PHAs can apply to participate in RAD, HUD requires them to, (i) notify all residents in a development proposed for RAD conversion about their plans; and (ii) conduct at least two meetings with those residents. The PHA is required to submit all comments and its response to such comments as part of the RAD application. HACR held meetings on July 21, 2014 and July 28, 2014 with residents of the developments proposed for RAD conversion. A copy of the meeting notice and resident comments are attached hereto as Attachments D and E respectively.

To assist with the RAD application process, HACR procured Recap Real Estate Advisors (RREA) to provide guidance through a feasibility analysis, and ensure completeness and submission of three applications representing three asset management projects (compilation of HACR owned sites and projects) approved by HUD comprised of 469 units. The feasibility study prepared by RREA suggested that the best approach would be to do a straight RAD conversion with no debt or investor equity where the HACR would fund capital needs for upfront capital repairs using existing reserves and replacement reserve withdrawals over a 15-year period. The documents comprising HACR's RAD application are attached hereto as Attachments A, B and C.

(Continued)

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

Housing Authority

FORM 11: Approve and Authorize the Housing Authority of the County of Riverside to Apply for the Rental Assistance Demonstration Program sponsored by the U.S. Department of Housing and Urban Development, All Districts, [\$0]

DATE: September 11, 2014

PAGE: 3 of 3

BACKGROUND:

<u>Summary</u>

Staff recommends that the Board of Commissioners approve and authorize HACR to apply for the RAD Program and submit the three attached Rental Assistance Demonstration Public Housing Program Applications and Board Approval Forms.

Impact on Citizens and Businesses

HUD considers RAD to be a central part of its rental housing preservation strategy to stimulate efficiency, and build resilient, steady communities. Properties under RAD are placed on a more stable Section 8 funding platform, with more resources to improve living conditions of residents. Moreover, the choice-mobility option would be available to residents after a one-year tenancy in the project-based units.

The HACR has met the requirement of notifying residents through two (2) public resident meetings, where current residents of HACR's public housing sites were provided the opportunity for comment. The outcomes were favorable as most residents were very interested in witnessing improvements in their surrounding areas and given an option to live elsewhere. The impact to the Section 8 Program would be an increase in the lease-up rates and would allow other people in the Public Housing waiting list to reside in the project-based units and experience housing assistance.

ATTACHMENTS:

Attachment A: Rental Assistance Demonstration (RAD) Public Housing Program Application and Board Approval Form For Asset Management Project CA027000210

Attachment B: Rental Assistance Demonstration (RAD) Public Housing Program Application and Board Approval Form For Asset Management Project CA027000220

Attachment C: Rental Assistance Demonstration (RAD) Public Housing Program Application and Board Approval Form For Asset Management Project CA027000230

Attachment D: Notice to Residents and RAD Meetings Questions and Answers

Attachment E: Resident Comments

Housing Authority of the County of Riverside



Application for:

RENTAL ASSISTANCE DEMONSTRATION (RAD)

ATTACHMENT A

RENTAL ASSISTANCE DEMONSTRATION (RAD)

PUBLIC HOUSING PROGRAM APPLICATION and BOARD APPROVAL FORM

Asset Management Project CA027000210

Rental Assistance Demonstration (RAD) U.S. Department of HUD, Form HUD-5260 **Public Housing Program Application** Office of Public Housing, Office of Multifamily Housing OMB Approval Number 2577-0278 (Issue date 9/21/12) (Expires 9/30/15) Revision 1.01; 10/02/12 There are several explanation boxes that extend the full width of this form. Increase or decrease the height of the box as needed (click to the left on the borizontal line below the row number, then drag the line up or down as needed). Section 1: PIC Development Number and Name Enter the PIC Development Number and Name. CA027000220 MIDWAY CAPRI APTS Development Number Name of Development Housing Authority of the County of Riverside Public Housing Agency (PHA) Name Data Universal Numbering System (DUNS) # Heidi Marshall 9513435409 hmarshall@rivcoeda.or Executive Director Telephone Number Email Section 2: Background Information on the PHA and the Project Enter the requested contact information and complete the below questions regarding the project. Sharon Espejo Fiscal Manager (951) 343-5456 SHESPEJO@rivcoeda.c PHA Contact Name Telephone Number Email ? Title Type of Conversion: PBV (Project Based Vouchers) Is this Project an existing Mixed Finance Project? The formulaic result from FASS data No Is this Project an existing Mixed Finance Project? No Corrected PHA entry (if applicable)

Review the below table of project unit counts, by bedroom size, per the PIC data extract as of 09/13/12

		PIC B	edroom Distri	ibution				Average Bedroom
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units	per Unit
0	15	91	16	_ 1	0	0	123	2.02

Is the above PIC information correct?

? Yes Skip to proposed post-RAD-conversion unit distribution

	A	ctual Bedroon	n Distribution	(PIC correcte	ed)			Average Bedroom
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units	per Unit
0	15	91.	16	1	0	0	123	2.02

Enter the date corrected or PIC ticket created (MM/DD/YYYY)

Are you requesting the Choice-Mobility Exemption for this project?

Proposed Post-RAD-Conversion Unit Distribution. Below, show the mix of units that you have proposed to convert, as well as other dwelling units at the project

	· · · · · · · · · · · · · · · · · · ·							Τ
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units
Units Converting		15	91	. 16	1			123
Market Rate					·			0
Other Affordable								0
Total	0	15	91	16	1	0	0	123

For units converting under RAD, enter the current utility allowances and estimated reasonable rent determinations for each unit type.

-,

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
Utility Allowances							
Reasonable Rents		\$840	\$1,003	\$1,438	\$1.689		

Section 3: De Minimis Reduction

The table below compares the current total public housing units, the number proposed for conversion, the number proposed to be reduced, and the applicable de minimis threshold. Indicate the number of reductions by category in the rows that follow, along with an explanation in the accompanying text box.

Current Public Housing Units	Total Units Proposed for Conversion	Units Proposed to be Reduced	de minimis threshold	Units above the de
	107 0007 12001	THEMSEL	ab minimus till tollare	111111111111111111111111111111111111111
123	123	0	6	0

Skir	ta	section 4	1
. 7		DECEMBER 4	,

Units have already received Section 18 Demolition-Disposition approval from HUD

Reconfiguring efficiency apartments

Facilitating social service delivery

Units vacant for more than 24 months

Partial conversion

?

n

Total

Section 4: Existing Indebtedness,	Canital Needs	and Ronlacomont Reserve		
Enter below information on the pro	·········		?	
Energy Performance Contract (EPC)	• • •	Per Unit	\$0
Capital Fund Financing Program (C	•	:	Per Unit	\$0
Other			Per Unit	\$0
Other			Per Unit	\$0
Other			Per Unit	\$0
Total		\$0	Per Unit	\$0
Enter the most recent estimate of ca term needs. If these break-downs ar				rm, and Long-
Capital Needs:				
What are your capital needs?				
Year 1 (Immediate)		\$0	Per Unit	\$0
Years 2-5 (Short-term)		\$250,000	Per Unit	\$2,033
Years 6-20 (Long-term)		\$875,000	Per Unit	\$7,114
These estimates are based off Capital Need				
Replacement Reserve Funding Enter the Initial Deposit and Annua Initial Deposit to Repl. Reserve (I		acement reserves below. Formula Amount \$0	Your Proposal \$0	
Annual Deposit to Repl. Reserve	(ADRR)	\$58,333	\$73,800	?
Section 5: Vacancy Loss and Bad Enter vacancy and bad debt data for		nversion.		.
Vacancy Rate (%)	2.78%	3.00%		
Bad Debt Rate (%)	0.73%	2.00%		

Section 6: Other Rent Potential, V	acancy Loss and Ba	ad Debt Loss		1	
In addition to units that will be included the conversion debt loss for the proposed conversion		contract, enter other	rent potential,	vacancy loss, a	ınd bad
Type of Add'l Gross Potential Rent	Annual GPR	Vacancy Loss %	Bad Debt	Loss %	
Market rate apartments					
Other affordable apartments					
Office space Retail space	·				
· · · · · · · · · · · · · · · · · · ·				·····	
	*.				, 1.5
Section 7: Other Income					
Enter other income for the planned p	-	4			
Late / NSF charges	Annual	Explanation			
Damage charges		Explanation			
Laundry / Vending		Explanation		<u> </u>	
Other	 ,	Explanation	"		
Other	. .	Explanation			:
Other	· · · · · · · · · · · · · · · · · · ·	Explanation			

