

BACKGROUND

The primary mission of the Housing Authority is to assist low and moderate income families, including elderly and disabled persons, by operating programs which provide them decent, safe and sanitary housing at affordable costs.

POLICY

It is the policy of the Housing Authority of the County of Riverside that:

Prohibited criminal activity will not be tolerated. The Housing Authority will foster crime-free housing by implementing aggressive strategies which will reflect a zero tolerance of prohibited criminal activity by:

The Housing Authority may deny or terminate assistance to any household containing a member that has a history of criminal activity involving crimes of physical violence to persons or property and other criminal acts which would adversely affect the health, safety, or welfare of other tenants. {24 Code of Federal Regulations (CFR) 982.553 (c); 24 CFR 960.202 (a) (2) iii & 24 CFR 203c}.

1. Denying or terminating rental assistance to all households containing a member that has engaged in prohibited criminal activity, unless that member can demonstrate the following:
 - a. Evidence of crime-free living within the last seven years and no occurrence of criminal behavior (other than minor traffic offenses), **and**
 - b. Applicant/tenant must not have been incarcerated (in custody or doing any jail time) during the last seven for any action related to any prohibited criminal activity; **and**
 - c. Applicant/tenant would not threaten the health, safety, or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises (i.e. gang related activity); **and**
 - d. Satisfactory adherence to all court and probation/parole mandated conditions for any action related to any prohibited criminal activity;
 - e. For drug-related criminal activity (Evidence of drug-related activity (use/possession of drugs and/or drug-related paraphernalia): The HA may consider enrollment in a court ordered drug rehabilitation/diversion program if there is an active drug-related charge against the applicant/participant. At PHA discretion, first offenders may be only granted an exception to the Zero Tolerance Policy only once (1) per Lifetime due to participation in court ordered drug rehabilitation/diversion program. Approval is not automatic. Repeat or habitual offenders will not be granted an exception to our Zero Tolerance Policy and rental assistance will be denied and/or terminated. The participant cannot elect to join a drug rehabilitation/diversion program in lieu of termination of assistance after the HA has discovered illegal drug-related activity.
For consideration of one lifetime exception to our Zero Tolerance Policy, the following conditions must exist:
 - i. The applicant/participant must be a first time participant in a court ordered drug rehabilitation program for any drug-related offense that they are requesting an exception to our Zero Tolerance Policy, **and**
 - ii. The applicant/participant must have enrolled in the court ordered drug rehabilitation program prior to the date of the HA's discovery of the drug-related activity, **and**

- iii. Completion of the program must be achieved within the allowed time by the courts, **and**
- iv. Evidence of completion must be provided to the HA within 10 calendar days from the date of completion of the program.

If an exception to our Zero Tolerance Policy is granted by the PHA, the PHA will monitor compliance at the next regularly scheduled re-examination for determination of rental assistance eligibility and if it is found that the participant violation of court ordered rehabilitation/diversion requirements/obligations rental assistance will be denied and/or terminated.

- 2. Denying or terminating tenancy, in any Housing Authority owned rental unit, to any household containing a member that has engaged in prohibited criminal activity, and who has a history or pattern of criminal activity which would adversely affect the health, safety, or welfare of other tenants, unless that member can demonstrate the following:
 - a. Evidence of crime-free living within the last seven and no occurrence of criminal behavior (other than minor traffic offenses), **and**
 - b. Applicant/tenant must not have been incarcerated (in custody or doing any jail time) during the last seven for any action related to any prohibited criminal activity; **and**
 - c. Applicant/participant would not be a detriment to the health, safety, or welfare of his/her neighbors or the community in which they live; whose expected behavior would not have an adverse influence upon sound family and community life; who would not be a source of danger to the peaceful occupancy by the other tenants or cause damage to the premises or property of the Housing Authority or the immediate vicinity; **and**
 - d. Satisfactory adherence to all court and probation/parole mandated conditions for any action related to any prohibited criminal activity;
 - e. For drug-related criminal activity (Evidence of drug-related activity (use/possession of drugs and/or drug-related paraphernalia): The HA may consider enrollment in a court ordered drug rehabilitation/diversion program if there is an active drug-related charge against the applicant/participant. At PHA discretion, first offenders may be only granted an exception to the Zero Tolerance Policy only once (1) per Lifetime due to participation in court ordered drug rehabilitation/diversion program. Approval is not automatic. Repeat or habitual offenders will not be granted an exception to our Zero Tolerance Policy and rental assistance will be denied and/or terminated. The participant cannot elect to join a drug rehabilitation/diversion program in lieu of termination of assistance after the HA has discovered illegal drug-related activity.
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If an exception to our Zero Tolerance Policy is granted by the PHA, the PHA will monitor compliance at the next regularly scheduled re-examination for determination of rental assistance eligibility and if it is found that the participant violation of court ordered rehabilitation/diversion requirements/obligations rental assistance will be denied and/or terminated.

3. Criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence, sexual assault, or stalking, provided that the victim member demonstrates the following:
 - a. The perpetrator of the domestic violence no longer resides in the assisted unit.
 - b. Applicant/tenant requesting exception based on 3 above shall complete HUD form 50066 within 14 business days after the HA has requested such certification in writing.
 - c. If the applicant/tenant does not provide the certification within 14 business days after the HA has requested such certification in writing, assistance may be denied/terminated.
4. Alerting all rental assistance program participants and tenants residing in Housing Authority owned housing about their obligation to keep rental units free from prohibited criminal activity.
5. Incorporating the HUD required Tenancy Addendum which includes grounds for termination of tenancy due to criminal activity into all rental leases used by the Housing Authority and requiring the use of said Tenancy Addendum for all private rental property owners in the county.
6. Conducting workshops for rental property owners and managers to stress the importance of screening potential tenants, inspecting the premises of rental property, and taking action against tenants engaged in criminal activity, fraud, or side payments.
7. Seeking a collaborative relationship with all law enforcement agencies within the County of Riverside and the Office of Inspector General to assist in the enforcement of this Amended Policy on Zero Tolerance Policy of Criminal Activity.
8. Screening all housing program applicants and participants including but not limited to the Riverside Superior Court online system, Consolidated Courts of the County of San Bernardino online system, Consolidated Courts of the County of Los Angeles online system, National Credit Reporting (or similar service), any and all available Sex Offender registries, and any other available sources (i.e. police reports, court records, information that is independently verifiable, law enforcement investigations and arrest warrants) to disclose any criminal background information.
9. Providing the Riverside County Sheriff Department with requested incident reports from Public Housing properties, to be used by the Crime Analysis unit in identifying crime patterns, series, and other potential problems.

