

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

947



**FROM:** Housing Authority

**SUBMITTAL DATE:**  
June 9, 2016

**SUBJECT:** Adopt Resolution No. 2016-007 Approving the Housing Authority Fiscal Year 2016-2017 Annual Budget, All Districts, (\$100,827,793), Housing and Urban Development 79.10%; Housing Authority Revenue 3.25%; State of California 1.39%; Department of Public Social Services 1.24%; City Funds 1.64%; Housing Authority Successor Agency 10.55%; Rental Assistance Demonstration 2.83%; CEQA Exempt

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

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3);
2. Adopt Resolution No. 2016-007 Approving the Housing Authority of the County of Riverside's Fiscal Year 2016-2017 Annual Budget for Housing Authority Programs;
3. Approve the attached Housing Authority of the County of Riverside Fiscal Year 2016-2017 Annual Budget;

(Continued)

Robert Field  
Chief Executive Officer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$	\$ 100,827,793	\$ 100,827,793	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$	\$	\$	\$	
<b>SOURCE OF FUNDS:</b> HUD 79.10%; HA Rev 3.25%; State of CA 1.39%; DPSS 1.24%; City Funds 1.64%; HASA 10.55%; RAD 2.83%.				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 2016-2017	

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

APPROVE

BY:   
Rohini Dasika

**County Executive Office Signature**

**MINUTES OF THE RIVERSIDE COMMUNITY HOUSING CORP. BOARD OF DIRECTORS**

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
 Nays: None  
 Absent: Washington  
 Date: June 21, 2016  
 xc: Housing Authority

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref.:** N/A | **District:** All | **Agenda Number:**

**10-1**

FISCAL PROCEDURES APPROVED  
PAUL ANGLIO, CPA, AUDITOR-CONTROLLER  
BY: 6/7/16  
Esteban Hernandez

Departmental Concurrence

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

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

**FROM:** Housing Authority

**FORM 11:** Adopt Resolution No. 2016-007 Approving the Housing Authority Fiscal Year 2016-2017 Annual Budget, All Districts, (\$100,827,793), Housing and Urban Development 79.10%; Housing Authority Revenue 3.25%; State of California 1.39%; Department of Public Social Services 1.24%; City Funds 1.64%; Housing Authority Successor Agency 10.55%; Rental Assistance Demonstration 2.83%; CEQA Exempt

**DATE:** June 9, 2016

**PAGE:** 2 of 3

**RECOMMENDED MOTION:** (Continued)

4. Authorize the Chairman of the Board to execute the attached form HUD-52574 certifying the approval of the Housing Authority's Fiscal Year 2016-2017 Annual Budget pursuant to Resolution No. 2016-007;
5. Authorize the Executive Director or designee, to take all steps necessary to implement Resolution No. 2016-007, including, but not limited to, signing any forms required by HUD, subject to County Counsel approval; and
6. Direct Housing Authority Staff to file the Notice of Exemption with the County Clerk within 5 working days.

**BACKGROUND:**

**Summary**

The Housing Authority of the County of Riverside (HACR) operates various housing programs identified in the proposed Housing Authority of the County of Riverside Fiscal year 2016-2017 Annual Budget (Annual Budget), funded primarily by annual and multi-year contracts with the U.S. Department of Housing and Urban Development (HUD). These housing programs benefit low and moderate income individuals in Riverside County. All costs of operating the housing programs are offset principally by revenues from Federal, State, and Local governments and agencies pursuant to governmental cost accounting guidelines. Various contracts with HUD, ranging from 1 to 15 year durations, provide for an administrative fee earned by the HACR for the development, rehabilitation, lease and maintenance of affordable housing. The proposed Annual Budget is attached.

The Annual Budget also includes program income and bond proceeds derived from housing assets transferred to the HACR in its capacity as housing successor to the former Redevelopment Agency for the County of Riverside (former Riverside County RDA) pursuant to the California redevelopment dissolution laws, and an administrative cost allowance necessary to perform all activities in HACR's capacity as the housing successor to the former Riverside County RDA and the former Coachella Redevelopment Agency.

Should the Board approve the attached Annual Budget, HUD requires approval of such budget via Board Resolution to continue housing assistance payments for over 10,000 low-income households. These payments must commence on July 1, 2016. Proposed Resolution No. 2016-007 approving the Annual Budget is attached.

Pursuant to the California Environmental Quality Act (CEQA), the proposed Annual Budget was reviewed and determined to be categorically exempt from CEQA under the State CEQA Guidelines Section 15061 (b)(3), General Rule or "Common Sense" exemption. It can be seen with certainty that there is no possibility that approval of the Annual Budget may have a significant effect on the environment, since it is an administrative document and will only have financial effects. A Notice of Exemption will be filed by HACR staff with the County Clerk within 5 days of the approval of the Annual Budget.

(Continued)

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

**FROM:** Housing Authority

**FORM 11:** Adopt Resolution No. 2016-007 Approving the Housing Authority Fiscal Year 2016-2017 Annual Budget, All Districts, (\$100,827,793), Housing and Urban Development 79.10%; Housing Authority Revenue 3.25%; State of California 1.39%; Department of Public Social Services 1.24%; City Funds 1.64%; Housing Authority Successor Agency 10.55%; Rental Assistance Demonstration 2.83%; CEQA Exempt

**DATE:** June 9, 2016

**PAGE:** 3 of 3

**BACKGROUND:**

**Summary** (Continued)

County Counsel has reviewed Resolution No. 2016-007 as to form. Staff recommends approval of the Annual Budget and adoption of Resolution No. 2016-007.

**Impact on Residents and Businesses**

Approval of the Fiscal Year 2016-2017 Annual Budget will enable the HACR to continue with its mission of providing project and tenant based rental assistance, short term rental/utility assistance, housing information service, and housing case management services to low and moderate-income households, veterans, and chronically homeless individuals.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Sources of funds vary per program, and are identified in the attached Fiscal Year 2016-2017 Annual Budget; funding from the County General Fund is not needed.

**ATTACHMENT**

Housing Authority Fiscal Year 2016-2017 Annual Budget

Board of Commissioners Resolution No. 2016-007 Approving the Housing Authority of the County of Riverside's Fiscal Year 2016-2017 Annual Budget

Form HUD-52574 (PHA Board Resolution Approving Operating Budget for FY 2016-2017)

1 HOUSING AUTHORITY OF THE COUNTY  
2 OF RIVERSIDE'S BOARD OF COMMISSIONERS

HOUSING AUTHORITY OF THE  
COUNTY OF RIVERSIDE

3  
4 **RESOLUTION NUMBER 2016-007**

5 **APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE'S**  
6 **FISCAL YEAR 2016-2017 ANNUAL BUDGET**

7  
8 **WHEREAS**, the Housing Authority of the County of Riverside ("Authority") was created  
9 pursuant to the U.S. Housing Act of 1937 and Section 34200 et seq. of the California Health and  
10 Safety Code to provide housing for low and moderate income families;

11 **WHEREAS**, the Authority administers a variety of local, state and Federal Programs in  
12 pursuit of its mission;

13 **WHEREAS**, the Authority operates public housing developments authorized by the U.S.  
14 Department of Housing and Urban Development ("HUD");

15 **WHEREAS**, the attached Housing Authority of the County of Riverside Fiscal Year 2016-  
16 2017 Annual Budget ("Annual Budget") has been prepared in accordance with and consistent  
17 with all applicable laws and guidelines;

18 **WHEREAS**, the United States Housing Act of 1937, as amended, provides that there  
19 shall be local determination of the need for public housing to meet needs not being adequately  
20 met by private enterprise;

21 **WHEREAS**, under the provisions of the United States Housing Act of 1937, as  
22 amended, HUD is authorized to provide financial assistance to public housing agencies for such  
23 housing; and

24 **WHEREAS**, the Board of Commissioners desires to approve the attached Annual  
25 Budget, which includes HUD financial assistance, to continue operating the Housing Authority's  
26 various housing programs.

1           **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, and ORDERED** by  
2 the Board of Commissioners for the Housing Authority of the County of Riverside, State of  
3 California, in regular session assembled on June 21, 2016, as follows:

- 4           1. The foregoing recitals are true and correct.
- 5           2. The Board of Commissioners hereby approves the allocation and appropriation of  
6 funds identified in the attached Housing Authority of the County of Riverside Fiscal  
7 Year 2016-2017 Annual Budget ("Annual Budget").
- 8           3. The Board of Commissioners hereby approves the attached Annual Budget.

9  
10 *////*

11 ROLL CALL:

12 Ayes:                   Jeffries, Tavaglione, Benoit and Ashley  
13 Nays:                   None  
14 Absent:                 Washington

15           The foregoing is certified to be a true copy of a resolution duly  
16 adopted by said Board of Supervisors on the date therein set forth.

17           KECIA HARPER-IHEM, Clerk of said Board

18 By 

19 Deputy

BY:  JAILA R. BROWN  
DATE 5-18-16

**PHA Board Resolution**  
Approving Operating Budget

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE PHA Code: CA027

PHA Fiscal Year Beginning: JULY 1, 2016 Board Resolution Number: 2016-007

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE


- Operating Budget approved by Board resolution on: 06/21/2016
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:


1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: John J. Benoit	Signature: 	Date: 6/21/16
---	--	------------------

Previous editions are obsolete

ATTEST:  
KECIA HARPER-JHEM, Clerk  
By   
DEPUTY

form HUD-52574 (04/2013)

JUN 21 2016 110 - 1

---

# Housing Authority of the County of Riverside

---



**Fiscal Year 2016-2017  
Annual Budget**

# Board of Commissioners



**District I**

**Kevin Jeffries**

**District II**

**John F. Tavaglione**

**District III**

**Charles "Chuck" Washington**

**District IV**

**John J. Benoit  
Chairman**

**District V**

**Marion Ashley**



# Executive Summary

## Overview

The Housing Authority of the County of Riverside (HACR) has a total annual operating budget of approximately \$100.8 million for Fiscal Year 2016-2017, which includes \$9.4 million for Authority programs, \$77.5 million for Section 8 programs, \$10.4 million for the Housing Authority Successor Agency, and \$3.5 million for the Riverside Community Housing Corporation; with a work force of 155 regular and 12 Temporary Assistance Pool (TAP) positions.

The Fiscal Year 2016-2017 annual operating budget, which begins July 1, 2016 and ends in June 30, 2017, is a balanced budget. However, reserve drawdowns from the Central Office Cost Center and Section 8 Unrestricted Net Assets are necessary to supplement projected revenues in order to meet budgeted expenditures.

The annual operating budget serves as a guide to assist HACR managers in coordinating activities of the organization; anticipating problematic areas before they arise; examining operational resources; and evaluating the agency's financial performance.

The budget was accomplished by collaboration between the fiscal division, program departments, and the HACR Executive Management team. Therefore, there is vested interest in all areas of the HACR in ensuring that actual expenditures do not highly deviate from the budget. The fiscal division will continue to distribute monthly and quarterly financial reports to assist in this financial planning process.

## Significant Budget Changes From the Previous Fiscal Year

Following is a brief summary of the significant changes that have impacted the HACR's Fiscal Year 2016-2017 annual operating budget:

### Authority Programs

The Authority Programs include HACR's business unit, the Central Office Cost Center (COCC), that employ's the HACR's management and administrative personnel, and earns income from fees charged to other programs. The COCC also provides working capital for grant programs such as the City of Riverside's Housing Opportunities for Persons with AIDS; the Department of Social Services' Continuum of Care and CalWorks Programs; The City of Moreno Valley's Emergency Solutions Grant Program; HUD's Resident Opportunities for Self-Sufficiency Program; and the U.S. Veterans Initiative for the Supportive Services to Veterans Families

(SSVF) Program. As cash reserves for the COCC and Development Division continue to be depleted at a rapid rate, the HACR should collaborate with the various funding agencies to develop ways to expedite reimbursement of upfront monies and make the most efficient use of COCC resources. With better cash reserves, the COCC would be equipped to manage other affordable housing projects and meet its administrative obligations.

Authority Programs also include the HACR's Administrative Building and Development Division, which are sustained by their own funding sources. Other housing projects that receive rental revenues include seventeen (17) housing units in Palm Springs; 77 housing units in City of Blythe; and three (3) units in Riverside funded by the Section 8 Program's Unrestricted Net Assets that serve families in the Family Self Sufficiency Program.

### **Public Housing Program / Rental Assistance Demonstration Program (RAD)**

HACR's Public Housing Program consists of 469 units of affordable housing within the County of Riverside. Funding for this program is awarded by the U.S. Department of Housing and Urban Development (HUD) through a formula that reflects inflation adjustments for Project Expense Levels, Utility Expense Levels, changes in tenant incomes and their corresponding rent contributions.

The Public Housing Program has continued to be underfunded through the years, with additional budget cuts to the Capital Fund Program that provides the income source for the modernization of public housing units. Consequently, the HACR applied for the Rental Assistance Demonstration (RAD) Program to convert its Public Housing Program to a Section 8 Project-Based platform that would provide more resources to improve living conditions of residents and offer a choice-mobility option to residents after a one-year tenancy in the project-based units. The HACR was given a tentative closing date of July 8, 2016, at which time all public housing units would be converted to RAD covered units.

### **Section 8 Programs**

In March 2016 HUD issued a letter advising public housing agencies of their Calendar Year 2016 Housing Assistance Payments (HAP) renewal funding allocations for the Housing Choice Voucher Program. The funding formula was based on requirements set forth in the "Consolidated Appropriations Act, 2016" Public Law 114-113, enacted on December 18, 2015. This 2016 Act established a new baseline of HAP funding at a capping percentage of 100%. HUD also sent a notice to HACR regarding the recapture of unspent HAP funds, which are kept in a HUD-Held Reserves account for HACR to access when needed. Therefore, it is HACR's goal to tap into these reserves by increasing leasing efforts to serve more families. Additional lease-ups completed by the first of the month would help offset the 20% reduction in the Administrative funding that created a dilemma for HACR's need to employ staff to manage new lease-up efforts.

Although the lack of Administrative funds hampers HACR's ability to lease up 100% of the Unit Months Available, the HACR continues to provide excellent case management and customer service; and as result, has maintained a High Performance rating in the Section Program for the past 13 consecutive years.

### Housing Authority Successor Agency (HASA)

A compromise proposal regarding the dissolution of redevelopment agencies passed Legislature SB 107, which allows spending of bonds issued in 2011 tied to affordable housing projects. Hence, the HACR in its capacity to manage the housing functions of the former Redevelopment Agency for the County of Riverside revised its Recognized Obligation Payment Schedule (ROPS) to include new development projects on its land assets portfolio. The ROPS was approved by the State of California Department of Finance, thus, the projects plans will be presented to the Board of Commissioners for approval.

The HASA's Low and Moderate Income Housing Asset Fund (LMIHAF) has been replenished by lease revenues and loan payments. The LMIHAF budget for FY 2016-2017 will be expended to fulfill all encumbered expenditures for new projects; and to meet all administrative obligations and supportive services for HASA-funded grant programs.