Section 8: Operating Expense	8			į
A	iiation w	141- manus manatanantinan	No.	
Are you proposing the conversi Enter the 'Latest Approved Operating				ation Eunanous An
enter the Latest Approved Operating explanation is required if any line ite				ating Expenses. An
27 J J J J	or to creek by octain again	o by the them spirit and a	returns ownser.	
	Latest Approved	•		
	Operating Budge			
Administrative	\$230,249	\$196,742		
Explanation	***			• •
•				
Asset Management Fee	\$0	\$0		
Explanation				
•	•			
Tenant Services	\$0	\$0		
Explanation			 .	
•				
Utility Expense	\$117,158	\$133,673	·	
Explanation		- 4200,070		
· F				
Ordinary Maint and Ops	\$433,361	\$313,597	Explain varian	ices less than 85%
As a result of the capital needs			he proposed maintenance	e expense is projected to
decrease by roughly 25%.	*.			
Protective Services	\$0	\$0		
Explanation				
Real Estate Taxes	<u>*</u> \$0	\$0		
Explanation			····	*
Property Insurance	\$27,359	\$36,768		
Explanation				
Liability Insurance	\$41,302	\$41,982		
Explanation		- ·		
Other General Expenses	\$90	\$100		
Explanation		•		
Total Operating Expenses	\$849,519	\$722,862		
3 Year Historical Expenses:	No New	Construction: Provide	le Historical Opera	ting Expenses
1900	AFS	2010 AFS	2011 AFS	
\$785	5,618	\$796,605	\$772,266	
PHA Corrected 3 Year Histor	ical Expenses:			
	AFS	2010 AFS	2011 AFS	3 Year Average
\$785	5,618	\$796,605	\$772,266	\$784,830
New Construction: Section No	t Applicable. No exp	planation is required.		
Explanation		<u>.</u>		
•				
				e de la companya de l
	•			

Section 9: Net Operating Incom	e			
Presented below is a summary cal		oosed project's Net Ope	erating Income	. Before proceeding,
review and make any necessary cl				
Anartment Coase Between Breeze				
Apartment Gross Potential Rent: RAD Units	6001 474	100 11*	<u>ው</u> ጣ ድብባ	man mula annual
	\$931,464	123 Units		per unit annual
Market Rate Units	\$0 \$0	0 Units		per unit annual
Other Affordable Units	\$0	0 Units	\$0	per unit annual
Office / Retail GPR	\$0 (046.673)	# AA		
Vacancy and Bad Debt Loss	(\$46,573)	5.0% weighted ave	erage	
Other Income	\$0			
Effective Gross Income	\$884,891			
Total Operating Expenses	(\$722,862)	\$5,877	PUPA	
Annual Reserve Deposit	(\$73,800)		PUPA	
	(4.5,000)	ψ000		
Net Operating Income	\$88,229			
<u> </u>				
Section 10: First Mortgage Loa				
Are you proposing to take out a fi	irst mortgage loan			
for this project?	_	No		
No first mortgage proposed. Sk	in this section			
140 Hrst mortgage proposed. Sk	ip this section.			
	_			
Interest Rate % per Year	?	<u> </u>		
Mortgage Insurance Premium %	?			
Amortization Term	?			
Maturity Term	?			
Debt Service Coverage Ratio	?			
Maximum Supportable Mortgag	ge Loan	\$0		
Proposed Mortgage Loan Amoun	t ?			
Calculated Annual Debt Service	e	\$0		
Section 11: Total Uses of Funds	······································	nt Cost)		
Enter uses of funds for the propos	sea conversion.			
Acquisition Costs				
Building and Land Acquisition	?			
Payoff Existing Loans	-	\$0		
Other Costs	?			
Construction Costs	?	\$0		
Relocation Costs	?	\$0		

Professional Fees		
Architecture & Engineering	?	
Physical Conditions Assessment	\$20,000	•
Borrower's Legal Counsel	\$20,000	•
Lender's Legal Counsel	?	•
Feasibility Studies	?	
Environmental Reports	\$6,150	•
Appraisal / Market Study	\$15,000	
Accounting	?	
Survey	?	•
Other Costs	\$4,558	•
Loan Fees and Costs		•
FHA MIP	?	
FHA Application Fee	?	•
FHA Inspection Fee	?	•
Financing Fee	?	•
Organizational Costs	?	•
Title Insurance/Exam Fee	?	
Recordation Fee	\$30,000	
Closing Escrow Agent Fee	?	
Prepayment Penalty/Premium	?	
Payables	?	
Construction Interest	?	
Construction Loan Fees	?	
Cost of Bond Issuance	?	
Other Costs	?	•
Reserves		
Initial Deposit to Replacement Reserve	? \$0	
Initial Operating Deficit Escrow	?	•
Operating Reserve	?	•
Tax and Insurance Escrow	?	
Other Costs	?	
Developer Fees	\$55,000	
Total Development Cost	\$150,708	aka Total Uses of Funds
·	,	
Section 12: Total Sources of Funds		<u></u>
Enter sources of funds for the proposed conve	rsion.	
New First Mortgage Loan	\$0	
Public Housing Operating Reserves	\$150,708	•
Public Housing Capital Funds		•
Replacement Housing Factor		•
Low Income Housing Tax Credit Equity - 4%		•
Low Income Housing Tax Credit Equity - 9%		
Other/Local		•
Other/Local		•
Other/Local		
_	\$150,708	
Sources and uses are in balance		

LIHTCs are not proposed; skip to Section 14 Section 13: Projects Utilizing Low Income Housing Tax Credits ('LHITCs') You are not proposing to use LIHTCs. Skip this section. Do you have a LIHTC reservation? Complete the rest of Section 13 No Briefly discuss the application submission and approval timing that is provided under the current QAP. Please provide sufficient detail that HUD can understand when you will submit an application, when you will be notified regarding selection, and when a LIHTC Reservation letter would be issued to you. Discussion of QAP timing RAD requires that you demonstrate recent success, internally or through development team partners, in obtaining 9% LIHTCs. Below, briefly discuss your capacity and experience in obtaining 9% LIHTCs from the relevant State allocating agency. Demonstration of recent success obtaining 9% LIHTCs Do you have a letter from the credit-issuing authority as described in Section 1.9(B) of the RAD Notice? Provide evidence that the applicant diligently attempted to secure such a letter Efforts to secure letter from credit-issuing authority RAD requires that you attach a self-scored QAP application. Below, briefly discuss why you believe that a QAP application for the subject project, at the indicated score, is likely to receive a 9% LIHTC award. Likelihood of obtaining 9% LIHTCs Section 14: Ranking Factors No 1) Do you want to designate this project as your PHA's priority project? No 2) Are you applying for a ranking factor for Choice Mobility? Skip to section Question 3 (a) Are you receiving choice-mobility vouchers? (b) Are you providing choice-mobility vouchers? No 3) Are you requesting the Ranking Factor for Green Building and Energy Efficiency? The Housing Authority of the County of Riverside plans to implement many green features, however, HACR plans to retain the flexibility to choose green features which are most appropriate to the site without the constraints of seeking a particular rating system.

Section 15: Additional Narratives			i.
Provide written responses in the grey highlight	ted rows below. Please	limit each responses to 200 wo	rds.
Briefly describe the land, location / neighborhood, and pl			des Ellainese suith
The transaction is a conversion of the entire AMP which one property in each of the following localities, Perris, Sa			
a 28-unit property, which was built in 1986 and contains			
in the 1983 and contains all 1-bedroom units. The prope			
bedroom, twenty 2-bedroom, and five 3-bedroom units.	The property in San Jacinta	is a 14-unit property which was buil	t in 1986 and
contains fourteen 2-bedroom units. The property in Bea			
bedroom units and one 4-bedroom unit. The property in bedroom units.	Banning is a 14-unit proper	rty which was built in 1985 and conta	ans fourteen 2-
octioni uno.	<u> </u>		
Discuss any known environmental or building product ris	sks such as lead based paint.	asbestos, PCBs, flood zone status, al	uminum wiring,
and fuel storage tanks (whether underground or above gro			
While full environmental investigations are still pending,	HACR is not aware of any	adverse environmental conditions in	he soil or in the
structure to be rehabilitated.			
	٠,		
	* ***		
			<u></u>
		_	
Discuss any needed accessibility modifications.	?	· 	
There are no needed accessibility modelfications.			
	:		
	·		
Discuss any known market competitiveness issues, such	as small unit sizes or limited	lon-site parking, and how the conver-	sion plans to
address these issues.		F	.
There are no known market competitiveness issues, but the	he conversion and subsequer	nt rehabilitation work will increase th	e market
competitiveness of the properties.			
	•		i i
			· · · · · ·
Discuss any proposed relocation plans for the project.			
All of the planned work will be done with tenants in place	e and will not require any te	nant relocation.	
:	·	• •	
		•	
		•	
			* .
			· · ·
Discuss the capacity of the development team to un			
The Housing Authority of the County of Riverside, who			
accounting firm, Smith Marion & Company, a RAD con-			
will supplement this team with other highly-experienced			n legal to
development to construction implementation services, as	appropriate for the transacti	ion,	
		•	
· · · · · · · · · · · · · · · · · · ·		<u></u>	<u></u>
			

Section 16: Required Attachments

The Following Must Be Attached as Part of Your Electronic Application:

Yes Board Approval Form

Yes Evidence of PHA to Administer PBV Contracts

No Mixed-finance Affidavit

No Financing Letter of Interest/Intent for Lender(s) or Equity Investor(s)

No Financing Letter of Interest/Intent for 4% LIHTCs

No Financing Letter of Interest/Intent for 9% LIHTCs

No Choice-Mobility Letter Agreement

No 9% LIHTC Reservation Letter

No Letter from credit-issuing authority

No Self-Scored QAP Application for 9% LIHTCs

No QAP Timeline

Yes Resident Comments

The 2 attachments indicated 'Yes' above must be included in your electronic application package. Incomplete application packages will be rejected, and if you re-submit, your place on the waiting list will be based on the date of re-submission.

