

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



ITEM: 10.2  
(ID # 17729)

**MEETING DATE:**

Tuesday, December 14, 2021

**FROM :** HOUSING AUTHORITY;

**SUBJECT:** HOUSING AUTHORITY: Approval of the Form of the Section 8 Project-Based Voucher Program Agreement to Enter Into A Housing Assistance Payments Contract for New Construction and Approval of the Form of the Consent to Assignment of AHAP and HAP Contract for Vista De La Sierra, Located in the City of Riverside, By and Between Golden Pierce Housing Partners, LP and the Housing Authority of the County of Riverside; District 1. [\$0]

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

1. Approve the form of the attached Section 8 Project-Based Voucher Program Agreement to Enter Into a Housing Assistance Payments Contract for New Construction, Vista De La Sierra (AHAP Contract), located in the City of Riverside, by and between Golden Pierce Housing Partners, LP and the Housing Authority of the County of Riverside;
2. Approve the form of the Section 8 Project-Based Voucher Program Agreement to Enter Into Housing Assistance Payments Contract - New Construction or Rehabilitation Part 1 of HAP Contract (HAP Contract);

Continued on page 2

**ACTION:Policy**

Heidi Marshall, Director of Housing, Homelessness Prevention

11/18/2021

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**MINUTES OF THE BOARD OF COMMISSIONERS**

On motion of Commissioner Washington, seconded by Commissioner Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: December 14, 2021  
xc: Housing Authority

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY  
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**RECOMMENDED MOTION:** That the Board of Commissioners:

3. Approve the forms of the Consent to Assignment of HAP Contract as Security for Financing (Consent to Assignment) and Consent to Assignment of Agreement to Enter into Housing Assistance Payment Contract (AHAP Consent to Assignment); and
4. Authorize the Executive Director of the Housing Authority of the County of Riverside, or designee, to execute a form of the attached AHAP Contract, a form of the attached HAP Contract, a form of the attached Consent to Assignment, and a form of the attached AHAP Consent to Assignment, each substantially conforming in form and substance to the attached AHAP Contract, HAP Contract, Consent to Assignment, and AHAP Consent to Assignment, subject to approval as to form by County Counsel; and to take all necessary steps to implement the AHAP Contract, HAP Contract, and the Consent to Assignment, including but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	21/22

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

**BACKGROUND:**

**Summary**

National Community Renaissance (Developer) was awarded 47 Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) for the proposed Vista De La Sierra (Project) located in the City of Riverside by the Housing Authority of the County of Riverside (HACR). Developer responded to two Requests for Proposals released by HACR on July 20, 2020, and April 9, 2021. The Developer has formed a limited partnership known as Golden Pierce Housing Partners, LP, a California limited partnership (Owner), for the purposes of developing and financing the proposed Project. The 47 PBVs will provide rental subsidies for qualifying persons who are homeless, chronically homeless or at risk of becoming homeless.

The PBVs will serve as a rental subsidy for clients on the HACR's Section 8 Housing Choice Voucher Program waiting list who are at or below 30% of the Area Median Income for the proposed La Sierra development, an 80-unit (which includes 1 manager's unit) multi-family affordable rental housing complex for low-income families. The proposed Project will consist of 40 one-bedroom units, 20 two-bedroom units and 20 three-bedroom units located on 5.51 acres of land located at the northeast corner of Golden Avenue and Pierce Street in the La Sierra neighborhood for the City of Riverside, identified as Assessor Parcel 146-141-080 (Property). Supportive Services will be provided by the Riverside University Health System-Behavioral Health, which will include case management and referrals based on each tenant's needs. The HACR will enter into an Agreement to enter into A Housing Assistance Payments (AHAP) with

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Developer subject to approval by the HACR's Board of Commissioners.

Pursuant to the National Environmental Policy Act (NEPA), on December 15, 2020 (Minute Order 3.16), the Board of Commissioners adopted the Environmental Assessment prepared by the County of Riverside Housing and Workforce Solutions (HWS) as the Responsible Entity which found that the proposed project would not have a significant effect on the environment. Additionally, a memorandum for the re-evaluation of the project under 24 CFR 58.32 was completed on June 8, 2021 due to the addition of 8 PBVs awarded to this project through the second RFP released on April 9, 2021.

**Impact on Residents and Businesses**

The Section 8 PBVs attached to this proposed Project will provide a positive impact on the residents who will live in the project by providing stable housing. Temporary jobs will be created during the construction phase of the project and some permanent jobs will be created for the operation of the project.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund. The HACR's contribution to the Project includes Housing Choice Voucher Program (HCVP or Section 8) Project-Based Vouchers which are fully funded from the United States Department of Housing and Urban Development.

**Attachments:**

- Forms of A Housing Assistance Payments Contract, including all exhibits
- Forms of the Consent to Assignment of AHAP and HAP Contract

  
Brianna Lontajo, Principal Management Analyst 12/7/2021

  
Gregory V. Priarios, Director County Counsel 12/2/2021

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM**

**AGREEMENT TO ENTER INTO A  
HOUSING ASSISTANCE PAYMENTS CONTRACT**

**NEW CONSTRUCTION OR REHABILITATION**

**PART I**

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

## **1.1 Parties**

This Agreement to Enter into Housing Assistance Payments Contract ("Agreement") is between:

Housing Authority of the County of Riverside ("PHA") and  
Golden Pierce Housing Partners, LP. ("owner").