### Riverside Community Housing Corporation (RCHC)

RCHC continues to search and apply for grant funding to meet its mission to provide affordable, safe, decent, and sanitary housing opportunities, as well as supporting programs that foster economic opportunities. The budget includes revenues for the Homeless Prevention and Rapid Rehousing Program, Emergency Solutions Grant, and a donation from the SoCal Gas Initiative.

The RCHC's portfolio for next fiscal year consists of new assets transferred from the HACR to satisfy requirements of the RAD Program. This new venture will promote RCHC's mission by continuing HACR's legacy of enriching the lives of low-income families of the community. As RCHC gears towards asset development and rental administration, it will open doors for new project opportunities and the means to do more conscious and deliberate planning for long term financial goals and immediate financial health.

# Table of Contents

## Part I-Consolidated Budget Data

Background.....	1
Mission Statement, Strategic Goals and Objectives .....	2
Organizational Chart .....	4
Sources of Funding/Revenue by Category.....	5
Allocation of Funding/Expenses by Category .....	6
Consolidated Annual Budget .....	7

## Part II-Budgets By Program

Authority Program Budgets .....	8
Housing Authority Successor Agency (HASA).....	15
Hernandez Mobile Home Park.....	16
CalHome.....	16
Various Grants.....	17
Mortgage Credit Certificate Program (MCC).....	18
Coachella Successor Agency .....	18
Riverside Community Housing Corporation (RCHC).....	19
Section 8 Program Budgets .....	21

## Part III-Budget Statistics

Budget Comparison.....	23
Staff Count.....	24
Organization Staffing Statistics.....	25

**Part IV-Line Item Budgets**

Central Office Cost Center ..... 26  
Administrative Building & Services ..... 27  
Housing Opportunities for Persons with AIDS (HOPWA) ..... 28  
Resident Opportunities for Self Sufficiency (ROSS) ..... 29  
HA Development..... 30  
Shelter Plus Care (SPC) ..... 31  
Tenant Based Rental Assistance (TBRA) ..... 32  
Business Activities ..... 33  
Palm Springs Projects..... 34  
Corona Projects ..... 35  
Desert Rose Apartments..... 36  
CalWORKS ..... 37  
Supportive Services for Veteran Families (SSVF) ..... 38  
Housing Authority Successor Agency (HASA)..... 39  
Hernandez Mobile Home Park..... 40  
CalHome..... 41  
Various Grants..... 42  
Mortgage Credit Certificate (MCC)..... 43  
Coachella Successor Agency ..... 43  
Riverside Community Housing Corporation ..... 44  
Section 8 ..... 45

**Part V-Cost Allocations**

Cost Allocation Plan of EDA ..... Appendix A  
County-Wide Cost Allocation Plan (COWCAP)..... Appendix B  
Cost Allocations of the HACR ..... Appendix C

---

---

**Part I- Consolidated Budget Data**

## **Background**

The Housing Authority of the County of Riverside (HACR) was established in 1942 under the U.S. Housing Act of 1937 and the State of California Housing Authority Law of 1938. It is a government agency chartered by the State of California to administer the development, rehabilitation or financing of affordable housing programs. The area of jurisdiction of the HACR is the entire County of Riverside. Permanent operational office facilities are maintained in the cities of Riverside and Indio to facilitate the provision of services.

The governing body of the HACR is the County Board of Supervisors serving as the Board of Commissioners. The administration of the HACR is directed by the county's Economic Development Agency executive management officers and HACR's management team.

The programs and projects operated and administered by the HACR within the County of Riverside include:

- ❖ Housing Opportunities for Persons with AIDS (HOPWA)
- ❖ Shelter Plus Care (SPC) Program
- ❖ Tenant Based Rental Assistance (TBRA)
- ❖ Resident Opportunities for Self-Sufficiency (ROSS)
- ❖ Palm Springs Projects
- ❖ Desert Rose Apartments
- ❖ CalWORKS
- ❖ Supportive Services for Veteran Families
- ❖ Housing Choice Voucher (Section 8) Program
- ❖ Family Self-Sufficiency (FSS) Program
- ❖ Mainstream Housing Opportunities for Persons with Disabilities
- ❖ Moderate Rehabilitation Program
- ❖ Veterans Affairs Supportive Housing (VASH)
- ❖ Housing Authority Successor Agency (HASA)
- ❖ Coachella Successor Agency (CSA)
- ❖ Hernandez Mobile Home Park
- ❖ CalHome
- ❖ Mortgage Credit Certificate Program
- ❖ Neighborhood Stabilization Programs (NSP)
- ❖ Home Investment Partnerships Program (HOME)

As of April 19, 2016, there were 44,191 applicants on a waiting list for participation in the Housing Choice Voucher (Section 8) Program and 55,908 applicants on the waiting for the Public Housing Program.

The HACR is authorized to assist 9,952 households per month throughout the County of Riverside with \$73 million in projected housing assistance subsidies for Fiscal Year 2016-2017.

The HACR's non-profit arm, the Riverside Community Housing Corporation (RCHC) administers different programs, such as the Emergency Solutions Grant (ESG), Homelessness Prevention and Rapid Re-Housing Program (HPRP), and the Rental Assistance Demonstration Program (RAD).



# Mission Statement

The primary mission of the HACR is to transform and promote healthy, thriving communities, re-ignite hope and restore human dignity through the creation and preservation of high quality and innovative housing and community development programs which enhance the quality of life and revitalize neighborhoods to foster self-sufficiency.

## **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

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

Objective: Increase housing choices for families and individuals.

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

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

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

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

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

Objective: Encourage resident choice in rental selection.

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

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

Objective: Promote economic independence for families and individuals.

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



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

Objective: Promote equal housing opportunities.

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

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

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

# Housing Authority of the County of Riverside Organizational Chart

Board of Commissioners

Chief Executive Officer

Chief Operating Officer

Riverside Community Housing Corporation

Emergency Solutions Grant  
Homelessness Prevention and Rapid Rehousing  
Rental Assistance Demonstration

Deputy Director

Housing Services  
Section 8 Vouchers  
Section 8 Moderate Rehabilitation  
Mainstream Hsg Opp for Persons With Disabilities  
Section 8 Veterans Affairs Supportive Housing  
Housing Opp for Persons with Aids  
Resident Opp for Self Sufficiency  
Family Self Sufficiency  
Shelter Plus Care  
H/A Development Division  
Desert Rose Apartments  
Grants Development  
Multi Family Tax Exempt Bonds Portfolio  
CalWorks  
Supportive Services for Veteran Families

Assistant County Executive Officer/EDA  
Managing Director  
Deputy Executive Director

Deputy Director

Internal Program Review Operation  
Investigation of Fraud/Program Abuse  
Quality Control  
Facilities & Fleet Management  
Vehicle Management Services  
Facilities Development & Maintenance  
Information Systems  
Automation Systems, Dev & Maintenance  
Purchasing & Contracting  
Cost Effective & Administrative Compliance  
Quality Procurement Practices

Human Resources

Labor Relations  
Personnel Records Maintenance  
Recruitment & Selection  
Training

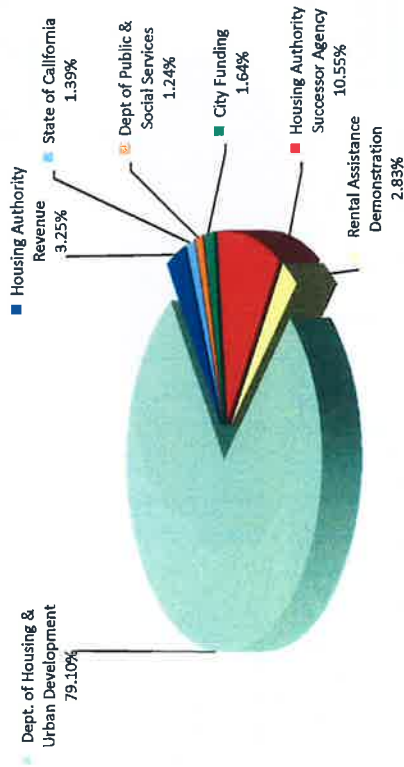
Housing Authority Successor Agency

Low & Moderate Income Housing Fund  
Recognized Obligation Pymt Schedules (ROPS)  
Miscellaneous Rental Properties & Loans  
Multi Family Taxable and Non Taxable Bonds  
Neighborhood Stabilization Program  
Home Investment Partnership Program  
Callhome  
Herrandez Mobile Home Park  
Mortgage Credit Certificate  
Various Mobile Home Tenant Programs

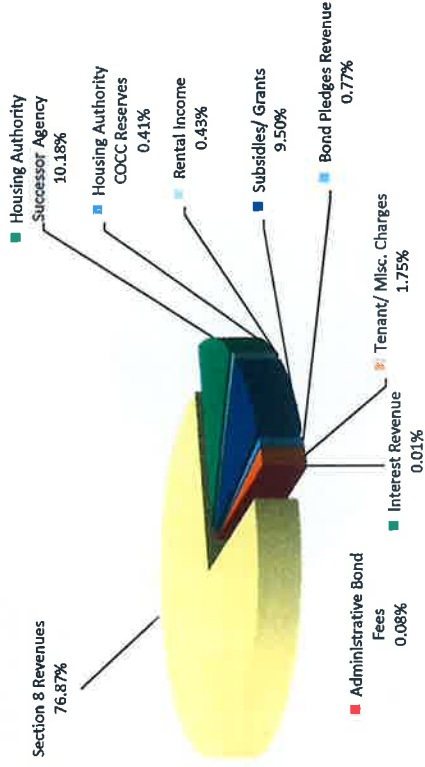
Deputy Director

Financial Services  
Payroll  
Accounts Receivable  
Accounts Payable  
Section 8 / Public Hsg Processes  
Insurance  
Budget  
General Ledger  
Audit  
Financial Reports

## Sources of Funding



## Revenue by Category



SOURCE OF FUNDING			FISCAL YEAR 2016-2017		
SOURCE	AMOUNT	PERCENT			
Dept. of Housing & Urban Development	79,755,359	79.10%			
Housing Authority Revenue	3,272,762	3.25%			
State of California	1,399,963	1.39%			
Dept. of Public & Social Services (federal funds)	1,246,253	1.24%			
City Funding	1,653,216	1.64%			
Housing Authority Successor Agency	10,634,762	10.55%			
Rental Assistance Demonstration	2,865,478	2.83%			
<b>TOTAL</b>	<b>100,827,793</b>	<b>100.00%</b>			

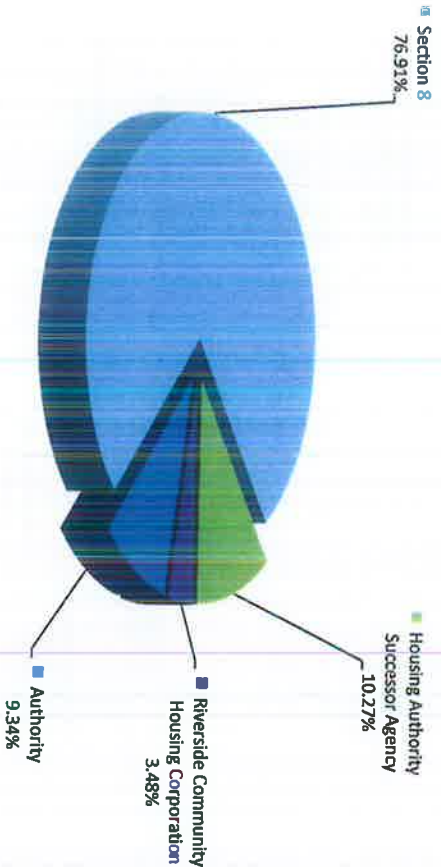
Note: Sources of Funding include different agencies that provide income for a particular purpose.

These funds are further categorized by type of revenues for which the sources are delineated.

REVENUE BY CATEGORY			FISCAL YEAR 2016-2017		
REVENUES	AMOUNT	PERCENT			
Rental Income	429,337	0.43%			
Subsidies/ Grants	9,581,094	9.50%			
Bond Pledges Revenue	772,500	0.77%			
Tenant/ Misc. Charges	1,761,523	1.75%			
Interest Revenue	4,417	0.01%			
Administrative Bond Fees	85,388	0.08%			
Section 8 Revenues	77,513,021	76.87%			
Housing Authority Successor Agency	10,264,191	10.18%			
Housing Authority COCC Reserves	416,322	0.41%			
<b>TOTAL</b>	<b>100,827,793</b>	<b>100.00%</b>			



# Allocation of Funding

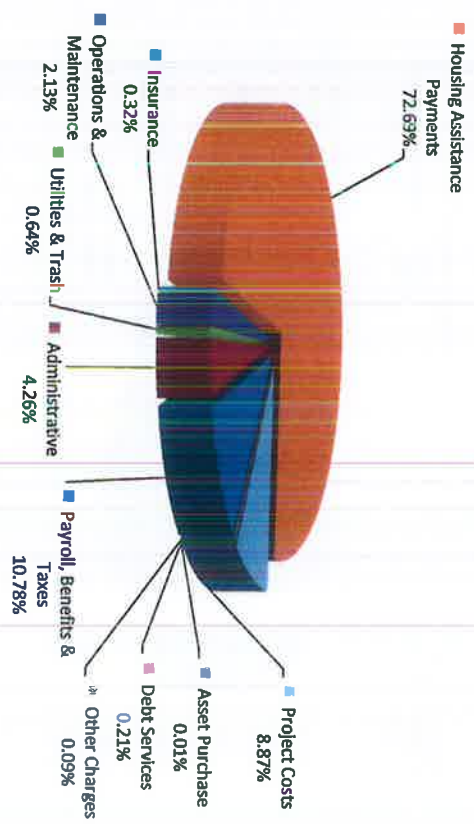


ALLOCATION OF FUNDING FISCAL YEAR 2016-2017

ALLOCATION	AMOUNT	PERCENT
Authority	9,420,266	9.34%
Section 8	77,548,337	76.91%
Housing Authority Successor Agency	10,352,362	10.27%
Riverside Community Housing Corporation	3,506,828	3.48%
<b>TOTAL</b>	<b>100,827,793</b>	<b>100.00%</b>

Note: The Allocation of Funding identifies the major program categories of the Housing Authority. Each program type has its own expense accounts by which budget line items are allocated.