No changes were made to the PIC data

Attachment 1A: Board Approval Form

Housing Authority of the County of Riverside RAD Application for MIDWAY CAPRI APTS AMP No: Units CA027000220

123 Type of Conversion PBV (Project Based Vouchers)

Summary	Total Units Proposed for Conversion	Units Proposed to	de minimis threshold
	123	0	6
planation for de minimis reduction			Unit Count

Pro Forma Sources and Uses		
Sources of Funds	Amount	Per Unit
New First Mortgage Loan	\$0	\$1
Public Housing Operating Reserves	\$150,708	\$1,22
Public Housing Capital Funds	\$0	\$4
Replacement Housing Factor	\$ a	54
Low Income Housing Tax Credit Equity - 4%	so	\$6
Low Income Housing Tax Credit Equity - 9%	\$0	\$4
Other	\$0	\$
Other	so so	\$4
Other	\$0	\$
Total Sources of Funds	\$150,708	\$1,22
Uses of Funds	Amount	Per Unit
Acquisition Costs) şo	\$
Construction Costs	\$0	\$
Relocation Costs	S0	şı
Professional Fees	\$65,708	\$53-
Loan Fees and Costs	\$30,000	\$24
Reserves	\$0	S
Developer Fees	\$55,000	\$44
Developer rees		

stabilized Cash Flow Pro Forma		
and the second of the second of the second	Total	PUPA
Gross Potential Rents for RAD Units	\$931,464	\$7,57
Gross Potential Rents for Other Apartment Units	\$0	\$1
Gross Potential Rents for Commercial	\$0	N//
Vacancy Loss and Bad Debt Loss	(\$46,573)	-\$379
Other Income	\$0	\$1
Effective Gross Income	\$884,891	\$7,194
Total Operating Expenses	(\$722,862)	(\$5,877
Annual Deposit to Replacement Reserve	(\$73,800)	(\$600
Net Operating Income	\$88,229	\$717
First Mortgage Debt Service	\$0	\$0
Operating Cash Flow	\$88,229	\$717

PHA's Explanation of Any Relocation of Tenants (Estimated Relocation Cost is 50)	
All of this planned work will be done with tenants in place and will not require any tenant relocation.	

PHA's Explanation of Capacity and Expertence to Carry Out the RAD Conversion
The Housing Authority of the Country of Riverside, who will be the new owner and contractor, is being advised by a high-capacity accounting firm, Smith Marion & Company, a RAD consultant, Recap Real Estate Advisors, and the Country Counsel Jhaila Brown. HACR will supplement this team with other highly-experienced team members providing the full range of necessary services from legal to development to construction implementation services, as appropriate for the transaction.

Attachment 1A: Board Approval Form

Housing Authority of the County of Riverside RAD Application for MIDWAY CAPRI APTS

PHA's Explanation of the Proposed Total Operating Cost being						
3 Year Historical Average Comparison	2009	2010	201.1	Average	Proposed	
3 real (Intolles) Presege companied	\$785,618	\$796,605	\$772,266	\$784,830	\$722,862	
N/A						
					Ì	
	· · · · · · · · · · · · · · · · · · ·					
PHA's Explanation of the Capital Needs and Replacement Res						<u>.</u>
hese estimates are based off Capital Needs Assessments with Input from t	the property managers.					
Discussion of QAP timing						
1/A						
Demonstration of recent success obtaining 9% LINTCs						
in						
			· · · ·	 .		
ikelihood of obtaining 9% LHETCs						
/A						
•						
hereby certify to the following: (1) that I have the requisite au application, (3) that I acknowledge that I have read and unders						
pplication, (s) that racknowledge that I have read and unders gree to comply with all requirements of the Program or Notic						
pplication meets all applicable eligibility requirements for the	Program set forth is	n the Notice; (6) that	the owner approv	es the creation of a	single-asset entity	of the affected project if
equired by the lender to facilitate financing; (7) that, if selects						
equirements) and will affirmatively further fair housing; (8) th applicant, PHA Executive Director, Board members, or affiliate:						
hat, if selected for an award, the PHA will comply with all prov						
conversion of assistance, or will indicate to HUD within 15 days	s that it is refusing th	te terms of the CHA	P and withdrawing	from RAD participa	tion.	
Varning: HUD will prosecute false claims and statements. Con	viction may result in	criminal and/or civi	l penalties (18 USC	Sections 1001, 101	0, 1012; 31 USC Sec	tions 3729, 3802)
PHA Certification: By Heidi Marshall (Executive Director)						
ignature:	•			Date:		
rigina revar						

FORM APPROVED COUNTY COUNSEL

BY: HALLAR BROWN DATE

ATTACHMENT B

RENTAL ASSISTANCE DEMONSTRATION (RAD)

PUBLIC HOUSING PROGRAM APPLICATION and BOARD APPROVAL FORM

Asset Management Project CA027000220

Rental Assistance Demonstration (RAD)

U.S. Department of HUD, Form HUD-5260

Public Housing Program Application

Office of Public Housing, Office of Multifamily Housing

Revision 1.01	; 10/02/12			OMB.	Approval Num	ber 2577-0278	3 (Issue date 9/2	1/12) (Expires	9/30/15)
				idth of this forming the line up or			eight of the box	as needed (clic	ck to the
		pment Num							
Enter the Pl	IC Developr	nent Number	r and Name	•					
CA0270002	210	•		DE	SERT HOT	SPRINGS A	APTS		
Developme	nt Number			Nar	ne of Develo	opment	?		
		he County of			055022				
Public Hou	sing Agency	(PHA) Nam	ne		Data U	niversal Nu	mbering Syst	em (DUNS)	#
Heidi Marsl	hali					513435409	<u>hma</u>	ırshall@rivc	oeda.or
Executive I	Director	_			Telep	hone Numb	per Em	ail	
Section 2:	Background	l Informatio	on the P	HA and the	Project				
Enter the re	quested con	tact informat	tion and cor	nplete the be	low question	ns regarding	the project.		
Sharon Esp		Fiscal	l Manager		(95	1) 343 5456	<u>sн</u>	ESPEJO@riv	vcoeda.
PHA Conta	ct Name	? Title		_	Telepho	one Number	r Em	ail	
Type of Co	nversion:	PBV (Proje	ct Based Vo	ouchers)		?			
		ng Mixed Fir ng Mixed Fir			lo	_	formulaic result ected PHA entry	•	
Are you req	juesting the	Choice-Mob	ility Exemp	tion for this	project?				
Review the	below table	of project u	nit counts, t	y bedroom s	ize, per the I	PIC data ext	ract as of 09/	13/12	
		PIC B	edroom Distr	ibution				Average Bedroom	
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units	per Unit	
0	28	137	8	3	0	0	176	1.92	
Is the above	e PIC inform	nation correc	t? ?	Yes	Skip to propo	sed post-RAD)-conversion un	it distribution	
			n Distribution	n (PIC correct	ed)			Average Bedroom	
	A	ictuai Bedroot						-curount	1
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units	per Unit	

Enter the date core	4 1 Product 1 4	 Danan	

Proposed Post-RAD-Conversion Unit Distribution. Below, show the mix of units that you have proposed to convert, as well as other dwelling units at the project

	Ţ							
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units
Units Converting		28	137	. 8	3			176
Market Rate								0
Other Affordable					" .			0
Total	0	28	137	8	3	0	0	176

For units converting under RAD, enter the current utility allowances and estimated reasonable rent determinations for each unit type.

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
Utility Allowances							
Reasonable Rents		\$833	\$996	\$1,431	\$1,681		

Section 3: De Minimis Reduction

The table below compares the current total public housing units, the number proposed for conversion, the number proposed to be reduced, and the applicable de minimis threshold. Indicate the number of reductions by category in the rows that follow, along with an explanation in the accompanying text box.

Current Public	Total Units Proposed	Units Proposed to be		Units above the de
Housing Units	for Conversion	•	de minimis threshold	
176	176	0	9	0

Skip to section	4	
-----------------	---	--

Units have already received Section 18 Demolition-Disposition approval from HUD Reconfiguring efficiency apartments

Facilitating social service delivery

Units vacant for more than 24 months

Partial conversion

?