## **1.2 Purpose**

The owner agrees to develop the Housing Assistance Payments Contract ("HAP Contract") units to in accordance with Exhibit B and to comply with Housing Quality Standards ("HQS"), and the PHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the PHA will enter into a HAP Contract with the owner of the Contract units.



### 1.3 Contents of Agreement

This Agreement consists of Part I, Part II, and the following Exhibits:

EXHIBIT A: The approved owner's PBV proposal. (Selection of proposals must be in accordance with 24 CFR 983.51.)

EXHIBIT B: Description of work to be performed under this Agreement, including:

- if the Agreement is for rehabilitation of units, this exhibit must include the rehabilitation work write-up and, where the PHA has determined necessary, specifications and plans.
- if the Agreement is for new construction of units, the work description must include the working drawings and specifications.
- any additional requirements beyond HQS relating to quality, design and architecture that the PHA requires.
- work items resulting from compliance with the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205, the accessibility requirements under section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR 8.22 and 8.23, and accessibility requirements under Titles II and III of the Americans with Disabilities Act at 28 CFR parts 35 and 36, as applicable.

EXHIBIT C: Description of housing, including:

- project site.
- total number of units in project covered by this Agreement.
- locations of contract units on site.
- number of contract units by area (size) and number of bedrooms and bathrooms.
- services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.
- utilities available to the contract units, including a specification of utility services to be paid by the owner (without charges in addition to rent) and utility services to be paid by the tenant.

- estimated initial rent to owner for the contract units.

EXHIBIT D: The HAP contract.

## 1.4 Significant Dates

- A. Effective Date of the Agreement: The Agreement must be executed promptly after PHA notice of proposal selection to the owner has been given. The PHA may not enter this Agreement with the owner until a subsidy layering review has been performed and an environmental review has been satisfactorily completed in accordance with HUD requirements.
- B. A project may either be a single-stage or multi-stage project. A single-stage project will have the same Agreement effective date for all contract units. A multi-stage project will separate effective dates for each stage.

### ☒ Single-stage project

- i. Effective Date for all contract units: 01/03/2022
- ii. Date of Commencement of the Work: The date for commencement of work is not later than 45 calendar days after the effective date of this Agreement.
- iii. Time for Completion of Work: The date for completion of the work is not later than 403 calendar days after the effective date of this Agreement.

### ☐ Multi-Stage Project

Enter the information for each stage upon execution of the Agreement for the corresponding stage.

STAGE	NUMBER OF UNITS	EFFECTIVE DATE	DATE OF COMMENCEMENT OF WORK	TIME FOR COMPLETION OF WORK


## 1.5 Nature of the Work

- ☒ This Agreement is for **New Construction** of units to be assisted by the project-based Voucher program.
- ☐ This Agreement is for **Rehabilitation** of units to be assisted by the project-based Voucher program.

## 1.6 Schedule of Completion

- A. **Timely Performance of Work:** The owner agrees to begin work no later than the date for commencement of work as stated in paragraph (d). In the event the work is not commenced, diligently continued and completed as required under this Agreement, the PHA may terminate this Agreement or take other appropriate action. The owner agrees to report promptly to the PHA the date work is commenced and furnish the PHA with progress reports as required by the PHA.
- B. **Time for Completion:** All work must be completed no later than the end of the period stated in paragraph (d). Where completion in stages is provided for, work related to units included in each stage shall be completed by the stage completion date and all work on all stages must be completed no later than the end of the period stated in paragraph (d).
- C. **Delays:** If there is a delay in the completion due to unforeseen factors beyond the owner's control as determined by the PHA, the PHA agrees to extend the time for completion for an appropriate period as determined by the PHA in accordance with HUD requirements.

## 1.7 Changes in Work

- A. The owner must obtain prior PHA approval for any change from the work specific in Exhibit B which would alter the design or quality of the rehabilitation or construction. The PHA is not required to approve any changes requested by the owner. PHA approval of any change may be conditioned on establishment of a lower initial rent to owner at the amounts determined by PHA.

- B. If the owner makes any changes in the work without prior PHA approval, the PHA may establish lower initial rents to owner at the amounts determined by PHA in accordance with HUD requirements.
- C. The PHA (or HUD in the case of insured or coinsured mortgages) may inspect the work during rehabilitation or construction to ensure that work is proceeding on schedule, is being accomplished in accordance with the terms of the Agreement, meets the level of material described in Exhibit B and meets typical levels of workmanship for the area.

## 1.8 Work completion

- A. Conformance with Exhibit B: The work must be completed in accordance with Exhibit B. The owner is solely responsible for completion of the work.
- B. Evidence of Completion: When the work is completed, the owner must provide the PHA with the following:
  - 1. A certification by the owner that the work has been completed in accordance with the HQS and all requirements of this Agreement.
  - 2. A certification by the owner that the owner has complied with labor standards and equal opportunity requirements in the development of the housing. (See 24 CFR 983.155(b)(1)(ii).)
  - 3. Additional Evidence of Completion: At the discretion of the PHA, or as required by HUD, this Agreement may specify additional documentation that must be submitted by owner as evidence of completion of the housing. Check the following that apply:
    - ☒ A certificate of occupancy or other evidence that the contract units comply with local requirements.
    - ☒ An architect's or developer's certification that the housing complies with:
      - ☒ the HQS;
      - ☒ State, local, or other building codes;
      - ☐ Zoning;
      - ☐ The rehabilitation work write-up for rehabilitated housing;

\_\_\_\_\_ The work description for newly constructed housing; or

\_\_\_\_\_ Any additional design or quality requirements pursuant to this Agreement.