# Expenses by Category



EXPENSES BY CATEGORY FISCAL YEAR 2016-2017

EXPENSES	AMOUNT	PERCENT
Payroll, Benefits & Taxes	10,875,977	10.78%
Administrative	4,294,139	4.26%
Utilities & Trash	642,071	0.64%
Operations & Maintenance	2,149,025	2.13%
Insurance	320,158	0.32%
Housing Assistance Payments	73,292,022	72.69%
Project Costs	8,939,415	8.87%
Debt Service Payments	207,709	0.21%
Other Charges	94,927	0.09%
Asset Purchase	12,350	0.01%
<b>TOTAL</b>	<b>100,827,793</b>	<b>100.00%</b>

# Consolidated Annual Budget

	Authority	Section 8	HASA	RCHC	TOTAL BUDGET
<b>REVENUE</b>					
3110 Rental Income	341,166	-	88,171	-	429,337
3401/3404 Subsidy/Grants Revenue/RAD Income	6,020,270	-	-	3,560,824	9,581,094
3404 Bond Pledges Revenue	218,000	-	-	554,500	772,500
3450 Sec 8 Fraud Recovery Revenue	-	34,000	-	-	34,000
3500 Administrative Revenue Per AB 471	-	-	150,000	-	150,000
3500 Bond Proceeds	-	-	7,626,334	-	7,626,334
3500 HASA Misc Revenue	-	-	86,780	-	86,780
3500 Loan Repayments	-	-	145,567	-	145,567
3500 Low Income Housing Fund	-	-	2,300,000	-	2,300,000
3610 Interest Revenue	3,100	1,317	-	-	4,417
3690 Miscellaneous/Tenant Charges	2,336,019	-	-	232,579	2,568,598
3690 Administrative Bond Fees	85,388	-	-	-	85,388
3410 HUD Section 8 Earned HAP Subsidy	-	69,545,087	-	-	69,545,087
3410 HUD Section 8 Earned Administrative Fees	-	6,867,717	-	-	6,867,717
3410 HUD Section 8 Earned Other Subsidy	-	483,000	-	-	483,000
9110 Transfer In	-	-	-	-	-
<b>TOTAL REVENUE</b>	<b>9,003,943</b>	<b>76,931,122</b>	<b>10,396,852</b>	<b>4,347,903</b>	<b>100,679,819</b>
<b>EXPENSE</b>					
1408 Development- Management Improvements	150,000	-	-	-	150,000
1450/1460 Asset Development/Improvement	649,963	-	-	-	649,963
4110 Payroll, Benefits & Taxes/Administrative	2,986,113	5,376,622	927,097	1,066,809	10,356,640
4110 Temporary/Contract Employees	250,535	-	-	-	250,535
4110 EDA Interfund Salaries	189,093	-	-	-	189,093
4110 Asset Management Fee	-	-	-	241,452	241,452
4110 Property Management Company	14,074	-	-	-	14,074
4130 Legal	13,480	8,101	104,000	14,700	140,281
4140 Training	4,900	15,750	17,000	-	37,650
4150 Travel	14,200	2,000	14,200	1,000	31,400
4171 Auditing	2,846	34,803	3,284	5,500	46,433
4172 Professional Services	-	-	3,000	-	3,000
4180 Office Rent/Storage	102,674	247,814	38,000	6,700	395,188
4190 Administrative Sundry	279,332	2,296,650	245,916	36,550	2,858,449
4190 EDA Interfund Operating	341,718	-	-	-	341,718
4230 Tenant Services	192,000	-	-	-	192,000
4300 Utilities	133,119	-	-	6,568	198,568
4420 Operations and Maintenance - Materials	41,363	17,278	2,000	489,884	623,003
4430 Operations and Maintenance - Services	165,324	-	37,000	543,048	603,689
4431 Trash	19,068	-	-	-	19,068
4510 Insurance	76,243	4,232	5,500	234,183	320,158
4590 Other General Expense	88,941	-	3,600	-	94,927
4715 Housing Assistance Payments	3,431,935	69,545,087	8,939,415	315,000	72,977,022
4715 Project Costs	-	-	-	2,386	2,386
4715 Housing Assistance Payments	65,635	-	-	-	65,635
4715 Housing Assistance Payments/Direct Salaries	175,000	-	-	-	175,000
4900 Debt Service Principal Payments	32,709	-	-	-	32,709
4900 Debt Service Interest Payments	-	-	-	-	-
7540 Asset Purchase	-	-	12,350	-	12,350
<b>TOTAL EXPENSE</b>	<b>9,420,266</b>	<b>77,548,337</b>	<b>10,352,362</b>	<b>3,506,828</b>	<b>100,827,793</b>
Reserve Drawdown	416,322	617,216	(44,490)	-	1,033,538
Reserves For Following Fiscal Year Project Costs (CSA)	-	-	-	(485,000)	(485,000)
Reserves for Capital Improvements	-	-	-	(356,075)	(356,075)
Reserves for Operations	-	-	-	-	-
<b>NET GAIN (LOSS)</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>





## AUTHORITY PROGRAMS

### Central Office Cost Center

As required by the U.S. Department of Housing and Urban Development (HUD), the Central Office Cost Center (COCC) was established to act as the internal management agent of the agency. The COCC provides management services and receives fee income in return from business activities. Management fees are based on HUD's publication of the 80<sup>th</sup> percentile of fees paid by the market industry.

<b>Budget</b>	<b>Revenue Sources</b>	
	Interest Revenue	1,800
	Miscellaneous Revenue	1,905,485
	Admin Bond Fees	85,388
	Reserve Drawdown	196,682
	<b>Expenses</b>	
Staffing Expenses	1,562,942	
Operating Expenses	626,413	

### Administration Building & Services

Only expenses relating to the Administration building (i.e., utilities, maintenance and general expenses) are budgeted to the Administration Building and Services Fund. These administrative expenses are apportioned to other programs (i.e. Public Housing, Section 8, COCC, HASA, and RCHC) based on cost allocation percentages derived from the number of units supported and staff time. Reimbursement of costs associated with the Administration building is paid through a rent offset.

<b>Budget</b>	<b>Revenue Sources</b>	
	Interest Revenue	1,300
	Miscellaneous Revenue	255,534
	Reserve Drawdown	150,000
	<b>Expenses</b>	
	Staffing Expenses	52,449
Asset Improvement	150,000	
Operating Expenses	204,385	

## AUTHORITY PROGRAMS

### Housing Opportunities for Persons with AIDS (HOPWA)

Riverside and San Bernardino counties became eligible for HUD's HOPWA funds in 1993. HUD named the City of Riverside as "Grantee" for having the largest population of any city within the two (2) county eligible metropolitan areas (EMA). The HACR agreed to serve as Project Sponsor for the County of Riverside and is therefore responsible for procuring such services as short term housing, utilities assistance, and home health care for HOPWA participants and disbursing HOPWA funds consistent with the City of Riverside's plan as approved by HUD. The HACR also utilizes HOPWA funds to administer a tenant-based rental assistance program serving approximately ninety (90) participants throughout Riverside County.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grant Revenue	1,131,716
	<b>Expenses</b>	
	Staffing Expenses	134,896
	Operating Expenses	197,000
	Housing Assistance Payments	799,820

### Resident Opportunity for Self-Sufficiency (ROSS)

The goals of the ROSS program are to enable participants to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency, improve living conditions for the elderly and disabled, and enable them to age-in-place. HUD awarded HACR a \$246,000 grant for three years to fund one ROSS Coordinator position that would provide program support and services to the residents at the Gloria Crossings and Dracaea Apartment. The new contract will start in August 2015 and has a 3-year term.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grant Revenue	89,500
	<b>Expenses</b>	
	Staffing Expense	68,037
	Training & Admin Sundry	21,463



## AUTHORITY PROGRAMS

### HA Development

The HACR's goal is to develop existing assets and/or acquire properties with development potential. The ultimate measure of success for this budget unit is to develop affordable housing units that will provide affordable rental and home ownership opportunities to Riverside County residents. Currently, the Mustang Lane Project is a proposal to subdivide a 1.12 acre lot in the City of Jurupa Valley and develop seven (7) single-family homes. The HA Development plans to collaborate with EDA to expend Neighborhood Stabilization Program Income as a funding source. Other properties to develop include assets transferred to the HACR through the dissolution of the former Redevelopment Agency of the County of Riverside. The budget reflects only staffing costs and minor administrative costs to cultivate ideas on reaching the objectives of this program.

<b>Budget</b>	<b>Revenue Sources</b>	
	Cash Reserves	145,984
	<b>Expenses</b>	
	Staffing Expense	140,784
	Admin Sundry	5,200

### Shelter Plus Care (SPC)

As the recipient of the grant funds, the HACR provides rental assistance to individuals and families who are certified by the Department of Mental Health to be chronically homeless and mentally disabled. The HACR has an agreement with the Department of Public Social Services (DPSS) to administer five (5) Shelter Plus Care Programs, which are currently serving about one hundred fifteen (115) families collectively throughout Riverside County.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grant Revenue	1,246,253
	<b>Expenses</b>	
	Staffing Expenses	49,850
	Housing Assistance Payments	1,196,403

## AUTHORITY PROGRAMS

### Tenant Based Rental Assistance (TBRA)

As a sub-recipient of funds from the Home Investment Partnership Act (HOME) Program, the HACR received \$445,995 to provide housing and supportive services to eligible homeless residents living in encampments for a maximum of eighteen (18) months with the goal of transitioning these participants to self-sufficiency. The balance of \$38,000 will be expended in FY 2016-2017.

The HACR also applied for an additional \$1,100,000 of HOME funds in an effort to provide targeted supportive services, promote stability, and reduce the number of homeless population in Riverside County. The balance of \$1,042,000 from this grant will be expended in FY 2016-2017.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grant Revenue	1,080,000
	<b>Expenses</b>	
	Staffing Expenses	58,653
	Housing Assistance Payments	1,021,347

### Business Activities

On January 2012, HUD gave the HACR permission to utilize its Unrestricted Net Assets to purchase, rehabilitate, and lease three (3) homes to FSS participants of the Section 8 Housing Choice Voucher Program. These development activities were accomplished with the mission of preserving affordable homes and stabilizing neighborhoods hardly hit by foreclosures.

<b>Budget</b>	<b>Revenue Sources</b>	
	Rental Income	51,336
	<b>Expenses</b>	
	Staffing Expenses	33,171
	Operating Expenses	18,165

## AUTHORITY PROGRAMS

### Palm Springs Housing Developments

The HACR owns and operates seventeen (17) affordable units in the City of Palm Springs. Revenue sources are generated from dwelling rent and associated tenant charges.

<b>Budget</b>	<b>Revenue Sources</b>	
	Rental Income	116,691
	Miscellaneous Income	4,837
	<b>Expenses</b>	
	Staffing Expenses	63,721
	Operating Expenses	57,807

### Corona Bond Housing Developments

The 1998 Revenue Bond Series A was issued with a note payable for \$4.7 million to the City of Palm Desert, which was secured by the Corona and Palm Springs properties. The City of Corona agreed to pledge \$218,000 annually for the payment of debt service for the term of the bond issue. In August 2001, the Corona properties were sold to satisfy the note payable issued with the 1998 bond issue. The note was satisfied; however, the 1998 bond issue remained. The amount of debt service due for the bond issue is covered by the City of Corona's annual pledge.

<b>Budget</b>	<b>Revenue Sources</b>	
	Bond Pledge	218,000
	<b>Expenses</b>	
	Operating Expenses	10,291
	Debt Service Payments	207,709

# AUTHORITY PROGRAMS

## Desert Rose Apartments

Financed jointly by the State of California through its Office of Migrant Services of the Department of Housing and Community Development and by the U.S. Government through its Farmer's Home Administration, now known as Rural Development of the Department of Agriculture, this 100-unit farm worker housing project became operational in November 1991. A complex arrangement of financing was used to bring this project into existence and into operations. The HACR purchased and retained ownership of the land, the Office of Migrant Services and the Farmer's Home Administration financed the construction of all buildings, the State of California retained ownership of all the buildings, and the Office of Migrant services contracted with the HACR to provide day to day management and housing operations. Annual operating grants from the Office of Migrant Services stipulated that these 100 housing units could be occupied by migrant farm workers for only 6 months of each fiscal year. However, during the FY2005, due to the State of California fiscal budget crisis, the Office of Migrant Services ordered the HACR not to rent any units to farm workers for the entire fiscal year and took steps to dispose of the buildings. The HACR negotiated with the Office of Migrant Services to have the title and ownership of all the buildings to be transferred to the HACR.

Further, late in FY2005, the HACR applied for and was granted \$3,000,000 from the Joe Serna Junior Farmworker Housing Grant Program of the Department of Housing & Community Development and \$3,795,110 from the United States Department of Agriculture to rehabilitate all the housing units and to convert them to rental units available to farm workers on a 12 month, year round basis. The HACR also received a total of \$8,500,000 in grant funding from RDA. In FY2009, the rehabilitation process of converting 100 housing units to 77 housing units was completed and lease up of the units started.

For a number of years, this project has continually been challenged with a low occupancy level, ranging 20% - 30%. A reserve drawdown from the COCC is necessary to sustain the upkeep of the building and grounds. The HACR has reached out to the Department of Housing and Community Development and received approval to: (1) allow the project to be rented to non-farmworker tenants; (2) allow an increase in the maximum income limit to 120% of the area median income (AMI); (3) allow the waiver of the minimum number of persons in household requirement. The HACR will continue its marketing efforts to lease up vacancies and implement the new rules.

<b>Budget</b>	<b>Revenue Sources</b>	
	Rental Income	140,736
	Transfer from COCC	69,640
	<b>Expenses</b>	
	Staffing & Property Mgmt	16,663
Operating Expenses	193,713	

## AUTHORITY PROGRAMS

### CalWORKS

The HACR submitted an application for funding from the California Department of Social Services (CDSS) to implement the State-funded CalWORKS Housing Support Program that would help homeless families secure permanent housing by removing barriers. Funding is passed through the Riverside County Department of Social Services (DPSS) and funds will be expended within twelve (12) months.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grant Revenue	700,000
	<b>Expenses</b>	
	Staffing Expenses	210,000
	Travel	10,000
	Housing Assistance Payments	480,000

### Supportive Services for Veteran Families (SSVF)

The HACR was awarded a grant of \$50,000 through the Veterans Administration's (VA) Supportive Services to Veteran Families (SSVF) Program, of which the U.S. Veterans Initiative (U.S. Vets) is the lead agency and grantee. This program is designed to promote housing stability among very low-income veteran families who reside in or are transitioning to permanent housing. The HACR will provide participants with outreach, case management, and assistance in obtaining VA and other benefits.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grant Revenue	50,000
	<b>Expenses</b>	
	Staffing Expenses	40,535
	Operating Expenses	9,465

## HOUSING AUTHORITY SUCCESSOR AGENCY (HASA)

On June 29, 2011, Governor Brown signed two State of CA Assembly Bills, ABX126 and ABX127, which would dissolve redevelopment agencies (RDAs) throughout the state of California, and create an alternative voluntary redevelopment program to allow agencies to continue redevelopment activity by voluntarily making a payment to the state. On November 10, 2011, the California Supreme Court announced its decision to uphold ABX126 and strike down ABX127, thus eliminating RDAs. On January 10, 2012, the HACR's Board of Commissioners (BOC) accepted the responsibility for performing all activities as the successor to the redevelopment housing function. On February 1, 2012, all California RDAs were eliminated and HACR assumed all the housing functions previously performed by the RDA for the County of Riverside.