EXHIBIT M **CODE OF CONDUCT**

The Housing Authority of the County of Riverside strives to conduct business in accordance with core values and ethical standards. Professional conduct, ethical practices and adherence to all laws, regulations, and government codes are expected by all employees at all times. To ensure compliance with these standards, the following policies have been established:

PROHIBITED ACTIVITIES:

1. Employees shall not engage in any employment, activity, or enterprise for compensation which is inconsistent, incompatible, in conflict with, or inimical to his or her duties, functions, or responsibilities in a position with the Housing Authority. Employees shall not perform any work, service or counsel for compensation outside of the agency where any part of his/her efforts will be subject to approval by any other officer, employee, board, or commission of this Housing Authority.
2. Prohibited activities shall include but not be limited to:
 - a. Acceptance of money or other consideration from anyone other than the Housing Authority for the performance of duties required or expected of him/her in the regular course of Housing Authority employment.
 - b. Performance of an act in other than his/her capacity as an officer or employee which act may later be subject directly or indirectly to the control, inspection, review, audit, or enforcement of any other officer or employee of the Housing Authority.
 - c. Any act wherein time demands would render performance of his or her duties as an officer or employee less efficient and productive.
 - d. Embezzlement and falsification of accounts as defined in the California Penal Code.

CONFLICT OF INTEREST POLICY

1. To avoid potential conflicts of interest, or the appearance of such, it is the policy of this Housing Authority that:
 - A. No employee shall enter into any agreement, written or unwritten, without prior approval from the Assistant Executive Director or his designee, that involves any direct payment or other form of compensation as a result of any program administered by this Housing Authority, either directly or indirectly, through agreements with other parties.
 - B. No employee, officer, or agent of the Housing Authority shall participate directly or indirectly in the selection, award or administration of any contract if a conflict, real or perceived, would be involved. Such conflict would arise when a financial or other interest in the execution of a contract or in Housing Authority program participation is held by:
 - (1) An employee, officer, or agent involved in making the award;
 - (2) The relative of such a person (including, but not limited to, spouse/co-head or domestic partner or significant other, father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, father-in-law, mother in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister);
 - (3) The business partner of such a person; or someone with an interest in,
 - (4) An organization which employs, is negotiating to employ, or has an arrangement concerning prospective employment of any of the above.

THE CONSEQUENCES OF RULE VIOLATIONS:

Any violation of prohibited activities shall be handled as for the acts set out under Section 2.I. (3) of the Agency's personnel policies on Discipline, Dismissal, and Review.

APPENDIX N **PROGRAM INTEGRITY MONITORING (PIM)**

INTRODUCTION

The U.S. Department of HUD conservatively estimates that 200 million dollars is paid annually to program participants who falsify or omit material facts in order to gain more rental assistance than they are entitled to under the law. HUD further estimates that 12% of all HUD-assisted families are either totally ineligible, or are receiving benefits which exceed their legal entitlement.

The HA is committed to assuring that the proper level of benefits is paid to all participating families, and that housing resources reach only income-eligible families so that program integrity can be maintained. The HA will take all steps necessary to prevent fraud, waste, and mismanagement so that program resources are utilized judiciously.

This chapter outlines the HA's policies for the prevention, detection and investigation of program abuse and fraud.

A. CRITERIA FOR INVESTIGATION OF SUSPECTED ABUSE AND FRAUD

The HA's expectation is that participating families will comply with HUD requirements, provisions of the voucher, and other program rules. The HA staff will make every effort (formally and informally) to orient and educate all families in order to avoid unintentional violations. However, the HA has a responsibility to HUD, the County of Riverside, and to eligible families in need of housing assistance, to monitor participants and owners for compliance and, when indicators of possible abuse come to the HA's attention, to investigate such claims.

The HA will initiate an investigation of a participating family in the event of one or more of the following circumstances:

1. Referrals, Complaints, or Tips

The HA will follow up on referrals from other agencies, companies or persons which are received by mail, by telephone or in person, which allege that a family is in non-compliance with, or otherwise violating the family obligations or any other program rules. Such follow-up will be made providing that the referral contains at least one item of information that is independently verifiable. A copy of the allegation will be retained in the family's file in such a way as to protect and observe the confidentiality of the informant.

2. Internal File Review

A follow-up will be made if HA staff discovers (as a function of a certification or recertification, an interim redetermination, or a quality control review), information or facts which conflict with previous file data, the HA's knowledge of the family, or is discrepant with statements made by the family.

3. Verification of Documentation

A follow-up will be made if the HA receives independent verification or documentation which conflicts with representations in the family's file (such as public record information or credit bureau reports, reports from other agencies).

B. STEPS THE HA WILL TAKE TO PREVENT PROGRAM ABUSE AND FRAUD

The HA management and staff will utilize various methods and practices (listed below) to prevent program abuse, non-compliance, and willful violations of program rules by applicants and participating families. This policy objective is to establish confidence and trust in the management by emphasizing program education as the primary means to obtain compliance by families.

1. Things You Should Know

This program integrity bulletin (created by HUD's Inspector General) will be furnished to all applicants to promote understanding of program rules, and to clarify the HA's expectations for cooperation and compliance.

2. Program Orientation Session

Mandatory orientation sessions will be conducted by the HA staff for all prospective program participants, either prior to or upon leasing of a unit. At the conclusion of all Program Orientation Sessions, the family representative will be required to sign a "Move In Checklist for New Tenants" to confirm that all rules and pertinent regulations were explained to them.

3. Resident Counseling

The HA will encourage participants to communicate with their assigned Public Housing Property Manager and/or the HA to clarify any confusion pertaining to program rules and requirements.

4. Review and Explanation of Forms

At appropriate times and/or at the family's request staff may explain all required forms and review the contents of all (re)certification documents prior to signature.

5. Use of Instructive Signs and Warnings

Instructive signs such as the "What you should Know about EIV" form will be provided to participants prior to leasing a unit to reinforce compliance with program rules and to warn about penalties for fraud and abuse.

6. Participant Certification

All family representatives will be required to sign a briefing checklist, titled Move In Checklist for New Tenants", "Tenant Rules and Responsibilities", certification pages in the Eligibility Questionnaire and the Tenant Obligations as contained within the lease agreement.

C. STEPS THE HA WILL TAKE TO DETECT PROGRAM ABUSE AND FRAUD

The HA Staff will maintain a high level of awareness to indicators of possible abuse and fraud by assisted families.

1. Quality Control File Reviews

Prior to initial annual certification, and at the completion of all subsequent recertifications, a percentage of files will be reviewed. Such reviews shall include, but are not limited to:

- Assurance that verification of all income and deductions is present.
- Changes in reported Social Security Numbers or dates of birth.
- Authenticity of file documents.
- Ratio between reported income and expenditures.
- Review of signatures for consistency with previously signed file documents.
- All forms are correctly dated and signed.

2. Observation

The HA Management and Occupancy Staff (to include maintenance and inspection personnel) will maintain high awareness of circumstances which may indicate program abuse or fraud, such as unauthorized persons residing in the household and unreported income. Observations will be documented in the family's file.

3. Public Record Bulletins

Public Record Bulletins may be reviewed by Management and Staff.

4. State Wage Data Record Keepers

Inquiries to State Wage and Employment record keeping agencies as authorized under Public Law 100-628, the Stewart B. McKinley Homeless Assistance Amendments Act of 1988, may be made annually in order to detect unreported wages or unemployment compensation benefits.

5. Credit Bureau Inquiries

Credit Bureau inquiries may be made (with proper authorization by the participant) in the following circumstances:

- At the time of final eligibility determination

- When an allegation is received by the HA wherein unreported income sources are disclosed.
- When a participant's expenditures exceed his/her reported income, and no plausible explanation is given.