### **1.9 Inspection and Acceptance by the PHA of Completed Contract Units**

- A. Completion of Contract Units: Upon receipt of owner notice of completion of Contract units, the PHA shall take the following steps:
  - 1. Review all evidence of completion submitted by owner.
  - 2. Inspect the units to determine if the housing has been completed in accordance with this Agreement, including compliance with the HQS and any additional requirements imposed by the PHA under this Agreement.
- B. Non-Acceptance: If the PHA determines the work has not been completed in accordance with this Agreement, including non-compliance with the HQS, the PHA shall promptly notify the owner of this decision and the reasons for the non-acceptance. The parties must not enter into the HAP contract.
- C. Acceptance: If the PHA determines housing has been completed in accordance with this Agreement, and that the owner has submitted all required evidence of completion, the PHA must submit the HAP contract for execution by the owner and must then execute the HAP contract.

### **1.10 Acceptance where defects or deficiencies are reported:**

- A. If other defects or deficiencies exist, the PHA shall determine whether and to what extent the defects or deficiencies are correctable, whether the units will be accepted after correction of defects or deficiencies, and the requirements and procedures for such correction and acceptance.
- B. Completion in Stages: Where completion in stages is provided for, the procedures of this paragraph shall apply to each stage.

### **1.11. Execution of HAP Contract**

- A. Time and Execution: Upon acceptance of the units by the PHA, the owner and the PHA execute the HAP contract.

- B. Completion in Stages: Where completion in stages is provided for the number and types of units in each stage, and the initial rents to owner for such units, shall be separately shown in Exhibit C of the contract for each stage. Upon acceptance of the first stage, the owner shall execute the contract and the signature block provided in the contract for that stage. Upon acceptance of each subsequent stage, the owner shall execute the signature block provided in the contract for such stage.
- C. Form of Contract: The terms of the contract shall be provided in Exhibit D of this Agreement. There shall be no change in the terms of the contract unless such change is approved by HUD headquarters. Prior to execution by the owner, all blank spaces in the contract shall be completed by the PHA.
- D. Survival of owner Obligations: Even after execution of the contract, the owner shall continue to be bound by all owner obligations under the Agreement.

## **1.12 Initial determination of rents**

- A. The estimated amount of initial rent to owner shall be established in Exhibit C of this Agreement.
- B. The initial amount of rent to owner is established at the beginning of the HAP contract term.
- C. The estimated and initial contract rent for each units may in no event exceed the amount authorized in accordance with HUD regulations and requirements. Where the estimated initial rent to owner exceeds the amount authorized in accordance with HUD regulations, the PHA shall establish a lower initial rent tow owner, in accordance with HUD regulations and requirements.

## **1.13 Uniform Relocation Act**

- A. A displaced person must be provided relocation assistance at the levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24.
- B. The cost of required relocation assistance may be paid with funds provided by the owner, or with local public funds, or with funds available from other sources. Payment of relocation assistance must be paid in accordance with HUD requirements.



- C. The acquisition of real property for a project to be assisted under the program is subject to the URA and 49 CFR part 24, subpart B.
- D. The PHA must require the owner to comply with the URA and 49 CFR part 24.
- E. In computing a replacement housing payment to a residential tenant displaced as a direct result of privately undertaken rehabilitation or demolition of the real property, the term “initiation of negotiations” means the execution of the Agreement between the owner and the PHA.

#### **1.14 Protection of In-Place Families**

- A. In order to minimize displacement of in-place families, if a unit to be placed under Contract is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the PHA’s waiting list (if they are not already on the list) and, once their continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized unit in the project.
- B. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.
- C. The term “in-place family” means an eligible family residing in a proposed contract unit on the proposal selection date.
- D. Assistance to in-place families may only be provided in accordance with the program regulations and other HUD requirements.

#### **1.15 Termination of Agreement and Contract**

The Agreement or HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

#### **1.16 Rights of HUD if PHA Defaults Under Agreement**

If HUD determines that the PHA has failed to comply with this Agreement, or has failed to take appropriate action to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under this Agreement, HUD may assume the PHA’s rights and obligations under the Agreement, and may perform the obligations and enforce the rights of the PHA under the Agreement. HUD will, if it determines that the owner is not in default, pay Annual Contributions for the purpose of providing housing assistance payments with respect to the dwelling unit(s) under this Agreement for the duration of the HAP contract.

## **1.17 Owner Default and PHA Remedies**

### **A. Owner Default**

Any of the following is a default by the owner under the Agreement:

1. The owner has failed to comply with any obligation under the Agreement.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the Agreement.
4. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or mortgage insured by HUD and:
  - a. The owner has failed to comply with the regulations for the applicable HUD loan or mortgage insurance program, with the mortgage or mortgage note, or with the regulatory agreement; or
  - b. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

### **B. PHA Remedies**

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the Agreement.
2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.