On July 3, 2012, per Board Resolution 2012-006, the BOC authorized the HACR to accept any and all assets, liabilities, duties, loans, leases, and obligations associated with the housing activities of the former RDA.

On July 17, 2012, a Low and Moderate Income Housing Asset Fund (LMIHF) was established to manage the disbursements and cash receipts for the HASA. This fund is used to pay for administrative and operational costs to develop the assets; maintain loan and grant portfolios; and manage the leases, rental housing properties, and homeownership units.

Other revenue sources include rental receipts from a Post office located in one of the HASA's parcels and from different Mobile Home Parks managed by the HASA; a lease payment for agricultural land; monitoring fees; and various loan payments.

All projects listed on the Recognized Obligation Payment Schedule (ROPS) approved by the CA Department of Finance will be supported by bond proceeds.

<b>Budget</b>	<b>Revenue Sources</b>	
	Rental Income	88,171
	Loan Repayments	145,567
	Miscellaneous	26,780
	Bond Proceeds	7,541,500
	LMIHF	2,300,000
	<b>Expenses</b>	
	Staffing Expenses	716,169
	Operating Expenses	434,084
	Project Cost	8,939,415
Asset Purchase	12,350	



## HERNANDEZ MOBILE HOME PARK

Due to the dissolution of the Riverside County's Redevelopment Agency, the HASA was given the task of managing and maintaining nine (9) mobile homes in approximately 1.95 acres of real property located in Thermal. This project has provided affordable housing to low and very low income households for over ten (10) years. The administrative expenses will be covered by rental receipts.

<b>Budget</b>	<b>Revenue Sources</b>	
	Rental Income	32,400
	<b>Expenses</b>	
	Staffing Expenses	9,495
	Operating Expenses	22,905

## CALHOME

The HACR entered into an agreement with the Department of Housing and Community Development (HCD), a public agency of the State of California, to assist in the operation of an owner-occupied assistance program. The CalHome Program was established by Chapter 6, Section 50650 Part 2 of Division 31 of the Health and Safety Code and is governed by regulations issued by HCD. The commitment of \$1,500,000 issued in November 22, 2013 will expire on June 14, 2016. The program objective is to provide financing for rehabilitation/replacement of existing mobile homes that serve low-income households. As of March 2016, 16 mobile homes have been provided to qualified households in the form of a loan at a 0% fixed interest rate, with a maximum loan limit of \$60,000. The HACR is in the process of requesting an extension and additional funds to demolish and replace at least 10 more mobile homes during the current and next fiscal year.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grants	649,963
	<b>Expenses</b>	
	Asset Development	649,963

## VARIOUS GRANTS

The HACR administers housing programs to foster homeownership opportunities that ultimately create viable and sustainable communities that enhance the quality of life for Riverside County residents. In meeting its mission, the HACR partners with the Economic Development Agency, which is the recipient of the funds, by providing staffing resources for the following grant programs:

- The Neighborhood Stabilization Program (NSP) was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. NSP 1 funds were authorized under Division B, Title III of the Housing And Recovery Act (HERA) of 2008, which provided a formula grant to local governments. NSP 3 funds were authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010 that provided a third round of the NSP formula grant to selected states and governments.
- The HOME Investment Partnerships Program provides a formula grant to fund a wide range of homeownership and rental assistance activities. The HACR meets this mission through its First Time Homebuyer Program by providing down payment assistance to lower income persons in the purchase of their first home. The HACR also helps individual households afford housing costs such as rent, utility costs, security deposits, and/or utility deposits by offering rental assistance programs, self-sufficiency programs, homebuyer programs, targeted population programs, anti-displacement assistance programs, and security deposit programs.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grants Revenue	1,072,838
	Miscellaneous	24,179
	<b>Expenses</b>	
	Staffing Expenses	1,072,838
	Operating Expenses	24,179



## MORTGAGE CREDIT CERTIFICATE PROGRAM (MCC)

The HACR administers annual lender training sessions for the Riverside County Economic Development Agency's Mortgage Credit Certificate Program (MCC). A MCC entitles eligible home buyers to reduce the amount of federal income taxes owed by 15% of the annual interest paid on a mortgage. Consequently, the credit increases the homebuyer's purchasing power, which in turn helps the buyer to qualify for a mortgage. Pursuant to Section 5050 of the CA Debt Limit Allocation Committee (CDLAC), a performance deposit of \$89,200 must remain on deposit before it is released. It is the program's goal in FY 2016-2017 to replenish the deposit account by an administrative fee of \$300 per application processed. In Fiscal Year 2016-2017 the HACR projects to serve about 40 - 50 families.

## COACHELLA SUCCESSOR AGENCY

On June 4, 2013, the HACR's Board of Commissioners accepted, via a Memorandum of Understanding, the responsibilities for performing all activities as the successor to the redevelopment housing functions for the former Coachella Redevelopment Agency.

On February 19, 2014, Governor Brown signed AB 471, which provides an administrative cost allowance for all qualified housing successor agencies that assumed the housing functions of dissolved redevelopment agencies. Hence, the allowance of \$150,000 will cover any administrative costs associated with disbursing bond proceeds for housing development activities identified in the Recognized Obligation Payment Schedule (ROPS), approved by the Oversight Board and the State of California Department of Finance.

<b>Budget</b>	<b>Revenue Sources</b>	
	Administrative Revenue	150,000
	Bond Proceeds	84,834
	Miscellaneous	60,000
	<b>Expenses</b>	
	Staffing Expenses	210,928
	Operating Expenses	39,416
Reserves	44,490	

## RIVERSIDE COMMUNITY HOUSING CORPORATION (RCHC)

On January 7, 1992, the HACR's Board of Commissioners adopted a resolution that authorized the creation of the RCHC. The RCHC was established as an affiliate and blended component unit of the HACR for the purpose of financing, acquiring, developing, rehabilitating, owning, managing, and selling affordable housing in Riverside County for persons of extremely low, low and moderate income, and to access certain state and federal programs available to non-profit corporations. RCHC was inactive subsequent to its incorporation in 1992. On July 1, 2014 the HACR's Board of Commissioners adopted another resolution to authorize the activation of RCHC and commencement of its corporate operations.

RCHC was awarded \$250,000 from the HACR's Low and Moderate Income Housing Asset Fund (LMIHAF) to implement the Homelessness Prevention and Rapid Rehousing Assistance Program that provides short-term or medium-term rental assistance; housing relocation and stabilization services including housing search, mediation, or outreach to property owners; security or utility deposits; utility payments; rental assistance for a final month at a location; moving cost assistance; and case management to those who are at risk for homelessness.

The City of Moreno Valley awarded \$183,500 to RCHC for the implementation of the Emergency Solutions Grant (ESG) Program that aims to provide housing relocation and stabilization services including housing search and placement; landlord mediation; security and/or utility deposits; the provision of short-term or medium-term rental assistance and utility payments; and housing case management.

The City of Moreno Valley also awarded \$120,000 to fund two (2) full-time staff who will function as Outreach Coordinators to individuals at risk of imminent homelessness.

The Southern California Gas Company donated \$1,000 to RCHC as part of the SoCalGas 2014 Education Initiative to support local Youth Employment Services.

In Fiscal 2016-2017, the RCHC will be the recipient of 469 units of affordable housing that will be transferred from the HACR through HUD's Rental Assistance Demonstration (RAD) Program. RAD is a voluntary program of HUD, which seeks to preserve public housing by providing Public Housing Agencies with access to more stable funding to make needed improvements to properties. The first component of the RAD program, Project-Based Vouchers (PBVs) allows projects funded under the Public Housing Program to convert their assistance to long-term, project-based Section 8 rental assistance contracts, which will pass through the HACR. HUD considers RAD to be a central part of its rental housing preservation strategy to stimulate efficiency, and build resilient, steady communities. After receiving HUD's approval for Commitments for Entering into a Housing Assistance Payment (CHAPs), the HACR submitted its Financial Plan, and is underway to completing all requirements to receive HUD's final approval through RAD Conversion Commitments (RCCs). Closing date of the RCCs is scheduled for July 8, 2016, at which time all properties and existing tenant accounts would be transferred to RCHC.

## RIVERSIDE COMMUNITY HOUSING CORPORATION (RCHC)

RCHC's consolidated budget also includes a working capital fund established by HACR to finance expenses related to operations and to ensure sufficient cash flow to meet short-term obligations. To promote autonomy, RCHC has been actively pursuing grant opportunities that provide funding for resident and supportive services, payroll expenses of Program Navigators, and miscellaneous administrative expenses. RCHC will also explore asset acquisitions that generate rental revenues and asset management fees.

<b>Budget</b>	<b>Revenue Sources</b>	
	RAD Income	3,560,824
	Grant Revenue	554,500
	Miscellaneous Revenue	232,579
	<b>Expenses</b>	
	Operating Expenses	3,191,828
Housing Assistance Payments	315,000	
Reserves for RAD	841,075	

## SECTION 8 PROGRAMS

### Housing Choice Voucher (Section 8) Program

The Housing Choice Voucher Program assists lower income households with rental assistance to provide an opportunity to live in affordable, decent, safe and sanitary housing.

As mandated by Federal regulations, families, elderly, and disabled persons earning 50 percent of median income or less are eligible to participate in the program. However, at least 75 percent of families drawn from the waiting list must earn no more than 30 percent of median income. Tenants receiving assistance under the voucher program will pay between 30 - 40 percent of their income toward rent and utilities, with HUD (through the HACR) providing the subsidy for the difference between that amount and the rent plus utilities. Utilizing these criteria, staff certifies applicant eligibility, issues vouchers, negotiates leases, prepares contracts and inspects dwelling units for housing quality standards established by the Federal government. Additionally, staff manages rental assistance contracts by processing tenant relocations and ports, terminations, and annual re-certification of eligibility. Staff also provides tenant-landlord mediation services for Section 8 Program participants. For Calendar Year 2016, HUD awarded the HACR \$67 million to assist 9,062 families per month, which includes 539 vouchers set aside for the Veterans Affairs Supportive Housing (VASH) Program.

### Veterans Affairs Supportive Housing (VASH)

This program offers rental assistance for homeless Veterans with case management and clinical services through the Department of Veterans Affairs (VA). HUD allocates vouchers by analyzing point-in-time data provided by the Continuums of Care (CoCs), VAMC data on the number of contacts with homeless Veterans, and performance data from Housing Authorities.

### Mainstream Housing Opportunities for Persons with Disabilities (Mainstream Program)

Mainstream Program provides Section 8 rental vouchers to persons with disabilities. The HACR works in cooperation with local organizations that provide referral and support services to disabled persons in order to help disabled clients locate affordable and accessible housing. The HACR currently has the budget authority for thirty-eight (38) vouchers under this Program.

## SECTION 8 PROGRAMS

### Section 8 Moderate Rehabilitation Rental Assistance Program

This HUD-program was designed to preserve existing rental housing stock. Each fiscal year, HACR is required to base the renewal at rent levels equal to the lessor of: 1) Existing contract rents, adjusted by the Operating Cost Adjustment Factor (2.3% for California); or 2) Existing Fair Market rents (at 120%) less any amounts allowed for tenant supplied utilities; or 3) Comparable market rents for the market area. A landlord will enter into a fifteen (15) year contract with the HACR, which guarantees Section 8 rental assistance to qualified tenants. HUD has continued to renew the HACR's contracts beyond the initial term date but has not issued any new contracts. Currently, the HACR assists (80) households located in Riverside.

### Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program was established to assist families to become economically independent from governmental financial assistance within a five-year period. Over the five-year period, as family income grows, the corresponding amount to rent increase is deposited into an escrow account to purchase a home, pay for higher education, or even start a business. The FSS Program is available to those families assisted under the HUD Section 8 Program. Through the FSS Program, the HACR has established a network with public agencies to provide job training, family counseling, career assessments and other social services. The funding for FY2016-2017 will pay for 7 resident coordinator positions. As of April 2016, there were three hundred sixty five (365) FSS participants throughout the County of Riverside.

<b>Budget</b>	<b>Revenue Sources</b>	
	Grant Revenue	76,895,803
	Interest Revenue	1,317
	Fraud Recovery Revenue	34,000
	Reserve Drawdown	617,216
	<b>Expenses</b>	
	Staffing Expenses	5,376,622
Operating Expenses	2,626,627	
Housing Assistance Payments	69,545,087	



## Budget Comparison

	Budget 12-13	Budget 13-14	Budget 14-15	Budget 15-16	Budget 16-17	% Change [Budget 15-16 to Budget 16-17]
<b>Revenue</b>	\$91,665,698	\$98,605,966	\$98,534,296	\$96,926,910	\$100,679,819	3.73%
<b>Expenses</b>						
Salaries & Benefits	\$9,535,499	\$8,851,069	\$9,904,282	\$10,979,555	\$10,875,979	-0.95%
Services & Supplies	\$7,788,040	\$7,495,102	\$7,441,435	\$8,251,267	\$7,163,940	-15.18%
Other Charges	\$74,643,155	\$83,147,688	\$81,331,668	\$78,487,597	\$82,775,524	5.18%
Fixed Assets/Purchases	\$1,082,076	\$0	\$65,000	\$64,424	\$12,350	-421.65%
<b>Total Expenses</b>	<u>\$93,048,770</u>	<u>\$99,493,859</u>	<u>\$98,742,385</u>	<u>\$97,782,843</u>	<u>\$100,827,793</u>	3.02%
Subtotal	(\$1,383,072)	(\$887,894)	(\$208,088)	(\$855,933)	(\$147,973)	
Reserve Drawdown	\$1,383,072	\$887,894	\$208,088	\$855,933	\$1,033,538	
Reserve Build-up	\$0	\$0	\$0	\$0	(\$885,565)	
Net Assets Gain / (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (0)</u>	

Job Title	Filled and Vacant Positions FY 16-17
<b>Regular Employees:</b>	
Accountant I	2
Accountant II	2
Accounting Technician I	3
Accounting Technician II	5
Administrative Services Supervisor	1
Assistant Director of EDA	1
Building Maintenance Superintendent	1
Building Maintenance Supervisor	2
Building Maintenance Worker	2
Buyer Trainee	1
Deputy Director of EDA	1
Development Specialist I	1
Development Specialist II	2
Development Specialist III	3
Fiscal Manager	1
Housing Authority Maintenance Worker	9
Housing Program Assistant I	11
Housing Program Assistant II	2
Housing Specialist I	36
Housing Specialist II	18
Housing Specialist III	11
Office Assistant II	9
Office Assistant III	2
Principal Accountant	1
Principal Development Specialist	5
PH Property Manager	5
Secretary II	1
Senior Accountant	2
Senior Development Specialist	12
Supervising Accountant	2
Support Services Technician	1
<b>Total Regular Employees</b>	<b>155</b>
<b>Temporary Assistance Pool (TAP):</b>	
RCHC Coordinator	1
Porter	8
Housing Navigator	3
<b>Total TAP</b>	<b>12</b>
<b>Total Filled and Vacant Positions</b>	<b>167</b>