0

Total

Section 4: Existing Indebtedness, C				
Enter below information on the project	ect's existing inde	ebtedness, if applicable	e: ?	
Energy Performance Contract (EPC))		Per Unit	\$0
Capital Fund Financing Program (Cl	FFP)		Per Unit	\$0
Other			Per Unit	\$0
Other			Per Unit	\$0
Other			Per Unit	\$0
Total		\$0	Per Unit	\$0
Enter the most recent estimate of capterm needs. If these break-downs are				rm, and Long-
Capital Needs:				
What are your capital needs?				
Year 1 (Immediate)		\$202,080	Per Unit	\$1,148
Years 2-5 (Short-term)	_	\$208,427	Per Unit	\$1,184
Years 6-20 (Long-term)	_	\$642,809	Per Unit	\$3,652
Please explain how you have arrived	l at these estimate	10		
These estimates are based off Capital Needs			agets.	
				•
	•			
•				• .
Replacement Reserve Funding Enter the Initial Deposit and Annual	· .	Formula Amount	Your Proposal	
Initial Deposit to Repl. Reserve (II	- JKR)	\$0	\$0	-
Annual Deposit to Repl. Reserve (ADRR)	\$42,854	\$44,000	?
Section 5: Vacancy Loss and Bad I		-		
Enter vacancy and bad debt data for	tne proposea con	version.		
	3 Yr Historical Av	g Proposed		
Vacancy Rate (%) Skip; no explanation necessary	2.71%	3.00%	 .	٠.
Bad Debt Rate (%) Skip; no explanation necessary	1.31%	2.00%		

Type of Add'l Gross Potential Rent	Annual GPR	Vacancy Loss %	Bad Debt Loss %	
Market rate apartments Other affordable apartments Office space Retail space				
· · · · · · · · · · · · · · · · · · ·				
		· 	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Section 7: Other Income				
Enter other income for the planned	project. Annual	?		
Late / NSF charges	·	Explanation		
Damage charges		Explanation		
Laundry / Vending		Explanation		
Other _		Explanation		
Other		Explanation		
Other		Explanation		

Are you proposing the conversi				pertiner
explanation is required if any line its	g nauget for the curre. em is entered below 85%	nt fiscal year and the prop % of the latest approved op	erating budget.	erunng Expenses. An
Administrative	Latest Approved Operating Budge \$307,412			
Explanation			 .	
Asset Management Fee	\$0	<u>\$0</u>		
Explanation	·			
Fenant Services Explanation	\$0	\$0		• .
Utility Expense Explanation	\$140,510	\$161,468		
Ordinary Maint and Ops Explanation	\$490,009	\$418,061	_	
Protective Services Explanation	. \$0	\$0	_	
Real Estate Taxes Explanation	<u>\$0</u>	\$0		
Property Insurance Explanation	\$38,879	\$51,000		
Liability Insurance Explanation	\$58,692	\$59,809		
Other General Expenses Explanation	\$1,259	\$1,250		
Total Operating Expenses	\$1,036,761	\$1,044,331		
Year Historical Expenses:	? No New	Construction: Provid	le Historical Ope	rating Expenses
190	0 AFS 27,162	2010 AFS \$975,776	2011 AFS \$1,096,539	
	9 AFS	2010 AFS	2011 AFS	3 Year Average
\$1,02	27,162	\$975,776	\$1,096,539	\$1,033,159
New Construction: Section No	ot Applicable. No ex	planation is required.		···
explanation	·			

Section 9: Net Operating Incom	ie		
Presented below is a summary ca	lculation of the prop	osed project's Net Ope	rating Income. Before proceeding,
review and make any necessary c			
Apartment Gross Potential Rent:			
RAD Units	\$1,318,248	176 Units	\$7,490 per unit annual
Market Rate Units	\$0	0 Units	\$0 per unit annual
Other Affordable Units	\$0	0 Units	\$0 per unit annual
Office / Retail GPR	\$0		
Vacancy and Bad Debt Loss	(\$65,912)	5.0% weighted ave	erage
Other Income	\$0		
Effective Gross Income	\$1,252,336		
Total Operating Expenses	(\$1,044,331)	\$5,934	PUPA
Annual Reserve Deposit	(\$44,000)	\$250	PUPA
Net Operating Income	\$164,005		
Section 10: First Mortgage Loa	n Sizing		
Are you proposing to take out a f	irst mortgage loan		
for this project?		No	
No first mortgage proposed. Sk	ip this section.	_	
9.6.1.	- .		
Interest Rate % per Year	2		
Mortgage Insurance Premium %	?		
Amortization Term	?		
Maturity Term	?		
Debt Service Coverage Ratio	?	· .	
Maximum Supportable Mortga	ge Loan	\$0	
Proposed Mortgage Loan Amoun	ıt ?		
Calculated Annual Debt Service	e	\$0	
Section 11: Total Uses of Funds	(Total Developme	it Cost)	1 .
Enter uses of funds for the propos	sed conversion.		
Acquisition Costs			
Building and Land Acquisition	?		
Payoff Existing Loans		\$0	
Other Costs	?		
Construction Costs	? _	\$202,080	
Relocation Costs	?	\$0	

Architecture & Engineering	Professional Fees			1
Physical Conditions Assessment Borrower's Legal Counsel Lender's Legal Counsel Peasibility Studies Environmental Reports Appraisal / Market Study Accounting Survey Other Costs Loan Fees and Costs FHA MIP FHA Application Fee FHA Inspection Fee Financing Fee Organizational Costs Title Insurance/Exam Fee Recordation Fee Prepayment Penalty/Premium Payables Construction Loan Fees Construction Loan Fees Construction Loan Fees Cost of Bond Issuance Other Costs Reserves Initial Operating Deficit Escrow Operating Reserve Control of the State State Construction Reserve Construction State Cost of Bond Issuance Other Costs Reserves Initial Operating Deficit Escrow Operating Reserve Cost of Bond Issuance State Cost of Bond Issuance Other Costs Cost of Bond Issuance Cost of Bond Issuance Cost of Bond Issuance Other Costs Cost of Bond Issuance Cost of B		\$9,381		
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Low Income Housing Tax Credit Equity - 9% Other/Local Other/Local Other/Local Total Sources of Funds ? \$368,137		<u> </u>		
Other/Local Other/Local Other/Local Total Sources of Funds ? \$368,137				
Other/Local ? \$368,137	Other/Local			
Total Sources of Funds ? \$368,137	Other/Local			
******	Other/Local			

Sources and uses are in balance		\$368,137		
	Sources and uses are in balance			

LIIITCs are not proposed; skip to Section 14 Section 13: Projects Utilizing Low Income Housing Tax Credits ('LHITCs') You are not proposing to use LIHTCs. Skip this section. Do you have a LIHTC reservation? Complete the rest of Section 13 Briefly discuss the application submission and approval timing that is provided under the current QAP. Please provide sufficient detail that HUD can understand when you will submit an application, when you will be notified regarding selection, and when a LIHTC Reservation letter would be issued to you. Discussion of QAP timing RAD requires that you demonstrate recent success, internally or through development team partners, in obtaining 9% LIHTCs. Below, briefly discuss your capacity and experience in obtaining 9% LIHTCs from the relevant State allocating agency. Demonstration of recent success obtaining 9% LIHTCs Do you have a letter from the credit-issuing authority as described in Section 1.9(B) of the RAD Notice? Provide evidence that the applicant diligently attempted to secure such a letter Efforts to secure letter from credit-issuing authority RAD requires that you attach a self-scored QAP application. Below, briefly discuss why you believe that a QAP application for the subject project, at the indicated score, is likely to receive a 9% LIHTC award. Likelihood of obtaining 9% LIHTCs Section 14: Ranking Factors No 1) Do you want to designate this project as your PHA's priority project? No 2) Are you applying for a ranking factor for Choice Mobility? Skip to section Question 3 (a) Are you receiving choice-mobility vouchers? (b) Are you providing choice-mobility vouchers? No 3) Are you requesting the Ranking Factor for Green Building and Energy Efficiency? The Housing Authority of the County of Riverside plans to implement many of green features, however, HACR plans to retain the flexibility to choose green features which are most appropriate to the site without the constraints of seeking a particular rating system.