3. The PHA's rights and remedies under the Agreement include, but are not limited to: (i) terminating the Agreement; and (ii) declining to execute the HAP contract for some or all of the units.

C. PHA Remedy is not Waived

The PHA's exercise or non-exercise of any remedy for owner breach of the Agreement is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

## **1.18 PHA and Owner Relation to Third Parties**

A. Selection and Performance of Contractor

1. The PHA has not assumed any responsibility or liability to the owner, or any other party for performance of any contractor, subcontractor or supplier, whether or not listed by the PHA as a qualified contractor or supplier under the program. The selection of a contractor, subcontractor or supplier is the sole responsibility of the owner and the PHA is not involved in any relationship between the owner and any contractor, subcontractor or supplier.
2. The owner must select a competent contractor to undertake rehabilitation or construction. The owner agrees to require from each prospective contractor a certification that neither the contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in contract by the Comptroller General or any federal Department or agency. The owner agrees not to award contracts to, otherwise engage in the service of, or fund any contractor that does not provide this certification.

- B. Injury Resulting from Work under the Agreement: The PHA has not assumed any responsibility for or liability to any person, including a worker or a resident of the unit undergoing work pursuant to this Agreement, injured as a result of the work or as a result of any other action or failure to act by the owner, or any contractor, subcontractor or supplier.
- C. Legal Relationship: The owner is not the agent of the PHA and this Agreement does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractor or subcontractors used by the owner in the implementation of the Agreement.
- D. Exclusion of Third Party Claims: Nothing in this Agreement shall be construed as creating any right of any third party (other than HUD) to

enforce any provision of this Agreement or the Contract, or to assert any claim against HUD, the PHA or the owner under the Agreement or the Contract.

- E. Exclusion of owner Claims against HUD: Nothing in this Agreement shall be construed as creating any right of the owner to assert any claim against HUD.

### **1.19 PHA-Owned Units**

Notwithstanding Section 1.18 of this Agreement, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

### **1.20 Conflict of Interest**

- A. Interest of Members, Officers, or Employees of PHA, Members of Local Governing Body, or Other Public Officials
  - 1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the Agreement or HAP contract.
  - 2. HUD may waive this provision for good cause.

- B. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the Agreement or HAP contract. The owner must fully and promptly update such disclosures.

### **1.21 Interest of Member or Delegate to Congress**

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of the Agreement or HAP contract or to any benefits arising from the Agreement of HAP contract.

## **1.22 Transfer of the Agreement, HAP Contract, or Property**

### **A. PHA Consent to Transfer**

The owner agrees that the owner has not made and will not make any transfer in any form, including any sale or assignment, of the Agreement, HAP contract, or the property without the prior written consent of the PHA. A change in ownership in the owner, such as a stock transfer or transfer of the interest of a limited partner, is not subject to the provisions of this section. Transfer of the interest of a general partner is subject to the provisions of this section.

### **B. Procedure for PHA Acceptance of Transferee**

Where the owner requests the consent of the PHA for a transfer in any form, including any sale or assignment, of the Agreement, the HAP contract, or the property, the PHA must consent to a transfer of the Agreement or HAP contract if the transferee agrees in writing (in a form acceptable to the PHA) to comply with all the terms of the Agreement and HAP contract, and if the transferee is acceptable to the PHA. The PHA's criteria for acceptance of the transferee must be in accordance with HUD requirements.

### **C. When Transfer is Prohibited**

The PHA will not consent to the transfer if any transferee, or any principal or interested party, is debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

## **1.23 Exclusion from Federal Programs**

### **A. Federal Requirements**

The owner must comply with and is subject to requirements of 2 CFR part 2424.

### **B. Disclosure**

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.

2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424.

## **1.24 Lobbying Certifications**

- A. The owner certifies, to the best of the owner's knowledge and belief, that:
  1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of the Agreement or HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
  2. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the Agreement or HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- B. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

## **1.25 Subsidy Layering**

- A. Owner Disclosure

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.



B. Limit of Payments

Housing assistance payments under the HAP contract must not be more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

## 1.26 Prohibition of Discrimination

- A. The owner may not refuse to lease contract units to, or otherwise discriminate against, any person or family in leasing of a contract unit, because of race, color, religion, sex, national origin, disability, age, or familial status.
- B. The owner must comply with the following requirements:
1. The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.*;
  2. Executive Order 11063, as amended by Executive Order 12259 (3 CFR 1959–1963 Comp., p. 652, and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107;
  3. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d–2000d–4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1;
  4. The Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146;
  5. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title;
  6. Title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*;
  7. 24 CFR part 8;
  8. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135;

9. Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60;
  10. Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprise Development); and
  11. Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393, and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).
  12. HUD’s Equal Access Rule at 24 CFR 5.105. [OGC-Nonconcurrency: This section failed to reference protections with respect to actual or perceived sexual orientation, gender identity, or marital status in accordance with HUD’s Equal Access Rule at 24 CFR 5.105(a). Revising as indicated above is sufficient to resolve this concern.
- C. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

## **1.27 Owner Duty to Provide Information and Access to HUD and PHA**

- A. The owner must furnish any information pertinent to this Agreement as may be reasonably required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.
- B. The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers, and records of the owner to the extent necessary to determine compliance with this Agreement.