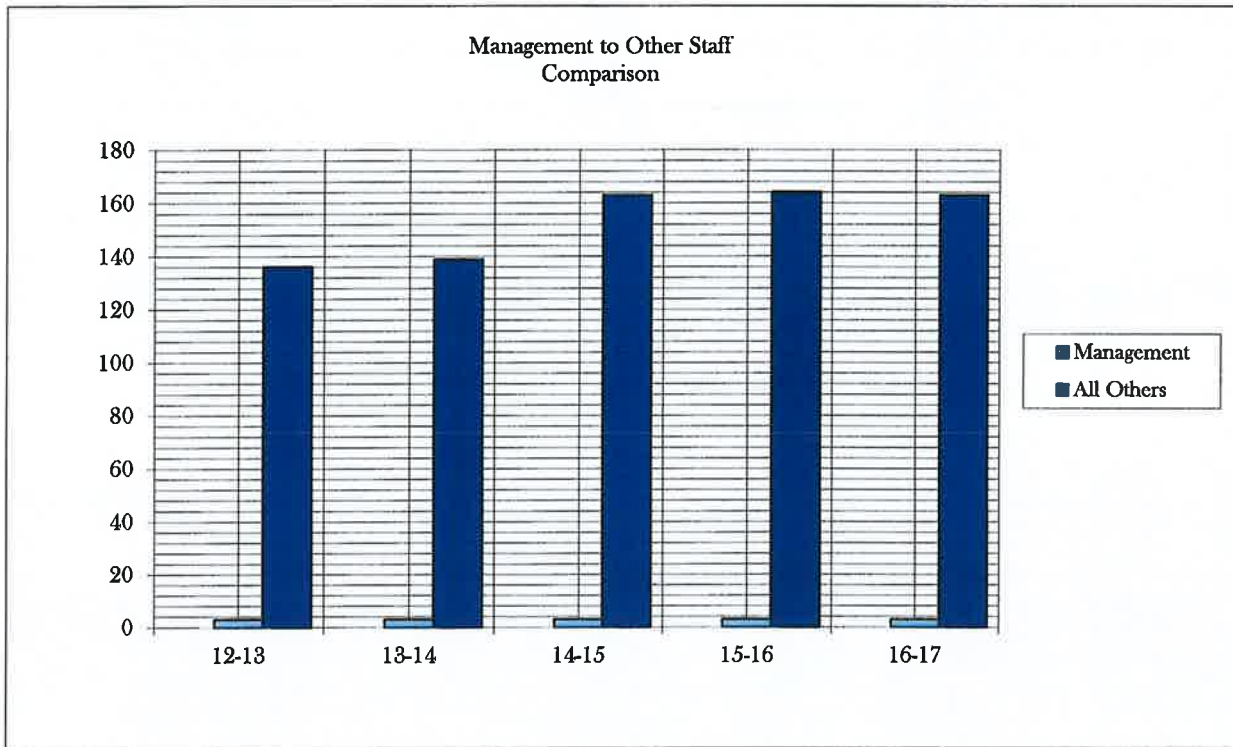


## Organization Staffing Statistics

Fiscal Year	12-13	13-14	14-15	15-16	Budget 16-17
Management	3	3	3	3	4
All Others	136	139	163	164	163
<b>Total Budgeted Positions</b>	<b>139</b>	<b>142</b>	<b>166</b>	<b>167</b>	<b>167</b>

Year to Year % Change					
Management	0.0%	0.0%	0.0%	0.0%	33.3%
All Others	-22.7%	2.2%	17.3%	0.6%	-0.6%
<b>Total Budgeted Positions</b>	<b>9.2%</b>	<b>2.2%</b>	<b>17.3%</b>	<b>0.6%</b>	<b>32.7%</b>

Percent of Total					
Management	2.16%	2.11%	1.81%	1.80%	2.40%
All Others	97.84%	97.89%	98.19%	98.20%	97.60%
<b>Total Budgeted Positions</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>





## CENTRAL OFFICE COST CENTER (COCC)

### REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	1,800
3690 Miscellaneous Revenue	1,905,485
3690 Administrative Bond Fees	85,388
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	1,992,673

### EXPENSE

1260 Inventory Materials	-
1260 Development- Operations	-
1406 Development- Management Improvements	-
1408 Development- Administration	-
1410 Development- Audit	-
1411 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	1,373,850
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	189,093
4130 Legal	4,500
4140 Training	900
4150 Travel	4,200
4171 Auditing	381
4180 Office Rent/Storage	78,495
4190 Administrative Sundry	101,200
4190 EDA Interfund Operating	341,718
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	5,500
4430 Operations and Maintenance - Services	6,000
4431 Trash	-
4480 Protection Services	-
4510 Insurance	7,868
4590 Other General Expense	75,650
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
TOTAL EXPENSE	2,189,355

Reserve Drawdown for Desert Rose Apartments	69,640
Reserve Draw Down for Operations	127,042

<b>NET GAIN (LOSS)</b>	<b>(0)</b>
------------------------	------------



## ADMINISTRATION BUILDING & SERVICES

### REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	1,300
3690 Miscellaneous/Tenant Charges	255,534
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	256,834

### EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	150,000
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	52,449
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	1,600
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	48,169
4190 EDA Interfund Operating	-
4230 Tenant Services	-
4300 Utilities	61,400
4420 Operations and Maintenance - Materials	11,000
4430 Operations and Maintenance - Services	59,000
4431 Trash	1,630
4480 Protection Services	-
4510 Insurance	21,587
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	406,834

Reserve Drawdown	150,000
------------------	---------

### NET GAIN (LOSS)

(0)



# HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

## REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	1,131,716
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	1,131,716

## EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	60,676
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	5,000
4140 Training	-
4150 Travel	-
4171 Auditing	500
4180 Office Rent/Storage	-
4190 Administrative Sundry	73,720
4190 EDA Interfund Operating	-
4230 Tenant Services/Supportive Services	192,000
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	799,820
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	1,131,716

## NET GAIN (LOSS)

(0)



## RESIDENT OPPORTUNITY AND SELF-SUFFICIENCY (ROSS)

### REVENUE

3110 Rental Income		-
3401 Subsidy Revenue		89,500
3404 Grants/Bonds Revenue		-
3450 Sec 8 Fraud Recovery Revenue		-
3610 Interest Revenue		-
3690 Miscellaneous/Tenant Charges		-
3690 Administrative Fees (Admin. Bonds)		-
3410 HUD Section 8 Earned HAP Subsidy		-
3410 HUD Section 8 Earned Administrative Fees		-
3410 HUD Section 8 Earned Other Subsidy		-
TOTAL REVENUE		89,500

### EXPENSE

1260 Inventory Materials		-
1406 Development- Operations		-
1408 Development- Management Improvements		-
1410 Development- Administration		-
1411 Development- Audit		-
1430 Architecture Fees		-
1450/1460 Asset Development/Improvement		-
1495 Development- Relocation Costs		-
4110 Payroll, Benefits & Taxes		68,037
4110 Temporary/Contract Employees		-
4110 EDA Interfund Salaries		-
4130 Legal		-
4140 Training		4,000
4150 Travel		-
4171 Auditing		-
4180 Office Rent/Storage		-
4190 Administrative Sundry		17,463
4190 EDA Interfund Operating		-
4230 Tenant Services		-
4300 Utilities		-
4420 Operations and Maintenance - Materials		-
4430 Operations and Maintenance - Services		-
4431 Trash		-
4480 Protection Services		-
4510 Insurance		-
4590 Other General Expense		-
4610 Extraordinary Maintenance		-
4715 Housing Assistance Payments		-
4900 Debt Service Principal Payments		-
4900 Debt Service Interest Payments		-
TOTAL EXPENSE		89,500

### NET GAIN (LOSS)

Note:

Funding Source: U.S. Department of Housing and Urban Development

Award: Gloria St, Dracaea: \$246,000 for 3 years (8/7/15-8/6/18)



# HA DEVELOPMENT

## REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous	145,984
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	145,984

## EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	140,784
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	5,200
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	145,984

Reserve Drawdown

**NET GAIN (LOSS)**

(0)





## CONTINUUM OF CARE

	Street (125)	EHOP (129)	ECON (131)	Harrison House (132)	SPC All County #1 (133)	Total
<b>REVENUE</b>						
3110 Rental Income	-	-	-	-	-	-
3401 Subsidy Revenue - Direct Services	110,393	41,029	430,288	124,800	489,892	1,196,403
3401 Subsidy Revenue - Administration (4%)	4,600	1,710	17,929	5,200	20,412	49,850
3404 Grants/Bonds Revenue	-	-	-	-	-	-
3450 Sec 8 Fraud Recovery Revenue	-	-	-	-	-	-
3610 Interest Revenue	-	-	-	-	-	-
3690 Miscellaneous/Tenant Charges	-	-	-	-	-	-
3690 Administrative Fees	-	-	-	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-	-	-	-
<b>TOTAL REVENUE</b>	<b>114,993</b>	<b>42,739</b>	<b>448,217</b>	<b>130,000</b>	<b>510,304</b>	<b>1,246,253</b>
<b>EXPENSE</b>						
1260 Inventory Materials	-	-	-	-	-	-
1406 Development- Operations	-	-	-	-	-	-
1408 Development- Management Improvements	-	-	-	-	-	-
1410 Development- Administration	-	-	-	-	-	-
1411 Development- Audit	-	-	-	-	-	-
1430 Architecture Fees	-	-	-	-	-	-
1450/1460 Asset Development/Improvement	-	-	-	-	-	-
1495 Development- Relocation Costs	-	-	-	-	-	-
4110 Payroll, Benefits & Taxes	4,600	1,710	17,929	5,200	20,412	49,850
4110 EDA Interfund Salaries	-	-	-	-	-	-
4130 Legal	-	-	-	-	-	-
4140 Training	-	-	-	-	-	-
4150 Travel	-	-	-	-	-	-
4171 Auditing	-	-	-	-	-	-
4180 Office Rent/Storage	-	-	-	-	-	-
4190 Administrative Sundry	-	-	-	-	-	-
4190 EDA Interfund Operating	-	-	-	-	-	-
4230 Tenant Services	-	-	-	-	-	-
4300 Utilities	-	-	-	-	-	-
4420 Operations and Maintenance - Materials	-	-	-	-	-	-
4430 Operations and Maintenance - Services	-	-	-	-	-	-
4431 Trash	-	-	-	-	-	-
4480 Protection Services	-	-	-	-	-	-
4510 Insurance	-	-	-	-	-	-
4590 Other General Expense	-	-	-	-	-	-
4610 Extraordinary Maintenance	-	-	-	-	-	-
4715 Housing Assistance Payments	107,111	40,373	397,471	111,673	474,140	1,130,768
4715 Housing Assistance Payments-Direct Salaries	3,282	656	32,817	13,127	15,752	65,635
4900 Debt Service Principal Payments	-	-	-	-	-	-
4900 Debt Service Interest Payments	-	-	-	-	-	-
7540 Asset Purchase	-	-	-	-	-	-
<b>TOTAL EXPENSE</b>	<b>114,993</b>	<b>42,739</b>	<b>448,217</b>	<b>130,000</b>	<b>510,304</b>	<b>1,246,253</b>
<b>NET GAIN (LOSS)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM

	FY 2014-2016 Grant	FY 2015-2017 Grant	Total
<b>REVENUE</b>			
3110 Rental Income	-	-	-
3401 Subsidy Revenue	-	-	-
3404 Grants/Bonds Revenue	38,000	1,042,000	1,080,000
3450 Sec 8 Fraud Recovery Revenue	-	-	-
3610 Interest Revenue	-	-	-
3690 Miscellaneous	-	-	-
3690 Administrative Fees (Admin. Bonds)	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-
<b>TOTAL REVENUE</b>	<b>38,000</b>	<b>1,042,000</b>	<b>1,080,000</b>
<b>EXPENSE</b>			
1260 Inventory Materials	-	-	-
1406 Development- Operations	-	-	-
1408 Development- Management Improvements	-	-	-
1410 Development- Administration	-	-	-
1411 Development- Audit	-	-	-
1430 Architecture Fees	-	-	-
1450/1460 Asset Development/Improvement	-	-	-
1495 Development- Relocation Costs	-	-	-
4110 Payroll, Benefits & Taxes	-	58,653	58,653
4110 Temporary/Contract Employees	-	-	-
4110 EDA Interfund Salaries	-	-	-
4130 Legal	-	-	-
4140 Training	-	-	-
4150 Travel	-	-	-
4171 Auditing	-	-	-
4180 Office Rent/Storage	-	-	-
4190 Administrative Sundry	-	-	-
4230 Tenant Services	-	-	-
4300 Utilities	-	-	-
4420 Operations and Maintenance - Materials	-	-	-
4430 Operations and Maintenance - Services	-	-	-
4431 Trash	-	-	-
4480 Protection Services	-	-	-
4510 Insurance	-	-	-
4590 Other General Expense	-	-	-
4610 Extraordinary Maintenance	-	-	-
4715 Housing Assistance Payments	38,000	983,347	1,021,347
4900 Debt Service Principal Payments	-	-	-
4900 Debt Service Interest Payments	-	-	-
7540 Asset Purchase	-	-	-
<b>TOTAL EXPENSE</b>	<b>38,000</b>	<b>1,042,000</b>	<b>1,080,000</b>
Reserve Drawdown			
<b>NET GAIN (LOSS)</b>			
	-	-	-

**Note:**

Funding Source: HOME Funds through the Economic Development Department

2-year Grant 2014-2016 Total for 2 years = \$445,995 (Only Housing Assistance; No Administrative Fund)

2-year Grant 2015-2017 Total for 2 years = \$1,100,000 (10% for Administrative Costs)

Budget reflects residual balances at the end of June 30, 2016



## BUSINESS ACTIVITIES

(SECTION 8 HOMES)

### REVENUE

3110 Rental Income	51,336
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	51,336

### EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	33,171
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	1,000
4190 EDA Interfund Operating	-
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	6,500
4430 Operations and Maintenance - Services	6,910
4431 Trash	-
4480 Protection Services	-
4510 Insurance	2,756
4590 Other General Expense	1,000
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	51,336

**NET GAIN (LOSS)**

(0)