D. THE HA'S HANDLING OF ALLEGATIONS OF POSSIBLE ABUSE AND FRAUD

The HA staff will encourage all participating families to report suspected abuse to **the Program Integrity Monitoring (PIM) division at (800) 300-0439 or www.programintegrity@rivcoeda.org.** All such referrals, as well as referrals from community members and other agencies, will be thoroughly documented, remain anonymous and/or placed in the participant's file. All allegations, complaints and tips will be carefully evaluated in order to determine if they warrant follow-up. The **HA Staff** will not follow up on allegations which are vague or otherwise non-specific. They will only review allegations which contain one or more independently verifiable facts.

1. File Review

An internal file review will be conducted to determine if the subject of the allegation is a client of the HA and, if so, to determine whether or not the information reported has been previously disclosed by the family. It will then be determined if the HA is the most appropriate authority to do a follow-up (more so than police or social services). Any file documentation of past behavior as well as corroborating complaints will be evaluated.

2. Conclusion of Preliminary Review

If at the conclusion of the preliminary file review there is/are fact(s) contained in the allegation which conflict with file data, and the fact(s) are independently verifiable, the HA Staff will initiate an investigation to determine if the allegation is true or false.

E. OVERPAYMENTS TO OWNERS

Not Applicable to the Affordable Public Housing Program

F. HOW THE HA WILL INVESTIGATE ALLEGATIONS OF ABUSE AND FRAUD

If the HA determines that an allegation or referral warrants follow-up, either the staff person who is responsible for the file, or a person designated by the Executive Director to monitor the program compliance will conduct the investigation. In all cases, the HA will secure the written authorization from the program participant for the release of information. The steps taken will depend upon the nature of the allegation and may include, but are not limited to:

1. Credit Bureau Inquiries (CBI)

In cases involving previously unreported income sources, a CBI inquiry may be made to determine if there is financial activity that conflicts with the reported income of the family.

2. Verification of Credit

In cases where the financial activity conflicts with file data, a *Verification of Credit* form may be mailed to the creditor in order to determine the unreported income source.

3. Employers and Ex-Employers

Employers or ex-employers may be contacted to verify wages which may have been previously undisclosed or misreported.

4. Neighbors/Witnesses

Neighbors and/or other witnesses may be interviewed who are believed to have direct or indirect knowledge of facts pertaining to the HA's review.

5. Other Agencies

Investigators, case workers or representatives of other benefit agencies may be contacted.

6. Public Records

If relevant, the HA will review public records kept in any jurisdictional courthouse. Examples of public Statement of Policies

records which may be checked include (but not limited to): real estate, marriage, divorce, uniform commercial code financing statements, voter registration, judgments, court or police records, state wage records, utility records, postal records, etc.

7. Department of Motor Vehicles (DMV)

In cases involving suspected unauthorized tenants and/or unreported vehicles.

8. Enterprise Income Verification (EIV) reports

In cases involving unreported income and/or unreported employers

9. Interviews with Head of Household or Family Members

The HA will discuss the allegation (or details thereof) with the Head of Household or family member by scheduling an appointment at the appropriate HA leasing office. A high standard of courtesy and professionalism will be maintained by the HA staff person who conducts such interviews. Under no circumstances will inflammatory language, accusation, or any unprofessional conduct or language be tolerated by the management. If possible or as necessary, an additional staff person will attend such interviews.

10. Other

The HA may use any other resources or tools available.

G. PLACEMENT OF DOCUMENTS, EVIDENCE AND STATEMENTS OBTAINED BY THE HA

Documents and other evidence obtained by the HA during the course of an investigation will be considered "work product" and will either be kept in the participant's file, or in a separate "work file." In either case, the participant's file or work file shall be kept in a locked file cabinet. Such cases under review will not be discussed among HA Staff unless they are involved in the process, or have information which may assist in the investigation.

H. CONCLUSION OF THE HA'S INVESTIGATIVE REVIEW

At the conclusion of the investigative review, the reviewer will report the findings to the Executive Director or designee. It will then be determined whether a violation has occurred, a violation has not occurred, or if the facts are inconclusive.

I. EVALUATION OF THE FINDINGS

If it is determined that a program violation has occurred, the HA will review the facts to determine:

- The type of violation (procedural, non-compliance, fraud).
- Whether the violation was intentional or unintentional.
- What amount of money (if any) is owed by the family.
- If the family is eligible for continued occupancy.

J. ACTION PROCEDURES FOR VIOLATIONS WHICH HAVE BEEN DOCUMENTED

Once a program violation has been documented, the HA will propose the most appropriate remedy based upon the type and severity of the violation.

1. Procedural Non-compliance (Pre-termination of Assistance or Pre-eviction Appointment)

This category applies when the family "fails to" observe a procedure or requirement of the HA, but does not misrepresent a material fact, and there is no retroactive assistance payments owed by the family. Examples of non-compliance violations are:

- Failure to appear at a pre-scheduled appointment.
- Failure to return verification in time period specified by the HA.

(a) Warning Notice to the Family

In such cases a notice will be sent to the family which contains the following:

- A description of the non-compliance and the procedure, policy or obligation which was violated.
- The date by which the violation must be corrected, or the procedure complied with.

- The action which will be taken by the HA if the procedure or obligation is not complied with by the date specified by the HA.
- The consequences of serious or repeated (similar) violations.

2. Procedural Non-compliance - Overpaid Assistance.

When the family owes money to the HA for failure to report changes in income or assets, the HA will issue a Pre-termination of Assistance or Pre-eviction Appointment letter. This Notice will contain the following:

- A description of the violation and the date(s).
- Any amounts owed to the HA, the amounts owed to the HA may also be provided at a later date in another notice such as a Notice to Quit.

(a) Participant Fails to Comply with HA's Notice

If the Participant fails to comply with the HA's notice, and a family obligation and/or lease has been violated, the HA will initiate termination of assistance (Notice to Quit).

The family will be given the right to disagree and to request an informal hearing with instructions for the request of such hearing (unless the termination includes one or more elements where a grievance hearing is not afforded to the tenant in accordance with the Grievance Procedures governing the Affordable Public Housing Program.

(b) Participant Complies with HA's Notice

When a family complies with the HA's notice, the staff person responsible will meet with him/her to discuss and explain the Family Obligation or program rule which was violated. The staff person will counsel the participant and may require that they sign Certified Statements regarding their family obligations with the understanding that the current or future incidents may result in termination.

3. Intentional Misrepresentations

When a participant falsifies, misstates, omits or otherwise misrepresents a material fact which results (or would have resulted) in an under payment of the participants portion of rent to the HA, the HA will evaluate whether or not:

- The participant had knowledge that his/her actions were wrong, and
- The participant willfully violated the family obligations or the law.

(a) Knowledge that the action or inaction was wrong

This will be evaluated by determining if the participant was made aware of program requirements and prohibitions. The participant's signature on various certifications, move in checklist form, rules and responsibilities, What is Fraud form, Personal Declarations, Eligibility Questionnaire certifications and receipt of What You Should Know about EIV are adequate to establish knowledge of wrong-doing.