## **1.28 Notices and Owner Certifications**

- A. Where the owner is required to give any notice to the PHA pursuant to this Agreement, such notice shall be in writing and shall be given in the manner designated by the PHA.

- B. Any certification or warranty by the owner pursuant to the Agreement shall be deemed a material representation of fact upon which reliance was placed when this transaction was entered into.


### 1.29 HUD Requirements

- A. The Agreement and the HAP contract shall be interpreted and implemented in accordance with all statutory requirements, and will all HUD requirements, including amendments or changes in HUD requirements. The owner agrees to comply with all such laws and HUD requirements.
- B. HUD requirements are requirements that apply to the project-based voucher program. HUD requirements are issued by HUD Headquarters as regulations, *Federal Register* notices, or other binding program directives.

### 1.30 Applicability of Part II Provisions — Check All that Apply

- ☒ Training, Employment, and Contracting Opportunities  
Section 2.1 applies if the total of the contract rents for all units under the proposed HAP contract, over the maximum term of the contract, is more than \$200,000.
- ☒ Equal Employment Opportunity  
Section 2.2 applies only to construction contracts of more than \$10,000.
- ☒ Labor Standards Requirements  
Sections 2.4, 2.8, and 2.10 apply only when this Agreement covers nine or more units.
- ☐ Flood Insurance  
Section 2.11 applies if units are located in areas having special flood hazards and in which flood insurance is available under the National Flood Insurance Program.

## EXECUTION OF THE AGREEMENT

FORM APPROVED COUNTY COUNSEL  
12/2/2021  
BY  DATE  
AMRIT P. DHILLON

### PUBLIC HOUSING AGENCY (PHA)

Name of PHA (Print)

Housing Authority of the County of Riverside

By:

Signature of authorized representative

Carrie Harmon, Deputy Executive Director

Name and official title (Print)

Date

### OWNER

Name of Owner (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

**SIGNATURE, NOTARY AND NOTICE BLOCKS**

**BORROWER/OWNER**

**GOLDEN PIERCE HOUSING PARTNERS L.P.,**

a California limited partnership

By: NCRC Golden Pierce LLC,  
a California limited liability company,  
its managing general partner

By: National Community Renaissance of California,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Michael Finn, Chief Financial Officer

**BORROWER/OWNER NOTARY BLOCK**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Michael Finn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public

MANAGING GENERAL PARTNER

**NCRC GOLDEN PIERCE LLC,**  
a California limited liability company

By: National Community Renaissance of California,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Michael Finn, Chief Financial Officer

MANAGING GENERAL PARTNER NOTARY BLOCK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared James Shields, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public



ADMINISTRATIVE GENERAL PARTNER

**VISTA MERCY HOUSE CHDO, LLC,**

a California limited liability company,  
its administrative general partner

By: Mercy House CHDO, Inc.,  
a California nonprofit public benefit corporation,  
its sole member

By: \_\_\_\_\_  
Larry Haynes, Chief Executive Officer

ADMINISTRATIVE GENERAL PARTNER NOTARY BLOCK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Larry Haynes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public



SOLE MEMBER OF THE ADMINISTRATIVE GENERAL PARTNER

**MERCY HOUSE CHDO, INC.,**

a California nonprofit public benefit corporation

By:

\_\_\_\_\_  
Larry Haynes, Executive Director

ADMINISTRATIVE GENERAL PARTNER NOTARY BLOCK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Larry Haynes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public

**NOTICE BLOCKS**

Borrower/Owner

**GOLDEN PIERCE HOUSING PARTNERS L.P.**

c/o National Community Renaissance of California  
9421 Haven Avenue  
Rancho Cucamonga, CA  
Attention: Legal Counsel

with a copy to:

Klein Hornig LLP  
1325 G Street NW, Suite 700  
Washington, DC 20005  
Attention: Chris Hornig

Managing General Partner

**NCRC GOLDEN PIERCE LLC**

c/o National Community Renaissance of California  
Attention: Legal Counsel  
9421 Haven Avenue  
Rancho Cucamonga, CA

with a copy to:

Klein Hornig LLP  
1325 G Street NW, Suite 700  
Washington, DC 20005  
Attention: Chris Hornig

Administrative General Partner

**VISTA MERCY HOUSE CHDO, LLC**

c/o Mercy House CHDO, Inc.  
807 North Garfield  
Santa Ana, CA 92701  
Attention: Larry Haynes

with a copy to:

Chernove & Associates, Inc.  
16027 Ventura Boulevard, Suite 515  
Encino, CA 91436  
Attention: Sheldon B. Chernove, Esq.

Guarantor

**NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA**

9421 Haven Avenue  
Rancho Cucamonga, CA  
Attention: Legal Counsel

with a copy to:

Klein Hornig LLP  
1325 G Street NW, Suite 700  
Washington, DC 20005  
Attention: Chris Hornig

Sole Member of the Administrative General Partner

Mercy House CHDO, Inc.  
807 North Garfield  
Santa Ana, CA 92701  
Attention: Larry Haynes

with a copy to:

Chernove & Associates, Inc.  
16027 Ventura Boulevard, Suite 515  
Encino, CA 91436  
Attention: Sheldon B. Chernove, Esq.