## PALM SPRINGS PROJECTS

	Calle de Carlos	Racquet Club	Total
<b>REVENUE</b>			
3110 Rental Income	65,475	51,216	116,691
3401 Subsidy Revenue			
3404 Grants/Bonds Revenue	-	-	-
3450 Sec 8 Fraud Recovery Revenue	-	-	-
3610 Interest Revenue	-	-	-
3690 Miscellaneous/Tenant Charges	2,377	2,460	4,837
3690 Administrative Fees (Admin. Bonds)	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-
TOTAL REVENUE	<u>67,852</u>	<u>53,676</u>	<u>121,528</u>
<b>EXPENSE</b>			
1260 Inventory Materials	-	-	-
1406 Development- Operations	-	-	-
1408 Development- Management Improvements	-	-	-
1410 Development- Administration	-	-	-
1411 Development- Audit	-	-	-
1430 Architecture Fees	-	-	-
1450/1460 Asset Development/Improvement	-	-	-
1495 Development- Relocation Costs	-	-	-
4110 Payroll, Benefits & Taxes	41,722	21,999	63,721
4110 Temporary/Contract Employees	-	-	-
4110 EDA Interfund Operating	-	-	-
4130 Legal	690	690	1,380
4140 Training	-	-	-
4150 Travel	-	-	-
4171 Auditing	167	188	355
4180 Office Rent/Storage	-	-	-
4190 Administrative Sundry	9,266	9,850	19,116
4190 EDA Interfund Operating	-	-	-
4230 Tenant Services	-	-	-
4300 Utilities	5,886	6,994	12,880
4420 Operations and Maintenance - Materials	1,500	4,363	5,863
4430 Operations and Maintenance - Services	2,736	4,773	7,509
4431 Trash	2,341	2,097	4,438
4480 Protection Services	-	-	-
4510 Insurance	3,544	2,723	6,267
4590 Other General Expense	-	-	-
4715 Housing Assistance Payments	-	-	-
4900 Debt Service Principal Payments	-	-	-
4900 Debt Service Interest Payments	-	-	-
7540 Asset Purchase	-	-	-
TOTAL EXPENSE	<u>67,852</u>	<u>53,676</u>	<u>121,528</u>
<b>NET GAIN (LOSS)</b>	<u>(0)</u>	<u>(0)</u>	<u>(0)</u>



## CORONA PROJECTS (Bond Series 1998A)

### REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Bonds Revenue	218,000
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	218,000

### EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	-
4110 Temporary/Contract Employees	-
4110 Property Management Company	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	-
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	10,291
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	175,000
4900 Debt Service Interest Payments	32,709
9110 Transfer In from COCC	-
TOTAL EXPENSE	218,000

### NET GAIN (LOSS)

0



# DESERT ROSE APARTMENTS

## REVENUE

3110 Rental Income	140,736
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	140,736

## EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	2,589
4110 Temporary/Contract Employees	-
4110 Property Management Company	14,074
4110 EDA Interfund Salaries	-
4130 Legal	1,000
4140 Training	-
4150 Travel	-
4171 Auditing	1,610
4180 Office Rent/Storage	-
4190 Administrative Sundry	2,500
4230 Tenant Services	-
4300 Utilities	58,239
4420 Operations and Maintenance - Materials	5,500
4430 Operations and Maintenance - Services	76,000
4431 Trash	11,100
4480 Protection Services	-
4510 Insurance	37,765
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
TOTAL EXPENSE	210,376

Reserve Transfer from COCC	69,640
----------------------------	--------

<b>NET GAIN (LOSS)</b>	<b>(0)</b>
------------------------	------------



## CalWORKS -Revised Budget per Executed Contract

### REVENUE

3110 Rental Income		-
3401 Subsidy Revenue		-
3404 Grants/Bonds Revenue	700,000	-
3450 Sec 8 Fraud Recovery Revenue		-
3610 Interest Revenue		-
3690 Miscellaneous/Tenant Charges		-
3690 Administrative Fees (Admin. Bonds)		-
3410 HUD Section 8 Earned HAP Subsidy		-
3410 HUD Section 8 Earned Administrative Fees		-
3410 HUD Section 8 Earned Other Subsidy		-
TOTAL REVENUE	700,000	

### EXPENSE

4110 Payroll, Benefits & Taxes		-
4110 Temporary/Contract Employees	210,000	-
4110 Property Management Company		-
4110 EDA Interfund Salaries		-
4130 Legal		-
4140 Training		-
4150 Travel	10,000	-
4171 Auditing		-
4180 Office Rent/Storage		-
4190 Administrative Sundry		-
4230 Tenant Services		-
4300 Utilities		-
4420 Operations and Maintenance - Materials		-
4430 Operations and Maintenance - Services		-
4431 Trash		-
4480 Protection Services		-
4510 Insurance		-
4590 Other General Expense		-
4610 Extraordinary Maintenance		-
4715 Housing Assistance Payments	480,000	-
4900 Debt Service Principal Payments		-
4900 Debt Service Interest Payments		-
9110 Transfer In from COCC		-
TOTAL EXPENSE	700,000	

**NET GAIN (LOSS)**

0





## SUPPORTIVE SERVICES FOR VETERAN FAMILIES (SSVF)

### REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	50,000
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	50,000

### EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	-
4110 Temporary/Contract Employees	40,535
4110 Property Management Company	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	9,465
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
9110 Transfer In from COCC	-
TOTAL EXPENSE	50,000

### NET GAIN (LOSS)

(0)



## HOUSING AUTHORITY SUCCESSOR AGENCY (HASA)

REVENUE	ROPS	LMIHF	Total
3500 Rental Income		88,171	88,171
3500 Loan Repayments/Loan Pay-Off		145,567	145,567
3500 Miscellaneous Revenue		26,780	26,780
3500 Bond Proceeds (Taxable and Tax-Exempt) Low Moderate Income Housing Fund / Program	7,541,500		7,541,500
3500 Income Fund		2,300,000	2,300,000
<b>TOTAL REVENUE</b>	<b>7,541,500</b>	<b>2,560,518</b>	<b>10,102,018</b>
<b>EXPENSE</b>			
4110/4112 Administrative Salaries&Benefits	247,500	468,669	716,169
4130 Legal		100,000	100,000
4140 Training		16,500	16,500
4150 Travel		14,000	14,000
4171 Auditing		3,084	3,084
4172 Professional Services		3,000	3,000
4180 Office Rent		30,000	30,000
4190 Administrative Sundry		223,700	223,700
4430 Contracts - Landscape/Weed Abatement		35,000	35,000
4510 Insurance		5,500	5,500
4590 General Expense		3,300	3,300
4715 Project Cost	7,294,000	1,645,415	8,939,415
7540 Asset Purchase		12,350	12,350
<b>TOTAL EXPENSE</b>	<b>7,541,500</b>	<b>2,560,518</b>	<b>10,102,018</b>
<b>NET GAIN (LOSS)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>

**Note:**

Funding Source: ROPS - Recognized Obligation Payment Schedule

Funds originated from the dissolved County of Riverside Redevelopment Agency and transferred to the Housing Authority as Housing Successor Agency;  
Uses of Funds are identified in the ROPS.

LMIHF - Low and Moderate Income Housing Fund

Funds are generated from the Housing Successor-owned building leased by the US Post Office;  
Vacant parcel leased by Cocopah Nurseries for agricultural purposes; and various loan payments.



# HERNANDEZ MOBILE HOME PARK

## REVENUE

3110 Rental Income	32,400
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	32,400

## EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	9,495
4110 Temporary/Contract Employees	-
4110 Property Management Company	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	1,500
4230 Tenant Services	-
4300 Utilities	600
4420 Operations and Maintenance - Materials	7,000
4430 Operations and Maintenance - Services	9,905
4431 Trash	1,900
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	2,000
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
9110 Transfer In from COCC	-
TOTAL EXPENSE	32,400

## NET GAIN (LOSS)

(0)



## CALHOME PROGRAM

### REVENUE

3110 Rental Income	-	
3401 Subsidy Revenue	649,963	
3404 Grants	-	
3450 Sec 8 Fraud Recovery Revenue	-	
3610 Interest Revenue	-	
3690 Miscellaneous/Tenant Charges	-	
3690 Administrative Fees	-	
3410 HUD Section 8 Earned HAP Subsidy	-	
3410 HUD Section 8 Earned Administrative Fees	-	
3410 HUD Section 8 Earned Other Subsidy	-	
TOTAL REVENUE	649,963	

### EXPENSE

1260 Inventory Materials	-	
1406 Development- Operations	-	
1408 Development- Management Improvements	-	
1410 Development- Administration	-	
1411 Development- Audit	-	
1430 Architecture Fees	-	
1450/1460 Asset Development/Improvement	649,963	
1495 Development- Relocation Costs	-	
4110 Payroll, Benefits & Taxes	-	
4110 Temporary/Contract Employees	-	
4110 Property Management Company	-	
4110 EDA Interfund Salaries	-	
4130 Legal	-	
4140 Training	-	
4150 Travel	-	
4171 Auditing	-	
4180 Office Rent/Storage	-	
4190 Administrative Sundry	-	
4230 Tenant Services	-	
4300 Utilities	-	
4420 Operations and Maintenance - Materials	-	
4430 Operations and Maintenance - Services	-	
4431 Trash	-	
4480 Protection Services	-	
4510 Insurance	-	
4590 Other General Expense	-	
4610 Extraordinary Maintenance	-	
4715 Housing Assistance Payments	-	
4900 Debt Service Principal Payments	-	
4900 Debt Service Interest Payments	-	
9110 Transfer In from COCC	-	
TOTAL EXPENSE	649,963	

### NET GAIN (LOSS)

-

**Note:**

Funding Source: Department of Housing and Community Development  
 Total Award: \$1,500,000; contract ends June 14, 2016.  
 Requested contract extension with additional funds.



## VARIOUS GRANTS

REVENUE	NSP1	NSP3	HOME- Project Delivery	HOME- Admin	TOTAL
3110 Rental Income	-	-	-	-	-
3401 Subsidy Revenue	-	-	-	-	-
3404 Grants	471,811	263,816	227,047	110,164	1,072,838
3450 Sec 8 Fraud Recovery Revenue	-	-	-	-	-
3610 Interest Revenue	-	-	-	-	-
3690 Miscellaneous	7,788	7,787	-	8,604	24,179
3690 Administrative Fees (Admin. Bonds)	-	-	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-	-	-
TOTAL REVENUE	479,599	271,603	227,047	118,768	1,097,017
EXPENSE					
1260 Inventory Materials	-	-	-	-	-
1406 Development- Operations	-	-	-	-	-
1408 Development- Management Improvements	-	-	-	-	-
1410 Development- Administration	-	-	-	-	-
1411 Development- Audit	-	-	-	-	-
1430 Architecture Fees	-	-	-	-	-
1450/1460 Asset Development/Improvement	-	-	-	-	-
1495 Development- Relocation Costs	-	-	-	-	-
4110 Payroll, Benefits & Taxes	471,811	263,816	227,047	110,164	1,072,838
4110 Temporary/Contract Employees	-	-	-	-	-
4110 Property Management Company	-	-	-	-	-
4110 EDA Interfund Salaries	-	-	-	-	-
4130 Legal	-	-	-	-	-
4140 Training	-	-	-	-	-
4150 Travel	-	-	-	-	-
4171 Auditing	-	-	-	-	-
4180 Office Rent/Storage	7,788	7,787	-	8,604	24,179
4190 Administrative Sundry	-	-	-	-	-
4230 Tenant Services	-	-	-	-	-
4300 Utilities	-	-	-	-	-
4420 Operations and Maintenance - Materials	-	-	-	-	-
4430 Operations and Maintenance - Services	-	-	-	-	-
4431 Trash	-	-	-	-	-
4480 Protection Services	-	-	-	-	-
4510 Insurance	-	-	-	-	-
4590 Other General Expense	-	-	-	-	-
4610 Extraordinary Maintenance	-	-	-	-	-
4715 Housing Assistance Payments	-	-	-	-	-
4900 Debt Service Principal Payments	-	-	-	-	-
4900 Debt Service Interest Payments	-	-	-	-	-
9110 Transfer In from COCC	-	-	-	-	-
TOTAL EXPENSE	479,599	271,603	227,047	118,768	1,097,017
<b>NET GAIN (LOSS)</b>	-	-	-	-	-

**Note:**

Funding Source: Funds originate from the U.S. Department of Housing and Urban Development and are passed through the Riverside County's Grants Division.

Administrative Costs for the Housing Authority are reimbursed from the following programs:

NSP - Neighborhood Stabilization Program

HOME - HOME Investment Partnerships Program



# COACHELLA SUCCESSOR AGENCY

## REVENUE

3500 Rental Income	-
3500 Loan Repayments	-
3500 Miscellaneous	60,000
3500 Administrative Revenue per AB 471	150,000
3500 Bond Proceeds	84,834
3610 Interest Revenue	-
<b>TOTAL REVENUE</b>	<b>294,834</b>

## EXPENSE

4110/4112 Administrative Salaries&Benefits	210,928
4130 Legal	4,000
4140 Training	500
4150 Travel	200
4171 Auditing	200
4180 Office Rent	8,000
4190 Administrative Sundry	22,216
4420 Operations and Maintenance - Materials	2,000
4430 Operations and Maintenance - Services	2,000
4590 Other General Expense	300
<b>TOTAL EXPENSE</b>	<b>250,344</b>

Reserves for following Fiscal Year project costs 44,490

## NET GAIN (LOSS)

0



# RIVERSIDE COMMUNITY HOUSING CORPORATION

	Homeless Prevention and Rapid Rehousing Program (HASA Program Income Funds)	Emergency Solutions Grant (City of Moreno Valley)	Community Development Block Grant (CDBG) from City of Moreno Valley	The Gas Company Education Initiative	Rental Assistance Demonstration	HACR Working Capital	Total
<b>REVENUE</b>							
3110 Rental Income						-	-
3401 RAD Income						-	3,580,824
3404 Grants/Bonds Revenue	250,000	183,500	120,000	1,000	3,560,824	-	554,500
3450 Sec 8 Fraud Recovery Revenue						-	-
3610 Interest Revenue						-	-
3690 Miscellaneous					145,729	86,850	232,579
<b>TOTAL REVENUE</b>	<b>250,000</b>	<b>183,500</b>	<b>120,000</b>	<b>1,000</b>	<b>3,706,553</b>	<b>86,850</b>	<b>4,347,903</b>
<b>EXPENSE</b>							
4110 Administrative					809,309		809,309
4110 Asset Management Fee					241,452		241,452
4110 Payroll, Benefits & Taxes	62,500	30,000	120,000			45,000	257,500
4130 Legal	7,200					7,500	14,700
4140 Training							-
4150 Travel		1,000					1,000
4171 Auditing	1,500					4,000	5,500
4180 Office Rent/Storage	4,700					2,000	6,700
4190 Administrative Sundry	9,600					26,950	36,550
4230 Tenant Services				1,000	5,568		6,568
4300 Utilities					489,884		489,884
4420 Operations and Maintenance - Materials					543,048		543,048
4430 Operations and Maintenance - Services					543,048		543,048
4510 Insurance	2,000				231,183	1,000	234,183
4590 Other General Expense	-				1,986	400	2,386
4715 Housing Assistance Payments	162,500	152,500					315,000
7540 Asset Purchase	-						-
<b>TOTAL EXPENSE</b>	<b>250,000</b>	<b>183,500</b>	<b>120,000</b>	<b>1,000</b>	<b>2,865,478</b>	<b>86,850</b>	<b>3,506,828</b>
Reserves for Capital Improvements					(485,000)		(485,000)
Reserves for Operations					(356,075)		(356,075)
<b>NET GAIN (LOSS)</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>(0)</b>