Section 15: Additional Narra					
Provide written responses in	the grey highlig	ghted rows below.	Please limit each re	esponses to 200	words.
Griefly describe the land Josephan (naighborhood and	i mbaraical mlant for the			
Briefly describe the land, location / 1 The transaction is a conversion of the				the properties are it	Riverside and the
other half are in Moreno Valley. Of					
bedrooms units, one is a 68-unit pro	perty, which was I	built in the 1950s and	contains 1 and 2-bedro	om units, and one is	a 5-unit property
which was acquired in 1985. The th				hich was built in the	1940s, a 28-unit
property, which was built in 1986, a	ma a 12-unit prope	rty, which was acquir	ed by HACK in 1985.		
					<u> </u>
Discuss any known environmental o	or building product	risks such as lead bas	sed paint asbestos PCI	Bs. flood zone status	aluminum wiring.
and fuel storage tanks (whether und					
While full environmental investigati					in the soil or in the
structure to be rehabilitated.					
	<i>:</i>				to estate process.
	•				
		·		-	<u></u>
Discuss any needed accessibility mo	difications		9		
There are no needed accessibility mo					· · · · · ·
	our control of the co				
		•			
		· ·			
• .					
·		·			
Dionico any knove market commetiv	tivanas issues su	oh oa amaall suuda aimaa a	انداسمت معتب ساد المعتبدة	us and hanytha ass	ronaion mlana ta
Discuss any known market competit address these issues.	irveness issues, suc	m as sman unit sizes (n inimed on-site parkii	ing, and now the con	version plans to
There are no known market competi	itiveness issues, bu	it the conversion and s	ubsequent rehabilitatio	on work will increase	the market
competitiveness of the properties.	:				$\mathcal{C}_{i} = \{i_1, \dots, i_n\}$
	•		•		
	•				
<u> </u>					
Discuss any proposed relocation plan All of the work planned will be done		1		_	
An or the work planned will be done	e with tenants in pa	lace and will not requi	re any tenant relocation	n,	
	• •				
•		•			
				•	
· · · · · · · · · · · · · · · · · · ·					
Discuss the capacity of the dev	elopment team to	undertake the propose	ed conversion.		
The Housing Authority of the Count	ty of Riverside, wh	no will be the new own	ner and contractor, is b		
accounting firm, Smith Marion & Co					
will supplement this team with other				necessary services f	rom legal to
//PV/PICHMIANT to conctriction on mississi-	remouent scryices,	as appropriate for the	u alibacuttii.		
development to construction implem					
development to construction implem					

Section 16: Required Attachments

The Following Must Be Attached as Part of Your Electronic Application:

Yes Board Approval Form

Yes Evidence of PHA to Administer PBV Contracts

No Mixed-finance Affidavit

No Financing Letter of Interest/Intent for Lender(s) or Equity Investor(s)

No Financing Letter of Interest/Intent for 4% LIHTCs

No Financing Letter of Interest/Intent for 9% LIHTCs

No Choice-Mobility Letter Agreement

No 9% LIHTC Reservation Letter

No Letter from credit-issuing authority

No Self-Scored QAP Application for 9% LIHTCs

No QAP Timeline

Yes Resident Comments

The 2 attachments indicated 'Yes' above must be included in your electronic application package. Incomplete application packages will be rejected, and if you re-submit, your place on the waiting list will be based on the date of re-submission.

No changes were made to the PIC data

Attachment 1A: Board Approval Form

Housing Authority of the County of Riverside RAD Application for DESFRT HOT SPRINGS APTS

AMP No:	CA027000210
Units	176

Type of Conversion PBV (Project Based Vouchers)

9
Unit Count

Pro Forma Sources and Uses		
Sources of Funds	Amount	Per Unit
New First Mortgage Loan	\$0	\$0
Public Housing Operating Reserves	\$368,137	\$2,092
Public Housing Capital Funds	\$0	\$0
Replacement Housing Factor	\$0	\$0
Low Income Housing Tax Credit Equity - 4%	\$0	\$0
Low Income Housing Tax Credit Equity • 9%	\$0	\$0
Other	\$0	şc
Other	\$0	\$0
Other	\$0	\$0
Total Sources of Funds	\$368,137	\$2,097
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$0	\$0
Construction Costs	\$202,080	\$1,146
Relocation Costs	\$0	\$0
Professional Fees	\$78,687	\$447
Loan Fees and Costs	\$32,370	\$184
Reserves	\$0	. 50
Developer Fees	\$55,000	\$913
Total Uses of Funds	\$368,137	\$2,097

\$1,252,336 (\$1,044,531) (\$44,000) \$164,005	\$7,116 (\$5,934 (\$250 \$932 \$0
\$1,044,331) (\$44,000)	(\$5,934 {\$250
\$1,044,331)	(\$5,934
\$1,252,336	\$7,116
\$0	\$
(\$65,912)	-\$37
\$0	N/
\$0	\$
\$1,318,248	\$7,49
Total	PUPA
	\$0 (\$65,912)

PHA's Explanation of Any Relocation of Tenants (Estimated Relocation Cost is \$0)

All of the work planned will be done with tenants in place and will not require any tenant relocation.

PHA's Explanation of Capacity and Experience to Carry Out the RAD Conversion

The Housing Authority of the County of Riverside, who will be the new owner and contractor, is being advised by a high-capacity accounting firm, Smith Marion & Company, a RAD consultant, Recap Real Estate Advisors, and the County Counsel, Italia Brown. HACR will supplement this team with other highly experienced team members providing the full range of necessary services from legal to development to construction implementation services, as appropriate for the transaction.

Attachment 1A: Board Approval Form

Housing Authority of the County of Riverside RAD Application for DESERT HOT SPRINGS APTS

cox occ	2009	2010	2011	Average	Proposed	
3 Year Historical Average Comparison	51,027,162	\$975,776	\$1,096,539	\$1,033,159	\$1,044,331	
						J
planation of the Capital Needs and Replacement Re						
tes are based off Capital Needs Assessments with Input from	i the property managers.					
on of QAP timing						
-						
stration of recent success obtaining 9% LIHTCs				<u> </u>		
od of obtaining 9% LIHTCs						
				-	·-··	-
certify to the following: (1) that I have the requisite						
tion, (3) that I acknowledge that I have read and under o comply with all requirements of the Program or Not						
on meets all applicable eligibility requirements for the by the lender to facilitate financing; (7) that, if select	-				-	
nents) and will affirmatively further fair housing; (8)	that there are no deba	arments, suspension	ns, or Limited Denia	ls of Participation i	n Federal programs	s lodged against the
ant, PHA Executive Director, Board members, or affiliar I selected for an award, the PHA will comply with all pr						
sion of assistance, or will indicate to HUD within 15 da	ays that it is refusing t	ne terms of the CHA	IP and withdrawing	from RAD participa	ation.	
g: HUD will prosecute false claims and statements. Co	priction may result in	criminal and/or civ	il penalties (18 USC	Sections 1001, 101	10, 1012; 31 USC Se	ections 3729, 3802)
			%			
Certification: By Heldi Marshall (Executive Director)						
. ,,						
re:				Date:		
					FORM AP	PROVED COL
					DV. M	mle 12-13
						IAR BROWN

ATTACHMENT C

RENTAL ASSISTANCE DEMONSTRATION (RAD)

PUBLIC HOUSING PROGRAM APPLICATION and BOARD APPROVAL FORM

Asset Management Project CA027000230

Rental Assistance Demonstration (RAD)

U.S. Department of HUD, Form HUD-5260

Public Housing Program Application

Office of Public Housing, Office of Multifamily Housing

					. Increase or d		eight of the box	as needed (clic	k to
ft on the ho	rizontal line bel	low the row man	nber, then drag	the line up or	down as needed	1).			
	DEC' IN	. 3:							
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inter ute i	ic Developi.	iicht Number	and Name.						
A027000					SERT HOT S				
evelopme	ent Number			Nam	ne of Develo	pment [?		
lousing A	uthority of th	e County of	Riverside		0550223	305			
		(PHA) Nam					mbering Syst	em (DUNS)	#
leidi Mars xecutive l						13435409 hone Numb		ırshall@rivc	oeda
xeculive i	Director				1 elepi	none Numo	er Ema	111	
ection 2:	Background	l Informatio	n on the Pl	A and the l	roject				
		tact informat				s regarding	the project.	'	
HA Conta	act Name	? Title	<u> </u>		Telepho	ne Number	Ema	ail	
ype of Co	onversion:	PBV (Project	t Based Vo	uchers)		?			
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		3.61 1.731			. 1				
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		ng Mixed Fin ng Mixed Fin					ormulaic result cted PHA entry		
s this Proj	ect an existir		ance Project	t? N	0				
s this Proj	ect an existir	ng Mixed Fin	ance Project	t? N	0				
s this Proj	ect an existing the	ng Mixed Fin	ance Project	$\frac{1}{N}$	ooroject?	? Corre) (if applicabl	
s this Proj Are you re	ect an existing the	ng Mixed Fin	ance Project	$\frac{1}{N}$	ooroject?	? Corre	cted PHA entry	if applicable	
s this Proj Are you re	ect an existing the	ng Mixed Fin Choice-Mobi	ance Project	t? Nion for this py bedroom si	ooroject?	? Corre	cted PHA entry) (if applicabl	
s this Proj are you red eview the 0-BR	ect an existing the ebelow table	ng Mixed Fin Choice-Mobi of project ur PIC B 2-BR	ance Project lity Exempt ait counts, by edroom Distri 3-BR	t? N ion for this p y bedroom si ibution 4-BR	oroject? ze, per the P	? Corre	ract as of 09/	13/12 Average Bedroom per Unit	
s this Proj	ect an existing questing the	ng Mixed Fin Choice-Mobi of project ur	ance Project lity Exempt nit counts, by	ion for this p y bedroom si	oroject? ze, per the P	? Corre	ract as of 09/	13/I2 Average Bedroom	
s this Proj	questing the e below table	ng Mixed Fin Choice-Mobi of project ur PIC B 2-BR 87	ance Project lity Exempt nit counts, by edroom Distri 3-BR 49	ion for this p y bedroom si ibution 4-BR 29	oroject? ze, per the P 5-BR 4	Corre	ract as of 09/	13/I2 Average Bedroom per Unit 2.70	
s this Proj	questing the e below table	ng Mixed Fin Choice-Mobi of project ur PIC B 2-BR	ance Project lity Exempt nit counts, by edroom Distri 3-BR 49	t? N ion for this p y bedroom si ibution 4-BR	oroject? ze, per the P 5-BR 4	Corre	ract as of 09/	13/I2 Average Bedroom per Unit 2.70	
s this Proj	questing the e below table 1-BR 0	ng Mixed Fin Choice-Mobi of project ur PIC B 2-BR 87	ance Project lity Exempt ait counts, by edroom Distri 3-BR 49	ion for this p y bedroom si ibution 4-BR 29 Yes	oroject? ze, per the P 5-BR 4 Skip to propos	Corre	ract as of 09/	13/I2 Average Bedroom per Unit 2.70 it distribution Average	
s this Proj	questing the e below table 1-BR 0	ng Mixed Fin Choice-Mobi of project ur PIC B 2-BR 87	ance Project lity Exempt ait counts, by edroom Distri 3-BR 49	ion for this p y bedroom si ibution 4-BR 29 Yes	oroject? ze, per the P 5-BR 4 Skip to propos	Corre	ract as of 09/	13/I2 Average Bedroom per Unit 2.70 it distribution	