(b) The participant willfully violated the law

Any of the following circumstances will be considered adequate to demonstrate willful intent:

- An admission by the participant of the misrepresentation.
- That the act was done repeatedly.
- If a false name or Social Security Number was used.
- If there were admissions to others of the illegal action or omission.
- That the participant omitted material facts which were known to him/her (e.g., employment of self or other household member).
- That the participant falsified, forged or altered documents.
- That the participant uttered and certified to statements at an interim (re)determination which were later independently verified to be false.

4. Dispositions of Cases Involving Misrepresentations

In all cases of misrepresentations involving efforts to recover monies owed, the HA may pursue, depending upon its evaluation of the criteria stated above, one or more of the following actions:

(a) Criminal Prosecution

If the HA has established criminal intent, and the case meets the criteria for prosecution, the HA will:

- Refer the case to the local State or District Attorney, notify HUD's Office of the Inspector General (OIG), and terminate rental assistance.
- Refer the case to HUD's OIG, and terminate rental assistance.

(b) Administrative Remedies

At its discretion, the HA will:

- Terminate assistance and demand payment of restitution in full.
- Terminate assistance and execute an administrative repayment agreement in accordance with the HA's Repayment Policy.
- Terminate assistance and pursue restitution through civil litigation.
- Continue assistance at the correct level upon repayment of restitution in full.
- Permit continued assistance at the correct level and execute an administrative repayment agreement in accordance with the HA's repayment policy.
- Collection of any debt owed through intercept of tax refunds through the Franchise Tax Board and/or IRS.

5. The Case Conference (Meeting) for Serious Violations and Misrepresentations

When the HA has established that material misrepresentation(s) have occurred, a Case Conference (Pre-Eviction Appointment) will be scheduled with the family representative and the HA staff person who is most knowledgeable about the circumstances of the case.

This conference will take place prior to any proposed action by the HA. The purpose of such conference is to review the information and evidence obtained by the HA with the participant, and to provide the participant an opportunity to explain any document findings which conflict with representations in the family's file. Any documents or mitigating circumstances presented by the family will be taken into consideration by the HA. The family may be given ten (10) days to furnish any mitigating evidence.

A secondary purpose of the Participant Conference is to assist the HA in determining the course of action most appropriate for the case. Prior to the final determination of the proposed action, the HA will consider:

- The duration of the violation and number of false statements.
- The family's ability to understand the rules.
- The family's willingness to cooperate, and to accept responsibility for his/her actions
- The amount of money involved.
- The family's past history
- Whether or not criminal intent has been established.
- The number of false statements.
- Any other information relevant to the participant's tenancy.

6. Notification to Participant of Proposed Action

The HA will notify the family of the proposed action no later than **30-60** days after the case conference by mail.



**ADMINISTRATIVE PLAN
FOR THE HOMEOWNERSHIP
PROGRAM**

**Housing Authority of the
County of Riverside**

Effective July 1, 2015

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)
- e. The head of household and any adult member that will hold title to the home must successfully complete a HUD approved 8 hour homeownership and housing counseling program. At a minimum, the counseling will cover the following:
 - Home Maintenance
 - Budgeting and money management
 - Credit Counseling
 - Financing
 - Locating a home
 - Fair housing, predatory lending
 - Truth in lending, RESPA
- f. Family members may not owe any debt to the HACR or other Housing Authority. EIV will be run to determine if the family has/had owed any debts to any Housing Authority. If it is found that the family owes money to any Housing Authority, they will be disqualified from utilizing this program.
- g. The family must maintain good tenant standing with its landlord and the HACR. The family must provide a letter from their landlord when entering this program. The letter must certify that the family has paid rent on time for the past 12 months, is current with rent and has kept the rental unit in good repair (ie: no damage beyond normal wear and tear).
- h. The designated Head of Household must actively participate in the Family Self-Sufficiency (FSS) program with homeownership as one of the established goals.
- i. The family must also:
 - Comply with HUD Family Obligations under the HCV Program. If the HA has mailed out one or more pre-termination appointments within the past 3 years for either failing to provide and/or other program violations, the family will be disqualified from utilizing the homeownership program until such time that this requirement is met;

- Adhere to the requirements of their lease agreement;
- Not have outstanding debts to the landlord or to any utility company;
- Report all Household Income;
- Pass the most recent Housing Quality Standards (HQS) inspection with no tenant-caused failure items.

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.

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

3. Independent Inspection

| The unit must be inspected by a certified independent inspector designated and paid by the family, and pre-approved by the HACR. The inspector must be a member of the California Real Estate Inspectors Association, the American Society of Home Inspectors, or the International

Conference of Building Officials. This inspection must cover, at a minimum, all major building systems and components including:

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

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

4. Other Requirements for Eligible Units

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

C. Homeownership Confirmation Letter

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

- The family must execute a statement in which the family agrees to comply with all family obligations under the Homeownership Option.
- **Selection Period:** The family will be given **90 calendar days** to locate a home to purchase. Within two weeks prior to the end of the selection period, if the family has not yet selected a home, the family may submit a written request to the HACR for **one 30 day extension**. The extension request must include the reason for the extension and outline the family's search efforts. The extension request will be reviewed and verified by the HACR and if an extension is granted, the family will receive a revised Confirmation Letter with the new Selection Period expiration date. Any extension granted is at the discretion of the HACR and the availability of funds to provide monthly mortgage assistance.
- After a home is chosen during the 90 day Selection Period, the family will be given **90 calendar days to open and close escrow**. The *opening* of escrow must occur no later than the last day of the Selection Period.
- It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance.
- The HACR may require families unable to locate a suitable unit during the Selection Period to wait for a period of one (1) year to re-apply for HP.
- The family must report its progress towards locating and purchasing a unit if requested by the HACR.

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

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

D. Purchase Agreement

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

The Purchase Agreement must include the following:

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

E. Affordability

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

F. Financing of Purchase

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

- a. The mortgage must be determined to be affordable by the HACR. The HACR may take into account expenses such as interest, taxes and insurance when determining affordability. The family's portion of the monthly homeownership expenses may not exceed (50%) of the family's total monthly gross income.
- b. Short-term mortgages with large final "balloon payment" will not be allowed.

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

G. Calculation of Homeownership Assistance Payment

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

1. Occupancy of Home

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

- a. Amount of monthly homeownership assistance payment. While the family is residing in the home, the HACR shall pay a monthly homeownership assistance payment on behalf of the family that is equal to the lower of the payment standard minus the total tenant payment; or the family's monthly homeownership expenses minus the total tenant payment.
- b. Initial Payment Standard. The initial payment standard for a family is the lower of the payment standard for the family unit size (Voucher size); or the payment standard for the size of the home.
- c. Payment Standard for subsequent reexaminations. Reexaminations (interims and annual reexaminations) will use a Payment Standard that is the greater of the payment standard as determined in accordance with the initial payment standard at the commencement of homeownership assistance; or the Payment Standard in effect at the time of the reexamination as determined using the requirements of Section G (1) (b) of this plan. At no time will the HACR use a Payment Standard less than the initial Payment Standard at the close of escrow.
- d. The HACR will use the same Payment Standard schedule, Payment Standard amounts, and Subsidy Standards for the HP as for the rental voucher program.
- e. Exception rent areas. If the home is located in an exception payment standard area, the HACR must use the appropriate payment standard for the exception payment standard area.
- f. Affordability of housing costs. Total monthly homeownership expenses payable by the family, as defined in (g) below, must be less than (50%) of the family's total gross income.
- g. Homeownership expenses. The HACR will use the following expenses to determine the total homeownership expense for calculation of the HAP:
 - Principal, interest, taxes and insurance (PITI) and mortgage insurance/private mortgage insurance (Mi/PMI), if applicable on initial mortgage debt and any refinancing of such debt,
 - Real estate taxes may not exceed 2%.