**SECTION 8**  
**HCV/Mainstream/VASH, Mod Rehab, and FSS**

	<b>All Other Programs</b>	<b>Moderate Rehab 4&amp;10</b>	<b>FSS</b>	<b>Project Based Vouchers 1/1/17-6/30/17</b>	<b>TOTAL</b>
<b>REVENUE</b>					
3401 Subsidy Revenue	-				-
3450 Sec 8 Fraud Recovery Revenue	34,000		-		34,000
3610 Interest Revenue	1,317		-		1,317
3410 HUD Section 8 Earned HAP Subsidy	67,080,830	576,900		1,887,357	69,545,087
3410 HUD Section 8 Earned Administrative Fees	6,596,329	88,890		182,498	6,867,717
3410 HUD Section 8 Earned Other Subsidy	-		483,000		483,000
<b>TOTAL REVENUE</b>	<b>73,712,476</b>	<b>665,790</b>	<b>483,000</b>	<b>2,069,855</b>	<b>76,931,121</b>
<b>EXPENSE</b>					
4110 Payroll, Benefits & Taxes	4,753,003	61,108	483,000	79,510	5,376,621
4110 Temporary/Contract Employees	-		-		-
4110 EDA Interfund Salaries	-		-		-
4130 Legal	8,019	82	-		8,101
4140 Training	15,750		-		15,750
4150 Travel	2,000		-		2,000
4171 Auditing	34,455	348	-		34,803
4180 Office Rent/Storage	245,336	2,478	-		247,814
4190 Administrative Sundry	2,271,991	24,659	-		2,296,650
4190 EDA Interfund Operating	-		-		-
4230 Tenant Services	-		-		-
4300 Utilities	-		-		-
4420 Operations and Maintenance - Materials	17,106	173	-		17,278
4430 Operations and Maintenance - Services	-		-		-
4431 Trash	-		-		-
4480 Protection Services	-		-		-
4510 Insurance	4,190	42	-		4,232
4590 Other General Expense	-		-		-
4610 Extraordinary Maintenance	-		-		-
4715 Housing Assistance Payments	67,080,830	576,900		1,887,357	69,545,087
7540 Asset Purchase	-		-		-
<b>TOTAL EXPENSE</b>	<b>74,432,680</b>	<b>665,790</b>	<b>483,000</b>	<b>1,966,867</b>	<b>77,548,336</b>
Reserve Drawdown	720,204			(102,988)	617,216
<b>NET GAIN (LOSS)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>



---

---

**Part V- Cost Allocations**

**HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**  
**Fiscal Year 2016-2017 Annual Budget**  
**APPENDIX A**

**COST ALLOCATION PLAN OF EDA for FY 2016-2017**

This plan distributes costs allocated to the Economic Development Agency (EDA) under the COWCAP, the administrative or other joint costs incurred within a performing department, along with other work performed within the department to specific funding sources. This plan must be signed on behalf of the governmental unit by an individual at a level no lower than chief financial officer of the governmental unit, per OMB A-87. As such, this plan was approved by the Assistant Director of EDA who is acting as Chief Financial Officer of EDA.

The administrative or joint costs incurred within EDA Administration are further allocated to benefiting divisions according to four established cost pools:

1. Human Resources Cost Pool: These costs are allocated based on the number of paychecks issued per division.
2. Information Technology Cost Pool: These costs are allocated based on the number of service call hours per division.
3. Executive Management Cost Pool: These costs are allocated based on the number of Assistant Directors per division.
4. Administration, Accounting & Finance, and Business Intelligence Cost Pool: These costs are allocated based on the aggregate salaries and benefits costs charged to the division.

**Riverside County Economic Development Agency  
Agency Administration**

**Cost Allocation Plan  
FY 2016-2017**



## **BACKGROUND**

The Riverside County Economic Development Agency (EDA) Administration provides administrative and management support to all divisions of the Economic Development Agency. EDA Administration consists of Executive Management, Administration, Accounting and Finance, and Human Resources. The cost distribution plan is in compliance with the Office of Management and Budget Uniform Guidance 2 CFR Part 200, establishes the principles and standards for determining both direct and indirect costs applicable to Federal awards to government units.

## **PURPOSE**

The purpose of this Cost Allocation Plan (CAP) is to summarize the methods and procedures used to distribute various cost to divisions that are supported by EDA Administration. The distribution plan identifies expense items requiring cost allocation by EDA Administration and determines a reasonable means for allocating these costs to its direct services components. All costs are classified in accordance with the OMB Uniform Guidance 2 CFR PART 200 criteria for cost classification.

## **COST CLASSIFICATION**

EDA Administration funding sources include federal grants from the Department of Labor (DOL) and the Department of Housing and Urban Development (HUD). Costs applied to these grants must be deemed allowable under the Federal guidelines. To be allowable under Federal awards, costs must meet the following general criteria:

- Costs must be necessary and reasonable for the performance of the awards.
- Costs must be allocable to the grant.
- Costs must be authorized and not prohibited under federal, state, or local laws or regulations.
- Costs must receive consistent treatment by the sub-recipient.
- Costs must not be used to meet federal matching (without prior approval from the State).
- Cost must be adequately documented.
- Costs must conform to federal Employment and Training Administration grant exclusions and limitations.

Additionally, costs are further identified as either direct or indirect. Those costs that cannot be directly charged to a funding source, program or partner, are allocated to an intermediate or final cost objective. These classifications are discussed below:

**I. TYPES OF COST:**

- A. Direct:** Direct costs are identified costs specifically benefiting a particular Program, Grant or Agreement.
- B. Indirect:** Indirect costs are not readily identifiable with a specific Program, Grant or Agreement, but rather benefit multiple Programs, Grants or Agreements.

**II. COST OBJECTIVES:**

- A. Intermediate:** Costs that are not readily chargeable to a final cost objective are often aggregated into intermediate cost objectives, usually called cost pools, and are periodically allocated to final cost objectives using an appropriate allocation methodology. All pooled costs must ultimately be allocated to the final cost objectives in proportion to the relative benefits received.
- B. Final:** Costs that are allocable to a Division, Program, Grant or Agreement.

*Whenever possible costs should be directly charged to the benefiting Division, Program, Grant or Agreement. However, when costs cannot be identified as direct, costs will be allocated as addressed in The Plan.*

## **HOW THE CAP IS ORGANIZED**

The EDA Administration Cost Allocation Plan is organized as follows:

- Organizational Chart - Identifies departments, types of services provided, and staff functions.
- Official FY 2016-2017 Budget – Provides planned expenditures for Fiscal Year 2017.
- Expense Items Requiring Cost Allocation - Identifies items included in the cost of the services, including pooled costs needing to be allocated (such as staff whose work benefits more than one cost objective, cost pools established for administrative costs and other types of pooled costs, and all other costs that cannot be readily assigned to a single cost objective).
- Methods for Allocating Costs - Describes the methods used in distributing the expenses to benefiting cost objectives.
- Certification – Certification by a EDA authorized official that the plan has been prepared in accordance with the Office of Management and Budget (OMB) Uniform Guidance 2 CFR Part 200, and all other applicable governing regulations associated with the awarded Program, Grant or Agreement.
- Attachments – Provides supplemental documentation supporting Methods for Allocating Costs.

## **REVISIONS**

This CAP covers the period of July 1, 2016 through June 30, 2017. The CAP is reviewed annually, and any changes will be certified by an EDA authorized official and filed as an amendment to The CAP.



- I. **Organizational Chart**
- II. **Official FY 2016-2017 Budget**
- III. **Expense Items Requiring Cost Allocation**
- IV. **Methods for Allocating Costs**
- V. **Certification**
- VI. **Attachments**
  - a. **Staff Labor Distribution (Time Sheet)**
  - b. **Human Resources Cost Pool**
  - c. **Executive Management Cost Pool**
  - d. **Administration Cost Pool**
  - e. **Accounting & Finance Cost Pool**
  - f. **Information Technology Cost Pool**

**ROBERT D. FIELD**  
 ASSISTANT CEO  
 EDA

**JEFFREY VAN WAGENEN**  
 MANAGING DIRECTOR OF EDA

**MINNE DVAZ**  
 ASST CEO EXECUTIVE ASSISTANT

**PAMELA PERRY**  
 SECRETARY II

**JACQUELINE LATIANO**  
 OA 1

**JOHN KELLY**  
 OA 1

**WORKFORCE DEVELOPMENT CENTER**  
 ECONOMIC DEVELOPMENT  
**MARKETING**  
**OFFICE OF FOREIGN TRADE**  
**OFFICE OF FILM AND TELEVISION**  
**SALTON SEA ENERGY**