# **Exhibit A**

Approved PBV Proposal





# HOUSING AUTHORITY of the County of Riverside

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

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

Website: [harivco.org](http://harivco.org)

October 25, 2021

National Community Renaissance of California  
9421 Haven Ave.  
Rancho Cucamonga, CA 91730

RE: Estimate of Initial Rents – HCV Project-Based Vouchers  
Vista de la Sierra, Riverside, CA

Dear Ms. Hampton:

The Housing Authority of the County of Riverside in accordance with the Code of Federal Regulation (CFR) 983.301 has completed a rent comparability analysis to determine the estimated initial rents for the Project-Based Vouchers that will be utilized for Vista de la Sierra, Riverside. The estimated initial contract rent, current applicable utility allowance and gross contract rent are as follows:

## PBV Contract Rent Determination

Bedroom Size	1BR	2BR	3BR
Reasonable Rent	\$1602.41 per GoSection8	\$1942.83 per GoSection8	\$2359.61 per GoSection8
110% of 2022 FMR	\$1322 (\$1202 + 120)	\$1659 (\$1509 + \$150)	\$2271 (\$2065 + \$206)
less CUAC Utility Allowance (if approved)	\$11.06	\$12.48	\$14.00
FMR Rent Cap	\$1310	\$1646	\$2257
less Utility Allowance Schedule eff 7/1/21	\$96	\$118	\$141
FMR Rent Cap	\$1226	\$1541	\$2130
Lower of Reasonable Rent or FMR Rent Cap	\$1310/\$1226	\$1646/\$1541	\$2257/\$2130

Actual rents will be determined prior to execution of the Project-Based Voucher Program Housing Assistance Payment (HAP) Contract. If you have any questions, please feel free to contact me at (951) 343-5437.

Sincerely,

Jennifer Graham  
Principal Development Specialist



# HOUSING AUTHORITY of the County of Riverside

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

May 20, 2021

Zoe Kranemann  
National CORE  
9421 Haven Avenue  
Rancho Cucamonga, CA 91730

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

**Website:** [harivco.org](http://harivco.org)

RE: Vista De La Sierra, Riverside, CA

Dear Zoe Kranemann:

The Housing Authority of the County of Riverside (HACR) is pleased to inform you that the above referenced project proposal was selected to receive Project Based Vouchers (PBVs) pursuant to the Request for Proposal released by the HACR on April 9, 2021. The HACR is reserving funding for eight (8) PBVs for a twenty (20) year contract term.

Final commitment of the Project Based Vouchers is subject to the following items:

- Project's receipt of all necessary capital funding for the construction of the project, including but not limited to a tax credit allocation.
- Subsidy layering requirements as defined by the U.S. Department of Housing and Urban Development (HUD).
- National Environmental Policy Act Clearance.
- Approval of an Agreement to Enter into Housing Assistance Payments (AHAP) Contract by the HACR's Board of Commissioners.

This commitment is also contingent on continued funding from HUD. In the event of a budget decrease, HACR reserves the right to rescind the commitment up until the execution of an AHAP contract. This letter of commitment is valid until December 31, 2022, all financing must be secured by this deadline. Therefore, all evidence of secured financing must be provided on or before December 31, 2022.

If you have any questions, please feel free to contact Diana Acosta at (951) 343-5439 or via e-mail at [Diacosta@rivco.org](mailto:Diacosta@rivco.org).

Thank you,

Michael Walsh  
Deputy Director  
Housing Authority of the County of Riverside



# HOUSING AUTHORITY of the County of Riverside

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

December 24, 2019

Zoe Kranemann  
National Community Renaissance of California  
9421 Haven Avenue,  
Rancho Cucamonga, CA 91730

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

**Website:** [harivco.org](http://harivco.org)

RE: Golden Pierce

Dear Ms. Kranemann:

The Housing Authority of the County of Riverside (HACR) is pleased to inform you that the above referenced project proposal was selected to receive Project Based Vouchers pursuant to the Request for Proposal released by the HACR on October 15, 2019. The HACR is reserving funding for thirty nine (39) vouchers for a twenty (20) year contract term consisting of the following: 30 1-bedroom units, 5 2-bedroom units and 4 3-bedroom units, for households at or below 30% of the Area Median Income referred to the HACR from the Riverside County Department of Behavioral Health.

Final commitment of the Project Based Vouchers is subject to the following items:

- Receipt of a No Place Like Home funding allocation from the California Department of Housing and Community Development round 2 Competitive NOFA Allocation.
- Project's receipt of all necessary capital funding for the construction of the project, including but not limited to a tax credit allocation.
- Subsidy layering requirements as defined by the U.S. Department of Housing and Urban Development (HUD).
- National Environmental Policy Act Clearance.
- Approval of an Agreement to Enter into Housing Assistance Payments (AHAP) Contract by the HACR's Board of Commissioners.

This commitment is also contingent on continued funding from HUD. In the event of a budget decrease, HACR reserves the right to rescind the commitment up until the execution of an AHAP contract. This letter of commitment is valid for one year after the projects notification of a successful No Place Like Home funding allocation from the Housing and Community Development round 2 Competitive NOFA.