- Utility allowance for the home as determined by the HACR.
- h. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the HACR has determined that allowance of such costs as homeownership expenses is needed as a reasonable accommodation for the disabled family.

2. Cooperative and Condominiums

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

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

3. HAP Payment

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

4. Income Changes

- a. Changes in income must be reported in writing within 10 days of the occurrence. Changes 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 2015-16, the HACR has established a homeownership assistance limit of no more than 16 families.

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 1: Summary

PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50111 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2014	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Total Actual Cost ¹
	Original	Obligated	Expended	
1	Total non-CFP Funds	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) ³	92,000.00	92,000.00	92,000.00
3	1408 Management Improvements	50,000.00	50,000.00	48,403.03
4	1410 Administration (may not exceed 10% of line 20)	61,500.00	61,500.00	61,385.76
5	1411 Audit	1,000.00	1,000.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00
7	1430 Fees and Costs	4,720.00	4,720.00	4,633.65
8	1440 Site Acquisition	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00
10	1460 Dwelling Structures	406,000.00	406,000.00	398,685.00
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)	615,220.00	606,618.65	605,107.44
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	308,000.00	243,397.00	243,397.00

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 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50111 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2014	<input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
Signature of Executive Director	Date	Signature of Public Housing Director	Date

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

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Total Estimated Cost	Status of Work	Federal FFY of Grant:
		Capital Fund Program Grant No: CA16 P027 50111 CFFP (Yes/No): No	Replacement Housing Factor Grant No:			2011
Development Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	
Operations – costs associated with building onsite leasing offices and maintenance shop in accordance with Asset Management- Average Cost of construction from planning to building to furnishing office is between \$75,000 to \$100,000.	1406	92,000.00	92,000.00	92,000.00	92,000.00	Completed
Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings.	1408	50,000.00		50,000.00	\$48,403.03	\$1596.97 remains to be expended as of 12/31/14
Salaries	1410	61,500.00		61,500.00	61,385.76	\$114.24 remains to be expended as of 12/31/14
Audit Cost	Audit for Grant No : CA16 P027 50111	1411	1,000.00			\$1,000.00 remains to be expended as of 12/31/14
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$4,720, excess charges will be drawn from Operations (1406)	1430	4,720.00	4,633.65	4,633.65	\$86.35 remains to be expended as of 12/31/14

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Federal FFY of Grant: 2011		
		Capital Fund Program Grant No: CA16 P027 50111 CFFP (Yes/No): No	Replacement Housing Factor Grant No:	Total Estimated Cost	Total Actual Cost	Status of Work
Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	
AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO	Kitchen remodel-cabinets, counters, floors, & appliances (To be completed via Contract)	1460	14 units @ 7000 ea.	98,000.00 <u>+28,261.00</u> <u>162,032.00</u> <u>162,033.00</u> <u>-7,315.00</u> <u>155,288.00</u>	162,603.00 <u>-7315.00</u> <u>155,288.00</u>	155,288.00
AMP 220: CA16-P027-013 Site 221 Fairview LAKE ELSINORE	Air Conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	16 units @ 7000 ea.	112,000.00 <u>-28,261.00</u> <u>83,739.00</u>	112,000.00 <u>-28,261.00</u> <u>83,739.00</u>	83,739.00
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	0.00	0.00
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 <u>-36,342.00</u> <u>159,658.00</u>	196,000.00 <u>-36,342.00</u> <u>159,658.00</u>	159,658.00
AMP 210: CA16-P027-019-1 Site 214 Fort Drive, Riv	Kitchen and bathroom remodel-cabinets (including dishwasher cabinet, plumbing etc), lighting energy upgrade, counters, floors and energy star efficient appliances including dishwasher, bath vanity, sink, toilet, faucet	1460	9 @ \$8000 ea.= \$72,000	+\$7,315.00 0.00	0.00	0.00
Contingency	Contingency	1502		0.00		

Part III: Implementation Schedule for Capital Fund Financing Program

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

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 1: Summary

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

Original Annual Statement

Performance and Evaluation Report for Period Ending: 12/31/2014

Final Performance and Evaluation Report

Reserve for Disasters/ Emergencies

Revised Annual Statement

Final Performance and Evaluation Report

Line Summary by Development Account

Line		Total Estimated Cost	Revised ¹		Total Actual Cost ¹
			Original	Revised ²	
1	Total non-CFP Funds	0.00		0.00	
2	1406 Operations (may not exceed 20% of line 20) ³	110,084.00		110,084.00	110,084.00
3	1408 Management Improvements	50,000.00		50,000.00	50,000.00
4	1410 Administration (may not exceed 10% of line 20)	56,675.00		56,675.00	56,675.00
5	1411 Audit	1,000.00		1,000.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	4,000.00		4,000.00	3,529.65
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	345,000.00		345,000.00	319,572.46
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		566,759.00	539,861.11
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		238,000.00	

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50112 Date of CFFP: _____	Replacement Housing Factor Grant No: 2012	FFY of Grant: 2012
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2014	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report		
Line Summary by Development Account	Total Estimated Cost Original	Revised ² Original Date	Total Actual Cost ¹ Obligated Date
Signature of Executive Director	Signature of Public Housing Director Date		

**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

Capital Fund Program Grant No: CA16 P027 50112 CFFP (Yes/No): No							2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
			Original	Revised	Funds Obligated	Funds Expended		
	Operations – costs associated with building onsite leasing offices and maintenance shop in accordance with Asset Management- Average Cost of construction from planning to building to furnishing office is between \$75,000 to \$100,000.	1406	110,084.00	110,084.00	110,084.00	110,084.00	Completed	
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings.	1408	50,000.00	50,000.00	50,000	50,000	Completed	
Salaries	Staff, management including benefits - Staff salaries for planning, design, implementation and monitoring of the management improvements for the construction of the leasing offices and maintenance shops and employee benefit contributions. Staff costs to prepare and send out bid documents, County Counsel Reviews and plan checks by Riverside County Facilities Management divisions, including permit fees and costs. Audit for Grant No : CA16 P027 50112	1410	56,675.00	56,675.00	56,675.00	56,675.00	Completed	
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$4,000, excess charges will be drawn from Operations (1406)	1430	4,000.00	4,000.00	3,529.65	3,529.65	4,70.35 remaining as of 12/31/14	