**GRANTS**  
**CEA**  
**CEMETERY**  
**FINANCE & ADMINISTRATION**  
**EDWARD DEAN MUSEUM**  
**LIBRARIES**

**CUSTODIAL**  
**MAINTENANCE**  
**PARKING**  
**AVIATION**  
**FAIR**

**PROJECT MANAGEMENT**  
**REAL ESTATE**

**HEIDI MARSHALL**  
 ASSISTANT DIRECTOR

**SUZANNE HOLLAND**  
 ASSISTANT DIRECTOR

**TIM MILLER**  
 ASSISTANT DIRECTOR

**VINCENT COFFEEN**  
 ASSISTANT DIRECTOR

**BILLA JACOBS**  
 SECRETARY II

**VACANT**  
 EDA DEPUTY DIRECTOR  
 REAL ESTATE DEVELOPMENT

**WENDY FREDERICK**  
 PRINCIPAL DS

**LORAN GINS**  
 PRINCIPAL DS

**SANDRA KANTOR**  
 PRINCIPAL DS

**VACANT**  
 PRINCIPAL DS

**LEONARD RIBERTEL**  
 PRINCIPAL DS

**PAUL BRANCO**  
 PRINCIPAL DS

**GLORIA PEREZ**  
 PRINCIPAL DS

**VALAIRE JACKSON**  
 SECRETARY I

**VACANT**  
 EDA DEPUTY DIRECTOR  
 ED, MGT, O&T & TV

**ROB MORAN**  
 DEVELOPMENT MGR  
 DEVELOPMENT

**KATHY BOYER**  
 PRINCIPAL DS  
 BUSINESS SOLUTIONS

**DEBORAH MOORE**  
 DEVELOPMENT MGR  
 MARKETING

**REXHAUS DAZER**  
 PRINCIPAL DS  
 O&T & FILM UNIT

**JOHN AOUJAL**  
 EDA DEPUTY DIRECTOR  
 HOUSING AUTHORITY

**CINDY HOFFMAN**  
 PRINCIPAL DS

**CAROL HARMON**  
 PRINCIPAL DS

**VACANT**  
 PRINCIPAL DS

**CINDY HUI**  
 PRINCIPAL DS  
 HOUSING AUTHORITY

**TOM FAN**  
 PRINCIPAL DS  
 HOUSING

**TOMMIE LINES**  
 BLDG MAINTENANCE  
 SUPERVISOR

**PHILIP ROSENTHALER**  
 EDA DEPUTY DIRECTOR  
 SALTON SEA ENERGY

**VACANT**  
 EDA DEPUTY DIRECTOR  
 CSA, CDB'S

**VACANT**  
 LIBRARY SERVICES  
 ADMINISTRATOR

**BILL BROWN**  
 DEVELOPMENT MGR  
 COUNTY SERVICE AREA 9

**AMBER JACOBSON**  
 PRINCIPAL DS

**JOHN THARBUAN**  
 DEVELOPMENT MGR  
 COMMUNITY DEV/BLACK  
 GRANT

**ALICIA ABUON**  
 SECRETARY II

**MARIANNA SARIBENTO**  
 EDA DEPUTY DIRECTOR  
 FINANCIAL SERVICES &  
 FISCAL SERVICES

**STEVE SCHUBERT**  
 PURCHASING SERVICES  
 MANAGER

**SHARON ESPINO**  
 FISCAL MANAGER  
 HOUSING AUTHORITY

**CATHY LOWELL**  
 FISCAL MANAGER  
 FACILITIES MANAGEMENT

**CLAUDIA PRYDE**  
 ADMIN SERVICES OFFICER  
 PROJECT COSTING/  
 ANALYTICS

**RENOY SANCHEZ**  
 EDA DEPUTY DIRECTOR  
 FISCAL SERVICES

**MARY WALSON**  
 FISCAL MANAGER

**JANET McFALL**  
 ADMIN SUPERVISOR

**MARK MAC GREGG**  
 SUPV PARSONS  
 SPEC CONTRACT OFFICER

**LYNDIA TRIMMABLER**  
 ADMIN SVCS ANALYST II

**GERARD GONZALEZ**  
 DEPUTY DIRECTOR  
 MAINTENANCE

**STEPHAN SELBERT**  
 BLDG MAINTENANCE  
 SUPERVISOR

**WARD TRACT**  
 BLDG MAINTENANCE  
 SUPERVISOR

**ROSS RIBER**  
 BLDG MAINTENANCE  
 SUPERVISOR

**MARK MAC GREGG**  
 SUPV PARSONS  
 SPEC CONTRACT OFFICER

**LYNDIA TRIMMABLER**  
 ADMIN SVCS ANALYST II

**GAIL SIROVASEC**  
 DEPUTY DIRECTOR  
 CUSTODIAL

**CHARLINE HERNANDEZ**  
 CUSTODIAL  
 SUPERVISOR

**ETA BOVA**  
 CUSTODIAL  
 SUPERVISOR

**PAUL VILLEGAS**  
 CUSTODIAL  
 SUPERVISOR

**DANIEL SHIPPY**  
 COUNTY AIRPORT  
 MANAGER

**VERONICA CASPER**  
 COUNTY FAIR MANAGER

**VACANT**  
 DEPUTY DIRECTOR  
 ARCHITECTURE AND  
 ENVIRONMENT

**CHARLES MAHANY**  
 SUPV FACILITIES  
 PROJECT MGR

**JOHN ALFRED**  
 SUPV FACILITIES  
 PROJECT MGR

**REXHAUS DAZER**  
 SUPV FACILITIES  
 PROJECT MGR

**SERGIO PERA**  
 SUPV FACILITIES  
 PROJECT MGR

**FRANCO MCGOY**  
 SUPV FACILITIES  
 PROJECT MGR

**SERENA CHAN**  
 ADMIN SERVICES MGR II

**ANNA RODRIGUEZ**  
 DEVELOPMENT MGR

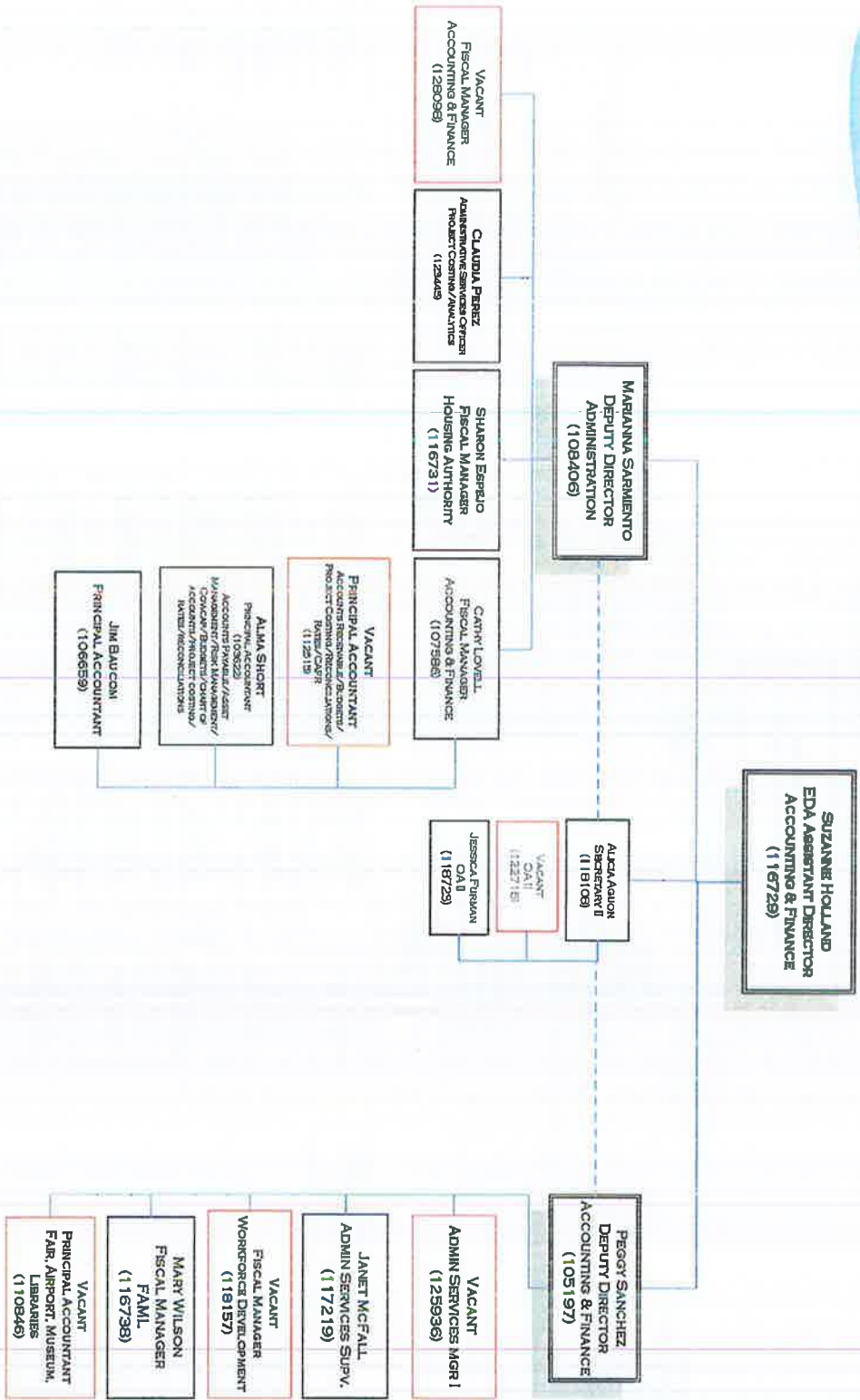
**VACANT**  
 EDA DEPUTY DIRECTOR  
 REAL PROPERTY

**STEPHEN GUBERT**  
 DEVELOPMENT MGR

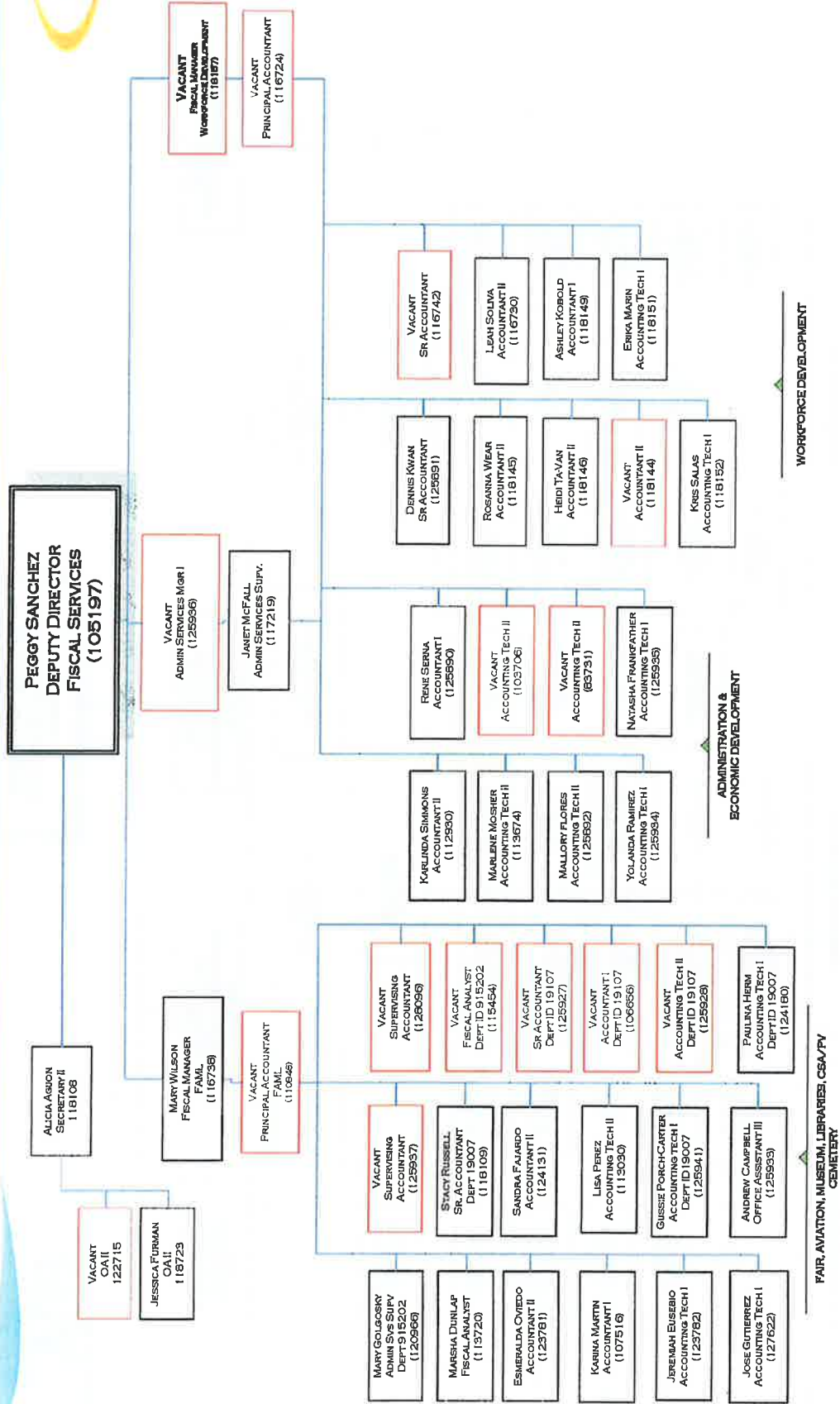
**VACANT**  
 PRINCIPAL REAL  
 PROPERTY AGENT

**VACANT**  
 PRINCIPAL REAL  
 PROPERTY AGENT

(CURRENT) ECONOMIC DEVELOPMENT AGENCY- ACCOUNTING & FINANCE



(CURRENT) ECONOMIC DEVELOPMENT AGENCY-ACCOUNTING & FINANCE



(CURRENT) ECONOMIC DEVELOPMENT AGENCY-ADMINISTRATION & FISCAL SERVICES



**MARIANNA SARMIENTO**  
EDA DEPUTY DIRECTOR  
(108406)

**ROSE GALARDO**  
ADMINISTRATIVE SERVICES I  
HUMAN RESOURCES  
(124034)

**CLAUDIA PEREZ**  
ADMINISTRATIVE SERVICES OFFICER  
PROPERTY  
(128448)

VACANT  
ADMINISTRATIVE SERVICES  
OFFICER  
(116772)

JANE AGUIAR  
DSL I  
(12868)

VACANT  
SR HR CLERK  
(113670)

VACANT  
SR HR CLERK  
(124033)

CHRISTINA SANCHEZ  
HR CLERK  
(112899)

LOGGIAN TRINIO  
SR HR CLERK  
(TAB)

JENNIFER HAMILTON  
OA III  
(TAB)

GRACIA HERNANDEZ  
ADMINISTRATIVE  
ANALYST II  
(118212)

FRANCOIS CHINA  
ACCOUNTANT II  
(123727)

VACANT  
ADMIN SERVICES  
ANALYST II  
(128038)

**ANALYTICS TEAM**

**CARLY LOWELL**  
FISCAL MANAGER  
ACCOUNTING AND FINANCE  
(107898)

VACANT  
FISCAL MANAGER  
ACCOUNTING AND FINANCE  
(128088)

**SHARON ESPINO**  
FISCAL MANAGER  
HOUSING AUTHORITY  
(116721)

ALMA SHORT  
PRINCIPAL ACCOUNTANT  
(109622)

JIM BAI COM  
PRINCIPAL ACCOUNTANT  
(108639)

VACANT  
PRINCIPAL ACCOUNTANT  
(12515)

DAVID ALAN  
ADMIN SERVICES SUPV  
(115669)

NEJADA ANDERSON  
SRV  
(120988)

OCTAVIO MOLINA  
SRV ACCOUNTANT  
(107888)

ANDREA PARRIS  
SRV ACCOUNTANT  
(112375)

VACANT  
ACCOUNTANT II  
(123623)

CAITLYN STROGER  
SR ACCOUNTANT  
(114463)

CHRISTINA DIAZ  
ACCOUNTANT II  
(126033)

MARTHA RIZ  
ACCOUNTANT II  
(118184)

JOHN HERRI  
ACCOUNTING TECH I  
DEPT 72005  
(118192)

JOSE LUIS  
ACCOUNTING TECH I  
(126034)

CARLETA DEJA ROSA  
ACCOUNTANT I  
(104271)

VACANT  
ACCOUNTING TECH II  
(126033)

DENNIS FALCON  
ACCOUNTING TECH I  
(118191)

VACANT  
SR ACCOUNTING  
(110809)

VACANT  
ACCOUNTING TECH I  
(126034)

TERESA SAMA  
ACCOUNTANT I  
(111600)

VACANT  
SRV ACCOUNTING  
(126039)

CHERRA BAILOCH  
ACCOUNTING TECH I  
(118192)

VACANT  
ACCOUNTING TECH II  
(126038)

BIGOT DIERKS  
ACCOUNTING TECH I  
(116741)

CAROL CROWDER  
ACCOUNTING TECH I  
DEPT 72007  
(118193)

VACANT  
ACCOUNTING TECH I  
DEPT 72007  
(126032)

**ENERGY/  
PARKING**

MICHELLE NORRIS  
ACCOUNTANT  
(126032)

VACANT  
ACCOUNTING TECH II  
(126037)

EDNA SANCHEZ  
ACCOUNTANT I  
(67297)

VACANT  
TECH ACCOUNTANT II  
(110809)

DOMINICA ALARIN  
ADMIN SERVICES  
(116468)

VACANT  
ACCOUNTING TECH I  
(79256)

VACANT  
ACCOUNTING TECH II  
(126037)

MARJORIE PAW  
ACCOUNTANT I  
(107459)

ROSA PEREZ  
ACCOUNTANT II  
(112629)

VIRGINIA LOPEZ  
SRV ACCOUNTING  
(114459)

VACANT  
ACCOUNTING TECH I  
DEPT 72005  
(126023)

BARBARA BLAY  
ACCOUNTING TECH I  
(112627)

FRAN WILSON  
SR ACCOUNTANT  
(110461)

JENNIFER PUE  
ACCOUNTANT II  
(126022)

VACANT  
ACCOUNTANT I  
(120579)

HENRIETTA GONZALEZ  
ACCOUNTING TECH I  
(1409)

JANET LUBIANO  
ACCOUNTANT  
(113082)

MARINA BARRA  
ACCOUNTANT I  
(123498)

ANISSA ORTEGA  
ACCOUNTING TECH II  
(110463)

RILEE WILSON  
ACCOUNTING TECH I  
(113022)

IVY SGA  
ACCOUNTING TECH II  
(124015)

VACANT  
SRV ACCOUNTANT  
(123124)

VACANT  
ACCOUNTANT II  
(123623)

VACANT  
ACCOUNTING TECH I  
(123623)

VACANT  
ACCOUNTING TECH I  
(124015)

VACANT  
ACCOUNTING TECH I  
(124015)

HUMAN  
RESOURCES

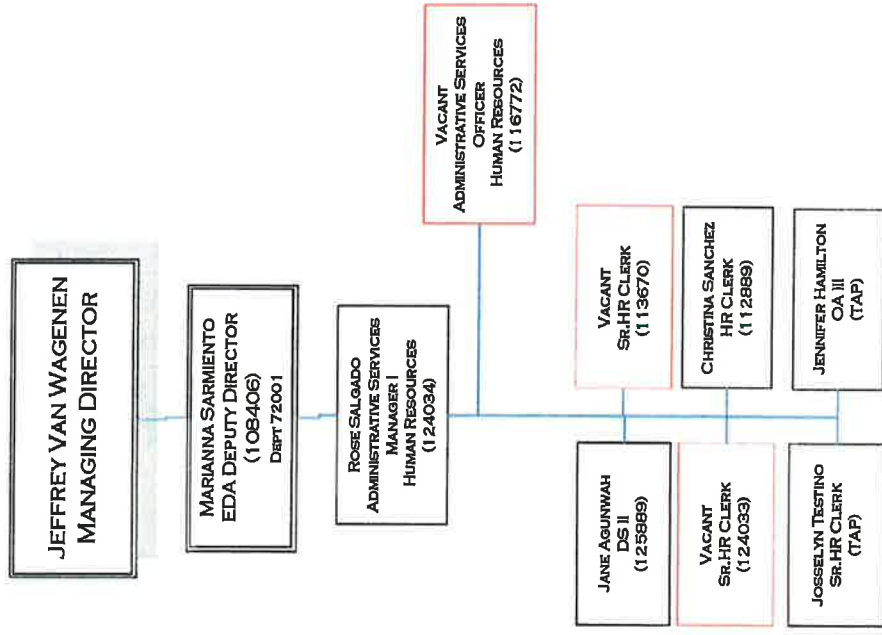
ACCOUNTS PAYABLE

ACCOUNTS RECEIVABLE

HOUSING AUTHORITY

EFFECTIVE: 04/28/16

(CURRENT) ECONOMIC DEVELOPMENT AGENCY- HUMAN RESOURCES



II. OFFICIAL FY 2016-2017 BUDGET

ATTACHMENT 2