If you have any questions, please feel free to contact Nicole Sanchez at (760) 863-2825 or via e-mail at [NiSanchez@rivco.org](mailto:NiSanchez@rivco.org)

Thank you,

Juan Garcia  
Principal Development Specialist  
Housing Authority of the County of Riverside

# **Exhibit B**

## **Project Description**

## **Attachment 12-A1**

### **Vista De La Sierra Apartments**

#### **Project Description**

Located at 11253 Pierce Street on the northeast corner of Golden Avenue and Pierce Street in the La Sierra neighborhood in the County of Riverside, the Vista de La Sierra Proposed Project will transform a 5.51-acre generally flat and rectangular-shaped site into a vibrant, neighborhood-serving apartment community. The Project site is currently owned by the Pacific Union Conference of the Seventh-Day Adventist Church ("Church") and consists of 6 parcels merged into two by way of a lot line consolidation and lot line adjustment. Parcel 1 is also now zoned (Office) 1 and Parcel 2 is zoned Multi-Family Residential (R-3 1500) required by a general plan amendment. The entire property falls within the La Sierra Redevelopment Area Plan.

There is a single parcel (APN 146-141-028), occupied with a single-family home located off of Hollyhock Street, that is not included in the Project area. The largest parcel is partially developed with the Church Risk Management and Broadcast Center and three storage buildings (totaling approx. 1,400 square feet) located in the southwestern corner of the site and surface parking accessible from Golden Ave. Pierce Street (Pierce access not presently in use). The five smaller parcels are developed with single family rental homes that are owned and managed by the Church will be demolished prior to commencement of construction. All eligible households displaced will be offered a first right of return and/or will be offered relocation benefits as outlined in the relocation plan.

The Project includes the development of 7 two and three-story type 5 construction residential buildings with a total of 80 units surrounding a large activity lawn. With a total of 87,710 S.F. of habitable residential building area and 61,244 S.F. of common and private, the development has a density of 19.5 units per acre. A 3,539 square foot community center, and 700 S.F. of office space for property management and resident services will all be located on the ground floor. In addition, the 8,373 S.F. activity lawn is suitable for all ages, including ages 13-17 and will provide residents with recreational amenities and open space including a 1,012 S.F. tot lot suitable for ages 2-12, a 911 S.F. seating area with trellis, 2 BBQ patio areas (1,309 and 1277 S.F.), benches and seating areas (1,064 S.F.), and a swimming pool with a 479 S.F pool building.

The Proposed Project will provide seventy-nine (79) units affordable to households earning less than 60 percent of the Area Median Income (AMI), of which forty-nine percent (49%) of the units will be set-aside as Permanent Supportive Housing for households who are currently experiencing homelessness or are at risk of experiencing homelessness. Altogether, the Project will provide 40 1-bedroom units, 20 2-bedroom units, and 20 3-bedroom units. There will be one exempt 1-bedroom onsite manager's unit. Given that 49% of the total units will accommodate special needs households, careful consideration was granted to the unit mix to ensure that the building will serve the needs of this targeted population and other small to medium households.

The concept for the development includes carefully tailored site plan features to encourage community cohesion and a sense of belonging for its future residents. The layout of the building creates several unique outdoor areas including both passive and active spaces –a central activity lawn, patio areas, raised

planters, drought-tolerant and native ground covers, and breezeways and walkways for residents to access community spaces.

The Project proposes a Spanish contemporary architectural style to complement existing uses in the surrounding neighborhoods. The design features both wall and roof plane articulation with design elements to each elevation, including the inner portions of the site. The building materials include concrete "S" tile roofing, cement plaster trim, decorative gable vents, downspouts metal railings, decorative tile, and vinyl windows. Additionally, the color palette consists of neutral-toned colors, contrasted by metal and natural accents to deliver a modern and high-quality design. The maximum building height of the Proposed Project is approximately 40 feet. Careful consideration for the character and scale of the surrounding neighborhood was taken into consideration to ensure that the project architecture and massing blends in with the existing surrounding uses.

One gated, vehicular entry point to the site will be provided off Pierce Street, with emergency vehicle access (EVA) off of Hollyhock Street. The entry point is a 24-foot circular driveway providing direct access to the surface parking located near each of the seven residential buildings and central amenities. The development will provide 120 parking spaces.

Site amenities: The project includes a community building with community center, multipurpose space, property management office, and resident service offices designed to be accessible spaces for residents and the community. Other site amenities include a pool, tot lot, activity lawn, and landscaped passive and active spaces, and shading for outdoor leisure to residents. The vision for the development is to provide a neighborhood-serving asset, complete with onsite resources to foster inclusion, education, and economic mobility. The community center will therefore serve as a hub for supportive and social services, as well as flexible meeting and event space.

Parking: The Project will 120 parking spaces for, service providers, staff, and visitors for a total parking ratio of 1.11 spaces per unit. The parking includes 10 accessible spaces, 18 electric vehicle spaces, and 2 ADA vanpool spaces.

Sustainable and green building elements: National Community Renaissance (National CORE) is a high-performance Developer with a proven track record for aggressively adhering to and going above and beyond the standard requirements of the California Energy Code. National CORE was named USGBC Power Builder in 2019 for its second consecutive year—a distinction reserved for select builders who demonstrate an ongoing commitment to high performance and sustainability. The Vista de La Sierra Proposed Project is no different; the building will be LEED certified with a range of onsite sustainability features include photovoltaic solar panels, drought tolerant landscaping and planter strips that increase filtration and groundwater recharge opportunities. Further, the Project has also been designed with heat pump water systems that is 350% more efficient than gas boiler systems, allowing hot water to be delivered to units within seconds of residents turning on a faucet or shower, thereby decreasing water waste. Water conservation plumbing features will also be carefully selected. They will include low flow showerheads, efficient washing and dishwashing machines, and low flow toilets. The planned irrigation structure will be a subsurface drip system and include rain and moisture sensors to deliver water to zoned areas only when needed.