Proposed Post-RAD-Conversion Unit Distribution. Below, show the mix of units that you have proposed to convert, as well as other dwelling units at the project

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units
Units Converting			87	49	29	4	1 1	169
Market Rate							1:	0
Other Affordable	4 4			·				. 0
Total	0	0	87	49	29	4	0	169

For units converting under RAD, enter the current utility allowances and estimated reasonable rent determinations for each unit type.

9

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
Utility Allowances	•						
Reasonable Rents			\$1,006	\$1,441	\$1,691	\$1,954	

Section 3: De Minimis Reduction

The table below compares the current total public housing units, the number proposed for conversion, the number proposed to be reduced, and the applicable de minimis threshold. Indicate the number of reductions by category in the rows that follow, along with an explanation in the accompanying text box.

	Current Public Housing Units	Total Units Proposed for Conversion	Units Proposed to be Reduced	de minimis threshold	Units above the de minimis threshold
1	169	169	0	8	0

Skip to section 4

Units have already received Section 18 Demolition-Disposition approval from HUD Reconfiguring efficiency apartments
Facilitating social service delivery

Units vacant for more than 24 months

Partial conversion

0 Total

Section 4: Existing Indebtedness,	Capital Needs, a	nd Replacement Rese	erves	· · · · · · · · · · · · · · · · · · ·
Enter below information on the pro				ı
Energy Performance Contract (EPC	- 3		Per Unit	\$0
Capital Fund Financing Program (C		· · · · · · · · · · · · · · · · · · ·	Per Unit	\$0
Other	-		Per Unit	\$0
Other			Per Unit	<u>\$0</u>
Other	···	···	Per Unit	\$0
Total	 	\$0	Per Unit	\$0
Enter the most recent estimate of catern needs. If these break-downs ar				rm, and Long-
Capital Needs:				
What are your capital needs?				
Year 1 (Immediate)		\$154,277	Per Unit	\$913
Years 2-5 (Short-term)	-	\$343,459	Per Unit	\$2,032
Years 6-20 (Long-term)	-	\$1,059,260	Per Unit	\$6,268
Tomb o 20 (Long tom)	-	51,003,200		\$6,200
Please explain how you have arrive	d at these estimate	es.		
These estimates are based off Capital Need			nagers.	
				•
			•	
		i.		
			the state of the s	1000
		•		
	-			
Replacement Reserve Funding	?			
Enter the Initial Deposit and Annua	• •			
		Formula Amount	Your Proposal	
Initial Deposit to Repl. Reserve (I	DRR)	\$0	SO T	
				
Annual Deposit to Repl. Reserve	(ADRR)	\$70,617	\$97,175	?
,		4,		_
Section 5: Vacancy Loss and Bad	Debt Loss, for A	ssisted Units		
Enter vacancy and bad debt data for	the proposed con	version.		
•	23/ 11/			
	3 Yr Historical A	vg Proposed		
Vacancy Rate (%)	3.99%	3.00%	Explain reduction fr	om historical
The historical vacancy rate is higher turnover can be difficult to find an	r than projected becan	se the property contains th		
Pad Daht Pata (9/)	A 2007	2 000/		
Bad Debt Rate (%) Skip; no explanation necessary	0.38%	2.00%		

Type of Add'l Gross Potential Rent	Annual GPR	Vacancy Loss %	Bad Debt Loss %	
Market rate apartments Other affordable apartments Office space Retail space				
Section 7: Other Income				
Enter other income for the planned pr	oject.	?		
I . (NOT) I	Annual	The article and a		
Late / NSF charges		Explanation		
Damage charges	·	Explanation Explanation	· · · · · · · · · · · · · · · · · · ·	<u> </u>
Laundry / Vending Other		Explanation		<u> </u>
Other	• • • • • • • • • • • • • • • • • • • •	Explanation		

Section 8: Operating Expenses				
Are you proposing the conversio	n in conjunction w	ith new construction?	No.	ar i
Enter the Latest Approved Operating	Budget' for the curren	t fiscal year and the prop	osed conversion Oper	rating Expenses. An
explanation is required if any line iten	n is entered below 85%	of the latest approved of	perating budget.	
	Latest Approved			
	Operating Budge			
Administrative	\$333,731	\$353,028		
Explanation				·
Asset Management Fee	. \$0	\$0		
Explanation				
m . a .				
Tenant Services Explanation	\$0	<u> </u>	· · · · · · · · · · · · · · · · · · ·	
Laspitalistica		•	·	• •
Utility Expense	\$208,932	\$212,246	<u>. </u>	
Explanation			•	
Oudinger, Maint and One	. 6505 720	\$454.153	Evalain veries	nces less than 85%
Ordinary Maint and Ops As a result of the capital needs t	\$585,739 hat will be addressed as	\$454,172 s part of the conversion, the	<u> </u>	
decrease by roughly 20%.				
Protective Services	<u> </u>	\$0		
Explanation				
Real Estate Taxes	\$0 ·	. \$0		
Explanation		<u> </u>		* 4
_				
Property Insurance Explanation	\$41,301	\$55,342	<u></u>	
Explanation				
Liability Insurance	\$62,364	\$63,611		
Explanation				
04 0 15				
Other General Expenses Explanation	\$2,028	\$2,013	. .	
and the second s	•			
Total Operating Expenses	\$1,234,095	\$1,140,412		
3 Year Historical Expenses:		Construction: Provid		iting Expenses
1900		2010 AFS	2011 AFS	
\$1,244		\$1,168,644	\$1,220,459	
PHA Corrected 3 Year Histori 2009	-	2010 AFS	2011 AFS	3 Year Average
\$1,244		\$1,168,644	\$1,220,459	\$1,211,189
				<u> </u>
New Construction : Section Not	Applicable. No exp	planation is required.		
Explanation				
		·		

Section 9: Net Operating Incom	e					
Presented below is a summary cal		nosed proi	iect's Net Ope	rating Income	. Before proceeding,	
eview and make any necessary ch						
Apartment Gross Potential Rent:						
RAD Units	\$1,418,532	169	Units		per unit annual	
Market Rate Units	\$0	0	Units		per unit annual	
Other Affordable Units	\$0	0	Units		per unit annual	
Office / Retail GPR	\$0				1	
Vacancy and Bad Debt Loss	(\$70,927)	5.0%	weighted ave	егаде		
Other Income	\$0	-		, 		
	•					
Effective Gross Income	\$1,347,605					
Total Operating Expenses	(\$1,140,412)		\$6,748	PUPA		
Annual Reserve Deposit	(\$97,175)			PUPA		
•	•					
Net Operating Income	\$110,018					
Section 10: First Mortgage Load						
Are you proposing to take out a fi	rst mortgage loan	٠.				
for this project?		N	lo			
No first mortgage proposed, Ski	in this saction					
No mrst mortgage proposed, Ski	ip this section.					
Interest Rate % per Year	?					
Mortgage Insurance Premium %	?					ļ
Amortization Term	?					i
Maturity Term	?	·. ·				
Debt Service Coverage Ratio	?					
Maximum Supportable Mortgag	ge Loan	\$1	0			
Proposed Mortgage Loan Amoun	t ?					
Calculated Annual Debt Service	e	\$(0			
Section 11: Total Uses of Funds	(Total Developme	ent Cost)				
Enter uses of funds for the propos						
Acquisition Costs	_					
Building and Land Acquisition	?		<u></u>			
Payoff Existing Loans		\$0	0			
Other Costs	?	<u></u>				
Construction Costs	?	\$154	,277			
Relocation Costs	?	\$(0 .			