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		Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost
				Original	Revised
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 <u>-28,000.00</u> <u>+12,556.36</u> <u>155,443.64</u> <u>+1,055.72</u> <u>156,499.36</u>	\$196,000.00 <u>-28,000.00</u> <u>+12,556.36</u> <u>155,443.64</u> <u>+1,055.72</u> <u>156,499.36</u>
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 <u>-\$42,000.00</u> <u>\$0.00</u>	0
AMP 210: CA16-P027-018 Site 213 Dracaea, MV	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 28 units	\$0.00 <u>+28,000.00</u> <u>-16,611.85</u> <u>11,388.15</u>	\$11,388.15
AMP 210: CA16-P027-006/012 Site 211 34 th St, Riv	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 29 units @ 1000	\$0.00 <u>+12,556.36</u> <u>+12,136.00</u> <u>+24,692.36</u> <u>-8,815.69</u> <u>-1,055.72</u> <u>-1,228.10</u> <u>\$13,592.65</u>	\$13,592.85

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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: CA16 P027 50112 CFFP (Yes/No): No			Federal FFY of Grant: 2012	
		Development Account No.	Quantity	Total Estimated Cost		
AMP 210: CA16-P027-006/012 Site 211 34 th St, Riv	Parking Lighting Pole removal, replacement and conversion to Solar (solarheads); poles, light assemblies, fixtures, etc. (Energy conservation measure) (To be completed via Contract)	1450	Site	\$0.00 <u>+16,611.85</u> <u>+8,815.69</u> <u>\$25,427.54</u>	0.00	Moved part of work from 2013 (partial work (\$23427.54 in 2012 and \$4,447.46 in 2013) total is \$29875 (pending HUD approval))
AMP 220: CA16-P027-011/014 Site 221 Broadway Lake Elsinore	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	1450	28 units	\$68,000	\$68,000.00 <u>-\$68,000.00</u> \$0.00	Moved to 2015
AMP 220: CA16-P027-013 Site 221 Fairview Lake Elsinore	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible (To be completed via Contract)	1450	16 units	\$39,000	\$39,000.00 <u>-\$39,000.00</u> \$0.00	Move to 2015
AMP 220: CA16-P027-014 Site 221 Broadway Lake Elsinore	Air conditioning replacement-dual-pack (Energy conservation measure) (To be completed via Contract)	1460	28 units	\$0.00 <u>+\$42,000.00</u> <u>+\$68,000.00</u> <u>+\$39,000.00</u> <u>\$149,000.00</u> <u>-12,136.00</u> <u>\$136,864.00</u> <u>+\$1228.10</u> <u>\$138,092.10</u>	\$138,092.10	Moved forward from YR 3 FFY Grant 2015
Contingency	Contingency	1502		0.00		

Part III: Implementation Schedule for Capital Fund Financing Program

¹Obligation 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
 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 1: Summary

PHA Name:
Housing Authority of the County of Riverside

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2014

Grant Type and Number
 Capital Fund Program Grant No: CA16 P027-50113
 Date of CFFP: _____

FFY of Grant:
2013
 FFY of Grant Approval:
2013

Type of Grant

- Reserve for Disasters/ Emergencies
- Revised Annual Statement
- Final Performance and Evaluation Report

Line Summary by Development Account

Line		Total Estimated Cost			Obligated	Total Actual Cost ¹
		Original	Revised ²	Obligated		
1	Total non-CFP Funds	0.00	0.00			
2	1406 Operations (may not exceed 20% of line 20) ³	84,400.00	84,400.00			84,399.60
3	1408 Management Improvements	42,200.00	42,200.00			33,400.40
4	1410 Administration (may not exceed 10% of line 20)	42,200.00	42,200.00			40,228.33
5	1411 Audit	1,000.00	1,000.00			0.00
6	1415 Liquidated Damages	0.00	0.00			0.00
7	1430 Fees and Costs	4,000.00	4,000.00			0.00
8	1440 Site Acquisition	0.00	0.00			0.00
9	1450 Site Improvement	14,480.00	14,480.00			0.00
10	1460 Dwelling Structures	233,718.00	233,718.00			5,418.30
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)	421,998.00	421,998.00			160,000.00
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	\$190,198.00	\$190,198.00			0.00

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50113 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: <u>2013</u>
Type of Grant	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2014		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
	Original	Revised ²	Obligated Expended
Signature of Executive Director	Date	Signature of Public Housing Director	Date

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 50113 CFFP (Yes/No): No		Federal FFY of Grant: 2013					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised	Funds Obligated	Funds Expended	Status of Work
Operations	1406		84,400.00	84,400.00	84,400.00	84,399.60	84,399.60		
	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings.	1408		42,200.00	42,200.00	33,400.40	33,400.40	28,055.24	
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							
	Audit for Grant No : CA16 P027 50113	1411		1,000.00	1,000.00	0.00	0.00	0.00	
Consultant Fees and Costs	Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$4,000, excess charges will be drawn from Operations (1406)	1430		4,000.00	4,000.00	0.00	0.00	0.00	

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 50113 CFFP (Yes/No): No		Federal FFY of Grant: 2013		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
AMP 210: CA16-P027-006/012 Site 211 34 th St Riverside	Parking Lighting Pole removal, replacement and conversion to Solar (solarheads): poles, light assemblies, fixtures, etc. (Energy conservation measure) (To be completed via Contract)	1450	Site	\$14,480.00	\$14,480.00	0.00 Moved from 2016 (part of work in 2012 & 2013)
AMP 210: CA16-P027-006/012 Site 211 34 th St, Riv	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 29 units	\$30,000.00 <u>-30,000.00</u> 0.00	0.00	0.00 Moved from 2016 to 2013 to 2012
AMP 210: CA16-P027-019-1 Site 214 Fort Drive, Riv	Kitchen and bathroom remodel-cabinets (including dishwasher cabinet, plumbing etc), lighting energy upgrade, counters, floors and energy star efficient appliances including dishwasher, bath vanity, sink, toilet, faucet	1460	9 @ \$8000 ea.=72,000	0.00	+\$58,000.00 0.00	0.00 Moved from 2015 to 2011 and 2013(half from 1406)
AMP 210: CA16-P027-016 CA16-P027-020 Site 213 Gloria, MV	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	32 units	\$30,600.00	\$30,600.00 0.00	0.00 Moved from 2016
AMP 210: CA16-P027-018 Site 213 Draacea, MV	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	5 buildings; 28 units	\$28,000.00 <u>-28,000.00</u> 0.00	0.00	0.00 Moved from 2014 to 2013 to 2012
AMP 220: CA16-P027-011/014 Site 221 Broadway Lake Elsinore	Water main valve and pressure regulator replacement (Energy conservation measure) (To be completed via Contract)	1460	28 units @ \$500 ea.	\$14,000.00	\$14,000.00 0.00	0.00 Moved from 2014
AMP 220: CA16-P027-015 Site 223 Idyllwild San Jacinto	Air conditioning replacement to dual-pack from swamp coolers, (including attic insulation) (Energy conservation measure) (To be completed via Contract)	1460	14 units	\$98,000.00	\$98,000.00 0.00	0.00 Moved from 2017
AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE	Install Main Water Valve to Ball Valve (Energy conservation measure) (To be completed via Contract)	1460	68 units @ \$487.03 ea.	\$33,118.00	\$33,118.00 0.00	0.00 Moved from 2015
Contingency	Contingency		1502	0.00		

Part III: Implementation Schedule for Capital Fund Financing Program

¹Obligation 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
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 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50114 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2014 FFY of Grant Approval: 2014
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Type of Grant

- Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2014

Reserve for Disasters/ Emergencies

Revised Annual Statement Final Performance and Evaluation Report

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

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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 1: Summary

PHA Name: Housing Authority of the County of Riverside		Grant Type and Number Capital Fund Program Grant No: CA16 P027-50114 Date of CFFP: _____	Replacement Housing Factor Grant No: FFY of Grant: 2014
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2014		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost¹
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
	Original	Revised²	Obligated
	Date	Date	Expendeds
	Signature of Executive Director	Signature of Public Housing Director	
		Date	

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

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

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 5014 CFFP (Yes/No): No		Federal FFY of Grant: 2014	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost
				Original	Revised
AMP 220: CA16-P027-011/014 Site 221 Broadway Lake Elsinore	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	28 units	\$28,000	\$0.00
AMP 220: CA16-P027-013 Site 221 Fairview Lake Elsinore	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	16 units	\$16,000	\$0.00
AMP 220: CA16-P027-001 Site 224 Beaumont	HVAC replacement to dual-pack from swamp coolers, (including attic insulation) (Energy conservation measure) (To be completed via Contract)	1460	12 units	\$84,000	\$0.00
AMP 220: CA16-P027-001 Site 224 Beaumont	Hot water heaters replacement to on-demand (Energy conservation measure) (To be completed via Contract)	1460	12 units (@ \$2500 ea)	\$30,000	\$0.00
AMP 220: CA16-P027-001 Site 224 Beaumont	Attic Insulation (Energy conservation measure) (To be completed via Contract)	1460	12 units	\$18,000	\$0.00
AMP 220: CA16-P027-001 Site 224 Beaumont	Remove and replace doors/windows	1460	7 bldgs./ 12 units	\$54,111	\$0.00
AMP 220: CA16-P027-001 Site 224 Beaumont	Maintenance Shop including demo of existing garage structure & build 20x30 metal building (any excess funds required will be from 1406) Contingency	1460	1	\$80,000	\$0.00
		1502		0.00	0.00

Part III: Implementation Schedule for Capital Fund Financing Program

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
 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 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50115 Date of CFFP: _____	Replacement Housing Factor Grant No: 2015 FFY of Grant Approval: 2015					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost	Original	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds	0.00					
2	1406 Operations (may not exceed 20% of line 20) ³	114,226.00				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)	57,113.00				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	5,000.00				0.00	0.00
8	1440 Site Acquisition	0.00				0.00	0.00
9	1450 Site Improvement	25,000.00				0.00	0.00
10	1460 Dwelling Structures	318,795.00				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)	571,134.00				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	165,060.00				0.00	0.00

¹To be completed for the Performance and Evaluation Report.

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

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

⁴RHF 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 1: Summary

PHA Name: Housing Authority of the County of Riverside	Grant Type and Number Capital Fund Program Grant No: CA16 P027-50115 Date of CFFP: _____	Replacement Housing Factor Grant No: FFY of Grant: 2015										
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost <table border="1"> <thead> <tr> <th>Line</th> <th>Summary by Development Account</th> <th>Original</th> <th>Revised²</th> <th>Total Actual Cost¹</th> </tr> </thead> <tbody> <tr> <td>Signature of Executive Director</td> <td>Date</td> <td>Signature of Public Housing Director</td> <td>Obligated</td> <td>Expended</td> </tr> </tbody> </table>	Line	Summary by Development Account	Original	Revised ²	Total Actual Cost ¹	Signature of Executive Director	Date	Signature of Public Housing Director	Obligated	Expended
Line	Summary by Development Account	Original	Revised ²	Total Actual Cost ¹								
Signature of Executive Director	Date	Signature of Public Housing Director	Obligated	Expended								
		Date										

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

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: CA16 P027 5015 CFFP (Yes/No): No		Federal FFY of Grant: 2015	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Status of Work
				Original	Revised
				Funds Obligated	Funds Expended
Operations	Management Improvement – Staff salaries for planning, design, implementation and monitoring of the physical improvements for the major activities below and employee benefit contributions. Training – Cost of travel and accommodations of bi-annual maintenance and modernization meetings; Computer/technology needs/improvements	1406	114,226.00		
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.	1408	50,000.00		
Consultant Fees and Costs	Audit for Grant No : CA16 P027 50115 Architect and Engineering, Environmental Reviews for the major work described in detail below. Should the Architect and Engineering, Environmental Reviews exceed the estimated costs of \$5,000, excess charges will be drawn from Operations (1406); Green Physical Needs Assessment (GPNA)	1411	1,000.00 5,000.00		

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

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

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

AMP230:CA16P012	Increase Attic Insulation to R33 value (Energy Conservation Measure)	1460	53 units @ \$600 ea	\$31,732.00		
AMP230:CA16P027	Increase Attic Insulation to R33 value (Energy Conservation Measure)	1460	40 units @ \$600 ea.	\$23,932.00		
-027 Site 235- Seventh St. Mecca Contingency	Contingency	1502		0.00		

Part III: Implementation Schedule for Capital Fund Financing Program

"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: 11
A.	Development Number and Name	Work Statement for Year 1 FFY Grant 2015	Work Statement for Year 2 FFY Grant: 2016	Work Statement for Year 3 FFY Grant: 2017	Work Statement for Year 4 FFY Grant: 2018	Work Statement for Year 5 FFY Grant: 2019
210	Site 211 34 th Street CA16-P027-006/012 Riverside	\$273,000	\$145,000	\$98,070	\$99,070	
	Site 212 Jackson CA16-P027-007 Riverside	\$557,600	\$68,000	\$170,000	\$872,040	
	Site 213 Gloria CA16-P027-016 CA16- P027-020 Moreno Valley	\$220,000	\$398,000	\$82,000	\$165,220	
	Site 213 Dracea CA16-P027-018-1 Moreno Valley	\$70,000	\$60,000	\$292,000	\$165,210	
	Site 214 Fort Drive CA16-P027-019-1 Riverside	NO WORK	\$29,500	\$52,000	\$9,870	
	Site 214 - Sherman CA16-P027-019-2 Moreno Valley	\$36,000	\$20,000	\$16,000	\$5,720	
	Site 214 Highland CA16-P027-022 Riverside	\$25,000	\$28,000	\$10,000	\$5,720	
	AMP 210 SUBTOTAL	\$1,156,600	\$748,500	\$720,070	\$1,322,850	

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: 11
A.	Development Number and Name	Work Statement for Year 1 FFY Grant 2015	Work Statement for Year 2 FFY Grant: 2016	Work Statement for Year 3 FFY Grant: 2017	Work Statement for Year 4 FFY Grant: 2018	Work Statement for Year 5 FFY Grant: 2019
AMP 220	Site 221 Broadway CA16-P027-011/014 Lake Elsinore	\$68,000	\$70,000	\$266,000	\$159,240	
	Site 221 Fairview CA16-P027-013 Lake Elsinore	\$39,000	\$84,000	\$104,000	\$77,280	
	Site 222 Midway CA16-P027-021 Perris	\$680,000	\$100,000	NO WORK	\$64,262	
	Site 223 Idyllwild CA16-P027-015 San Jacinto	\$56,000	NO WORK	\$84,000	\$52,600	
	Site 224 5 th & Maple CA16-P027-001 Beaumont	\$30,000	NO WORK	\$48,000	\$27,800	
	Site 225 – Williams CA16-P027-008 Banning	\$49,000	\$12,340	\$35,000	\$104,462	
	AMP 220 SUBTOTAL	\$922,000	\$266,340	\$537,000	\$485,644	