Professional Fees		
	? \$7,162	
	\$20,000	
•	2 \$20,000	
	?	
_	?	
•	\$8,450	
-	\$15,000	
	?	
_	?	
•	\$5,296	
Loan Fees and Costs	Φ3,290	
_	?	
	?	
7.7	?	
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	\$30,000	
	?	
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Reserves	φ1,00 7	
i 🕳	? \$0	
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	?	
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· ·	?	
Other Costs		
Developer Fees	\$55,000	
Total Development Cost	\$316,994	aka Total Uses of Funds
Section 12: Total Sources of Funds	aio.	
Enter sources of funds for the proposed convers	sion.	
New First Mortgage Loan	\$0	
Public Housing Operating Reserves	\$316,994	
Public Housing Capital Funds		
Replacement Housing Factor	·	
Low Income Housing Tax Credit Equity - 4%		
Low Income Housing Tax Credit Equity - 9%		
Other/Local		
Other/Local		
Other/Local		
Total Sources of Eur J-	001/004	
Total Sources of Funds Sources and uses are in balance	\$316,994	
Progress and uses are in parallee		

LIHTCs are	e not proposed; skip	to Section 14
Section 13: Projects Utilizing Low Income Ho	using Tax Cred	its ('LIHTCs')
You are not proposing to use LIHTCs. Skip th	is section.	?
Do you have a LIHTC reservation?	No	Complete the rest of Section 13
		l under the current QAP. Please provide sufficient detail that offified regarding selection, and when a LIHTC Reservation
Discussion of QAP timing		
RAD requires that you demonstrate recent success, internal briefly discuss your capacity and experience in obtaining 9		
Demonstration of recent success obtaining 9% LIHTCs		
Provide evidence that the applicant diligently attempted to Efforts to secure letter from credit-issuing authority	Scoule steel a total	
RAD requires that you attach a self-scored QAP applicatio project, at the indicated score, is likely to receive a 9% LIH		scuss why you believe that a QAP application for the subject
Likelihood of obtaining 9% LIHTCs		
	· · · · · · · · · · · · · · · · · · ·	
Section 14: Ranking Factors		
No 1) Do you want to designate this projec	t as your PHA's	priority project?
No 2) Are you applying for a ranking facto	r for Choice Mo	bility? Skip to section Question 3
(a) Are you receiving choice-mobility ve		
(b) Are you providing choice-mobility v	ouchers?	
No 3) Are you requesting the Ranking Fact	tor for Green Bu	ilding and Energy Efficiency?
The Housing Authority of the County of Riverside plans to choose green features which are most appropriate to the		f green features, however, HACR plans to retain the flexibility straints of seeking a particular rating system.

Provide written respo	ial Narrative	70								j	
	onses in the g	grey high	lighted	rows be	low. Plea	ise limit	each res	ponses	to 200 v	vords.	
Briefly describe the land, I	location / neight	borkood s	nd physi	cal plant f	or the pro	ect					
he transaction is a conve							Two pha	ses of on	e of the n	monerties	are in
hermal with one property											
hermal, one is a 28-unit											
hich was built in the 199	95 and contains	sixteen 3-l	bedroom,	seven 4-b	edroom, a	and two 5-	bedroom i	inits. Th	e property	in Dese	rt Hot
prings is a 42-unit proper											
Cathedral City is a 14-unit											
roperty which was built i										in Mec	ca is a 40
nit property which was b	ount in 1993 and	a contains	twenty 3	-bedroom,	eighteen -	1-bedroon	1, and two	5-bedroo	m units.		
				· .	· ·	· ·		· ·	·		
N							, DOD.	g		-1	
iscuss any known environd fuel storage tanks (wh	bether undergrou	und or abo	ve groun	d), along v	vith assoc	iated reme	diation m	easures.			
hile full environmental:	-	re still pen	ding, HA	CR is not	aware of	any adver:	se environ	mental co	onditions i	n the so	il or in th
ructure to be rehabilitate	AT.							•		. : .	٠.
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1 1	•										
iscuss any needed access	sibility modifics	ations				9					
here are no needed acces											· · · · · · · .
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									4		
	et competitivene	ess issues,	such as si	mall unit s	izes or lin	nited on-si	ite parking	, and hov	v the conv	ersion p	lans to
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ddress these issues. here are no known mark	et competitiven										
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Section 16: Required Attachments

The Following Must Be Attached as Part of Your Electronic Application:

- Yes Board Approval Form
- Yes Evidence of PHA to Administer PBV Contracts
- No Mixed-finance Affidavit
- No Financing Letter of Interest/Intent for Lender(s) or Equity Investor(s)
- No Financing Letter of Interest/Intent for 4% LIHTCs
- No Financing Letter of Interest/Intent for 9% LIHTCs
- No Choice-Mobility Letter Agreement
- No 9% LIHTC Reservation Letter
- No Letter from credit-issuing authority
- No Self-Scored QAP Application for 9% LIHTCs
- No QAP Timeline
- Yes Resident Comments

The 2 attachments indicated 'Yes' above must be included in your electronic application package. Incomplete application packages will be rejected, and if you re-submit, your place on the waiting list will be based on the date of re-submission.

No changes were made to the PIC data

Attachment 1A: Board Approval Form

Housing Authority of the County of Riverside RAD Application for DESERT HOT SPRINGS APTS

AMP No:	CA027000230
Units	169

Type of Conversion

PBV (Project Based Vouchers)

Summary	Total Units Proposed for Conversion	Units Proposed to	de minimis threshold	
	169	0	8	
planation for de minimis reduction			Unit Count	

Sources of Funds	Amount	Per Unit
New First Mortgage Loan	\$0	\$0
Public Housing Operating Reserves	\$316,994	\$1,876
Public Housing Capital Funds	\$0	\$0
Replacement Housing Factor	\$0	\$0
Low Income Housing Tax Credit Equity - 4%	\$0	\$0
Low Income Housing Tax Credit Equity - 9%	so	\$0
Other	\$0	\$0
Other	\$D	St
Other	\$0	şc
Total Sources of Funds	\$316,994	\$1,87
Lises of Funds	Amount	Per Unit
Acquisition Costs	\$0	\$6
Construction Costs	\$154,277	\$913
Relocation Costs	\$0	\$0
	\$75,908	\$449
Professional Fees		
Professional Fees Loan Fees and Costs	\$31,809	\$188
	\$31,809 \$0	
Loan Fees and Costs		\$188 \$6 \$325

First Mortgage Debt Service	\$o	şe
Net Operating Income	\$110,018	\$65
Annual Deposit to Replacement Reserve	(\$97,175)	(\$57
Total Operating Expenses	(\$1,140,412)	(\$6,74
Effective Gross Income	\$1,347,605	\$7,97
Other Income	\$0	,
Vacancy Loss and Bad Debt Loss	(\$70,927)	-\$42
Gross Potential Rents for Commercial	\$0	N/
Gross Potential Rents for Other Apartment Units	\$0	\$
Gross Potential Rents for RAD Units	\$1,418,532	\$8,39
	Total	PUPA

PHA's Explanation of Any Relocation of Tenants (Estimated Relocation Cost is \$0)

All of the planned work will be done with tenants in place and will not require any tenant relocation.

PHA's Explanation of Capacity and Experience to Carry Out the RAD Conversion

The Housing Authority of the County of Riverside, who will be the new owner and contractor, is being advised by a high-capacity accounting firm, Smith Marion & Company, a RAD consultant, Recap Real Estate Advisors, and the County Counsel. Italia Brown. HACR will supplement this team with other highly experienced team members providing the full range of necessary services from legal to development to construction implementation services, as appropriate for the transaction.

Attachment 1A: Board Approval Form

Housing Authority of the County of Riverside RAD Application for DESERT HOT SPRINGS APTS

'HA's Explanation of the Proposed Total Operating Cost being					Manua d	
3 Year Historical Average Comparison	\$1,244,465	2010 \$1,168,644	\$1,220,459	Average \$1,211,189	Proposed \$1,140,412	
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Explanation of the Capital Needs and Replacement Rese	rues Estimator					
estimates are based off Capital Needs Assessments with input from the						
ssion of QAP timing		<u> </u>				
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onstration of recent success obtaining 9% LIHTCs						
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ihood of obtaining 9% LIHTCs						
						
						
eby certify to the following: (1) that I have the requisite auti ication, (3) that I acknowledge that I have read and understa	cority to execute thi	s application on bel	half of the owner; (2) that HUD can re	ly upon this certification	on in evaluating the
to comply with all requirements of the Program or Notice;	(4) that all material	s submitted in assoc	dation with the app	ilication are accura	ite, complete and not s	misleading; (5) that the
ation meets all applicable eligibility requirements for the P red by the lender to facilitate financing; (7) that, if selected	rogram set forth in 1	the Notice; (6) that t	the owner approve:	s the creation of a .	single-asset entity of t	he affected project if
rements) and will affirmatively further fair housing; (8) that	there are no deban	ments, suspensions,	or Limited Denials	of Participation in	Federal programs lode	zed against the
ant, PHA Executive Director, Board members, or affiliates; f selected for an award, the PHA will comply with all provis	ions of HUD's Comn	nitment to Enter into	a HAP (CHAP), wh	ich shall indicate t	he HUD-approved terr	oted below; and (10) ns and conditions for
rsion of assistance, or will indicate to HUD within 15 days t	hat it is refusing the	terms of the CHAP	and withdrawing fr	om RAD participat	lon.	
g: HUD will prosecute faise claims and statements. Convic	tion may secult in -	timinal and/or okell -	namiltae (100 tico c	octions 1007 1070	1012: 21 (ISC Face)	2726 2802
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Certification: By Keidi Marshall (Executive Director)						
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ATTACHMENT D

RENTAL ASSISTANCE DEMONSTRATION (RAD)

NOTICE TO RESIDENTS

and

RAD MEETINGS Questions and Answers



HOUSING AUTHORITY of the County of Riverside

Main Office 5555 Arlington Avenue Riverside, CA 92504-2506 (951) 351-0700 FAX (951) 354-6324 TDD (951) 351-9844

July 17, 2014

NOTICE TO RESIDENTS

Indio Office 44-199 Monroe, Ste. B Indio, CA 92201 (760) 863-2828 (760) 863-2838 FAX TDD (760) 863-2830

Website:harivco.org

Per PIH Notice 2012-32 (HA) issued on July 20, 2012, the Housing Authority of the County of Riverside (HA) has chosen to participate in HUD's new Rental Assistance Demonstration (RAD). This program allows our HA to submit an application to convert housing assistance to long-term, project- based Section 8 rental assistance contracts for residents in our 469 Public Housing units throughout Riverside County.

You are hereby invited to attend one of the scheduled informational meetings below at the Housing Authority Offices.

Riverside: 5555 Arlington Ave. Riverside, CA 92504

Indio: 44-199 Monroe Ste B, Indio, CA 92201

Meeting Dates are:

Monday, July 21, 2014 from 9 am - 11 am

Monday, July 28, 2014 from 9 am -11 am

If you have any questions, please call your Property Manager. Thank you. We look forward to hearing your input.

Rental Assistance Demonstration (RAD)

Resident Meetings Qs and As

Presided by: Jim Carpenter, Sharon Espejo, Martha Ledesma and Ofelia Romero July 21, 2014 and July 28, 2014, 9am - 11am

Introduction: The resident meetings were held at the Housing Authorities offices in the Riverside (West County) and Indio (East County). The purpose of the meetings is to fulfill the requirements identified in PIH Notice 2012-32, which directs all Housing Authorities applying for RAD to notify residents of projects about the proposal for conversion and provide opportunity for comment.

Q: What is RAD?

A: RAD allows projects funded under the Public Housing Program to convert their assistance to long-term, project-based Section 8 rental contracts.

Q: What is the difference between this assistance from the Section 8 program that the Housing Authority is currently managing?

A: Tenants receiving assistance through a RAD conversion would have to live in their current covered projects for one year because the housing assistance funds are tied to the project; which means if tenants leave these projects, they will lose their assistance. On the other hand, with the Section 8 program that the Housing Authority is managing, tenants have the ability to choose a home within Riverside County or transfer (port-out) to another jurisdiction that administers a Section 8 Program.

Q: What are the advantages of implementing the RAD Program?

A: The Public Housing Program has been underfunded for a number of years and funding for the Capital Program has continually decreased; RAD will allow the Housing Authority to receive a more stable funding stream through the implementation of the Section 8 Program. The Housing Authority will be more equipped to achieve its goal of doing more capital repairs and preventive maintenance through a steady income.

On the residents' side, capital investment in the sites will improve living conditions. Further, RAD provides choice-mobility to those who would like to move to a home of their choice or to port into other counties/cities through a tenant-based Section 8 voucher assistance.

Q: How many units will be converted to RAD?

A: The Housing Authority is applying to convert all 469 units currently with the Public Housing Program.

Q: Why were the tenants required to attend this meeting if nothing is changing and they cannot get a voucher to move from Public Housing right now?

A: This was an informational meeting and attendance is voluntary. This meeting was a requirement of the application process for the RAD conversion, and an opportunity for current residents of the Housing Authority's Public Housing sites to ask questions and share their comments.

Q: Do we (tenants) have to move after the one year tenancy in the covered projects?

A: No. Tenants have the choice to stay in the covered projects or choose to apply for Section 8 voucher assistance.

Q: Are we (tenants) able to move to another home after a year?

A: Yes, this is possible if tenants are accepted in the Section 8 Program.

Q: Do all tenants that apply for Section 8 assistance automatically get a voucher after one year?

A: Tenants who apply for Section 8 assistance and have resided in the covered projects for one year are moved to the top of the Section 8 waiting list and will have first preference in receiving vouchers pending availability of vouchers and funding.

Q: What if the waiting list is already closed for Section 8, how will tenants apply?

A: The waiting list will not be opened but residents of the covered projects will be added to the top of the existing waiting list.

Q: Is a tenant able to receive a Section 8 voucher after one year of tenancy in the covered units even if he/she does not meet the rent burden criteria, which is one of the preferences for eligibility in our Housing Authority's Section 8 Program?

A: Yes. A tenant coming from a covered project is exempted from the "rent burden" qualification of Section 8 if that is a current preference for the Housing Authority's Section 8 Program.

Q: If a tenant is already on the Section 8 waiting list, does he/she need to re-apply to move up to the waiting list.

A: No. When a tenant of a covered project has completed his/her one year tenancy and wishes to get a Section 8 voucher, his/her file will be moved up to the waiting list and will be eligible for a voucher pending availability of a voucher and funding capability. It is encouraged that the tenant double check with the receptionist about his/her place in the waiting list. If he/she has been purged from the waiting list, then he/she will be able to apply again one year after the RAD program is in place. Since the Section 8 waiting list is closed at this time, the Housing Authority is not accepting applications.

Q: When will the Housing Authority start the RAD conversion? What phase are we in the application process?

A: At this time, the Housing Authority is still in the process of applying. If the Housing Authority has been given a notice to proceed, there will be another resident meeting 30 days prior to implementation of the conversion to RAD.

Q: Will there be any rent increases upon conversion?

A: There may be an increase depending on the tenant's income and qualifications for the Section 8 Program. If a tenant's monthly rent increases by more than the greater of 10% of \$25 due to the conversion, the rent increase will be phased in over 3 to 5 years.

Q: Are there are preferences for families with minors?

A: No. However, the rent calculations take dependents into consideration.

Q: Are the tenants allowed visitors in their home if they are in a Section 8 Program?

A: Yes. However, just like in the Public Housing Program, there are rules to follow in making sure that the visitors do not permanently stay in the home.

Q: Can tenants apply for the FSS Program?

A: Yes, they can; as soon as they have a Section 8 voucher.

Q: After a tenant moves to Section 8, will he/she have to do community service?

A: No. Community service is not a requirement for the Section 8 Program.

ATTACHMENT E

RENTAL ASSISTANCE DEMONSTRATION (RAD)

RESIDENT COMMENTS



HOUSING AUTHORITY of the County of Riverside

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Indio Office 44-199 Monroe, Ste. B Indio, CA 92201 (760) 863-2828 (760) 863-2838 FAX TDD (760) 863-2830

Website:harivco.org

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE Resident/Public Comment Form re: RAD Meeting 7/28/14

Name Josefina Mallat Telephone # (760) 333 (318) Address 34355 Corregide Of the H. Cathedral City, Ca. 92234/ Email address N/H Please circle the appropriate answer. Are you a Resident? Vest no
Comments (Please attach additional sheets if necessary):
Very helpful. I I look forward to any future appeales information.
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HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE Resident/Public Comment Form re: RAD Meeting 7/28/14

Name	Telephone #	
Address Email address Please circle the appropriate answ Are you a Resident? yes / no		<u> </u>
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Website:harivco.org

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE Resident/Public Comment Form re: RAD Meeting 7/28/14

Name Sylvin Co. 24 Alcorus Telephone # (760) 698-6019
Address <u>F7-046 Church Hapt A</u> Email address
Please circle the appropriate answer.
Are you a Resident? <u>ves / no</u>
Comments (Please attach additional sheets if necessary):
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Website:harivco.org

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE Resident/Public Comment Form re: RAD Meeting 7/28/14

Name Celici Monieta Telephone # (720) 754-9863
Name Celic Monieta Telephone # (760) 109-7860
Address 13588 Dow orgish wy AP B D-con hor Sorry 5 OA 92210
Email address
Please circle the appropriate answer.
Are you a Resident? <u>ves / no</u>
Comments (Please attach additional sheets if necessary):
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