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

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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 2015	Work Statement for Year 2 FFY Grant: 2016	Work Statement for Year 3 FFY Grant: 2017	<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 11
	AMP 230 Site 231 Don English Springs CA16-P027-018-2 Desert Hot Springs	\$102,000	NO WORK	\$336,000	\$238,861
	Site 232 - Corregidor CA16-P027-010 Cathedral City	\$144,000	\$130,000	\$57,000	\$84,000
	Site 233 Aladdin CA16-P027-041 Indio	\$49,000	NO WORK	\$190,000	\$87,160
	Site 234 Polk & Church CA16-P027-009/017/031 Thermal	\$425,500	\$532,000	\$120,000	\$156,859
	Site 235 Seventh St. CA16-P027-027 Mecca	NO WORK	\$142,000	\$75,000	\$148,220
	<u>AMP 230 SUBTOTAL</u>	\$720,500	\$804,000	\$778,000	\$715,100
	TOTAL WORK FOR AMPS	\$2,799,100	\$1,818,840	\$2,035,070	\$2,523,594
G	Operations	\$155,000	\$155,000	\$155,000	\$155,000
	Management Improvements	\$50,000	\$50,000	\$50,000	\$50,000
	Administration	\$75,000	\$75,000	\$75,000	\$75,000
	Consultant Fees	\$25,000	\$25,000	\$25,000	\$25,000
	Total CFP Funds (Est.)	\$585,400	\$3,104,100	\$2,340,070	\$2,828,594
	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 2
FFY Grant: 2016 PHA FY:

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

Capital Fund Program – Five Year Action Plan

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

Capital Fund Program – Five Year Action Plan

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-P027-021 Site 222 Midway PERRIS			AMP 220: CA16-P027-021 Site 222 Midway PERRIS	
	Kitchen & bathroom remodel remove and replace	40 units @ \$7K ea.	\$280,000	Hot water heater replacement to on-demand (energy efficiency measure)	40 units @ \$2500 ea.
	Replace all units Sewer Lines	40 units @10,000ea	\$400,000		\$100,000
	AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO			AMP 220: CA16-P027-015 Site 223 Idyllwild SAN JACINTO	
	Remove and Replace Unit Fiberglass doors	14 units =56 doors@ 1000	\$56,000	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible	\$34,000
	AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT			AMP 220: CA16-P027-001 Site 224, 5 th & Maple BEAUMONT	
	Hot water heater replacement to on-demand (energy efficiency measure)	12 units @ \$2500 ea.	\$30,000	NO WORK	\$0
	AMP 220: CA16-P027-008 Site 225 – Williams BANNING			AMP 220: CA16-P027-008 Site 225 – Williams BANNING	
	Water heater replacement (to on- demand type)	14 units @ \$2500 ea.	\$49,000	Attic Insulation	14 Units @1000
					\$8,400
	AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS			AMP 230: CA16-P027-018-2 Site 231 Don English DESERT HOT SPRINGS	
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$102,000	NO WORK	

Capital Fund Program – Five Year Action Plan

**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-P027-010 Site 232 - Corregidor CATHEDRAL CITY			AMP 230: CA16-P027-010 Site 232 – Corregidor CATHEDRAL CITY	
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$34,000	Roof replacement	5 bldgs
	Build Maintenance Shop	30x30 metal building or conventional materials	\$110,000	Carpet & Ceramic Flooring	14 units @ 5000 ea
	AMP 230: CA16-P027-041 Site 233 Aladdin INDIO			AMP 230: CA16-P027-041 Site 233 Aladdin INDIO	
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$49,000	NO WORK	\$0
	AMP 230: CA16-P027-009017031 Site 234 Polk & Church THERMAL			AMP 230: CA16-P027-009017031 Site 234 Polk & Church THERMAL	
	Retrofit windows	53 @ 3500 ea	\$185,500	Carports	4 for T1 x 12=48 8 for T2 x 12=96 Total: 144@ \$1000
	Basketball court and Barbecue areas (to minimize green belt areas)		\$120,000	Sewer Pump Improvements	T2
	Thermal II Playground		\$80,000	Thermal II – Remove and Replace Roof	4 bldg @ 42,500 ea
	H/C bathroom remodel	5 units @ 8,000	\$40,000	Thermal I back patio enhancements – covers and privacy walls	28 units @ 6000 ea
	AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA			AMP 230: CA16-P027-027 Site 235 Seventh St. MECCA	
	NO WORK			Replace doors and Frames (fiberglass doors/timely frames)	40 Units (142 doors) @1000 ea
					\$142,000

Capital Fund Program – Five Year Action Plan

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 4
FFY Grant: 2018

PHA FY:

See	Activities for Year 4 FFY Grant: 2018 PHA FY:	Quantity	Estimated Cost	Activities for Year 5 FFY Grant: 2019 PHA FY:	Quantity	Estimated Cost
Annual Statement	AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE			AMP 210: CA16-P027-006/012 Site 211, 34 th Street RIVERSIDE		
	Entrance Doors Remove & Replace door jams to fiberglass/timely frames	29 units @ \$1000 ea	\$29,000	Ornamental Fencing	1 unit	\$75,000
	Remove and replace irrigation			Energy efficiency upgrade: repair/replace/modernize Unit lighting from incandescent to LED	29 @ 830	\$24,070
	Remove and Replace interior unit lights to LED	29 units @ \$830 ea	\$24,070			
	AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE			AMP 210: CA16-P027-007 Site 212 Jackson RIVERSIDE		
	Retrofit Windows	68 units @ \$2500 each	\$170,000	Kitchen and Bathroom remodel (cabinets, counters, floors and appliances)	68 units @ \$8000 each	\$544,000
				Ceramic Floor	68 units @ \$3500 each	\$238,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	28 poles: includes materials, labor, boom rental, etc 68 units @ 830=56,440	\$90,040
	AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY			AMP 210: CA16-P027-016/020 Site 213 Gloria St. MORENO VALLEY		
	Walkway ADA compliance (REAC deficiency) - Convert / Improve any needed thresholds / step-downs / walkways to handicapped accessible		\$82,000	Hot water heater replacement to on-demand (energy efficiency measure)	34 units @ \$2500 ea.	\$85,000
				Retrofit Windows	20 units @ \$2000 each	\$40,000
				Site lighting energy efficiency upgrade: repair/replace/modernize from incandescent to LED (may include conversion to solar where feasible) including units to LED	5 poles: includes materials, labor, boom rental, etc 34 units @ 830=28,220	\$34,220

Capital Fund Program – Five Year Action Plan

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

Capital Fund Program – Five Year Action Plan

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

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

Capital Fund Program – Five Year Action Plan

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

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

Capital Fund Program – Five Year Action Plan

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

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

Capital Fund Program – Five Year Action Plan

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

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