Offsite improvements: Frontage improvements include sidewalk and curb improvements along Pierce and Hollyhock Streets as well as the relocation of dry utilities, street lighting, driveway approaches and a median.

Project specific off-site costs include in eligible include the following:

Demolition	\$ 64,370.00
Grading	\$ 73,205.00
Export	\$ 11,066.67
Curb & Gutter	\$ 30,420.00
Asphalt	\$ 85,420.00
Sidewalks	\$ 25,245.00
Drive Approaches	\$ 121,210.00
Stripping	\$ 5,500.00
Median	\$ 75,000.00
Landscaping	\$ 160,200.00
Street Lighting	\$ 122,500.00
Traffic Control	\$ 50,000.00
Dry Utilites	\$ 564,170.33
<hr/>	
<b>Total</b>	<b>\$1,388,307.00</b>

### **VISTA DE LA SIERRA**









National Community Renaissance of California (NCRC) is proposing to develop an 80-unit apartment home community to be located at 11253 Pierce Street, in Riverside, California. Vista de La Sierra is proposed as an integrated project that will house families and individuals earning at or less than 60% of Area Median Income. The project will provide housing and services to a mixed population of families as well as residents meeting No Place Like Home (NPLH) definitions of Homeless, Chronically Homelessness and/or At-Risk of Chronic Homelessness. The proposed site is surrounded by single family neighborhoods on three sides, to the North, South, and East and an elementary school and the Seventh Day Adventist Communication Center offices to the West. Retail and services are located within walking distance and a bus line runs directly in front of the site.



## Existing Conditions – Golden/Pierce Multifamily Development



### Legend

- |   |   |
|---|---|
|  Property Line                                 |  Existing Office Building (to remain)            |
|  Storage Buildings (temporary, to be removed)  |  Storage Buildings (permanent, to be demolished) |
|  Satellite Dish Area (to be relocated offsite) |  Carports (to be removed and replaced)           |
|  Trash Enclosure (to be removed and replaced)  |  Propane Tank and Generator (to be relocated)    |

**Existing Conditions** – Golden/Pierce Birdseye View from west



**Existing Conditions** – Southwest Corner of Project site from Golden/Pierce





**Existing Conditions** — Golden/Pierce Birdseye View from south



**Existing Conditions** — 7th Day Adventist Communication Facility from Pierce Street



**Existing Conditions** — Existing Storage and Propane tank/generator to be removed and replaced







<b>VISTA DE LA SIERRA</b> 11253 PIERCE STREET, RIVERSIDE CA. 92505  NATIONAL COMMUNITY RENAISSANCE 9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730				
<p style="text-align: right;"><b>CONSENT SHEET</b></p>				

**VISTA DE LA SIERRA APARTMENTS**  
11253 PIERCE STREET RIVERSIDE, CA

**SHEET INDEX**  
**ARCHITECTURAL**

STRUCTURAL	
AD01	CONCRETE WORK
AD02	CONCRETE WORK
AD03	CONCRETE WORK
AD04	CONCRETE WORK
AD05	CONCRETE WORK
AD06	CONCRETE WORK
AD07	CONCRETE WORK
AD08	CONCRETE WORK
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AD99	CONCRETE WORK
AD00	CONCRETE WORK

## SIRUCUKAL (contd.)

5601	TYPEAL WOOD CONNECTION DETAIL 5
5602	TYPEAL WOOD DETAIL 5
5603	TYPEAL WOOD DETAIL 5
5611	TYPEAL SOLID LAMIN PLATING DETAIL
5612	TYPEAL TRUSS PLATING DETAIL
5622	TYPEAL WOOD STEEL WALL DETAIL 5
5623	TYPEAL WOOD SHAPESHAPE STEEL & DOWEL CONNECTION DETAIL

## MECHANICAL

[illegible]

## PLUMBING

[illegible]

ELECTRICAL

U00001	16S rRNA	U00001	16S rRNA
U00002	23S rRNA	U00002	23S rRNA
U00003	5S rRNA	U00003	5S rRNA
U00004	16S rRNA	U00004	16S rRNA
U00005	23S rRNA	U00005	23S rRNA
U00006	5S rRNA	U00006	5S rRNA
U00007	16S rRNA	U00007	16S rRNA
U00008	23S rRNA	U00008	23S rRNA
U00009	5S rRNA	U00009	5S rRNA
U00010	16S rRNA	U00010	16S rRNA
U00011	23S rRNA	U00011	23S rRNA
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U00019	16S rRNA	U00019	16S rRNA
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U00024	5S rRNA	U00024	5S rRNA
U00025	16S rRNA	U00025	16S rRNA
U00026	23S rRNA	U00026	23S rRNA
U00027	5S rRNA	U00027	5S rRNA
U00028	16S rRNA	U00028	16S rRNA
U00029	23S rRNA	U00029	23S rRNA
U00030	5S rRNA	U00030	5S rRNA
U00031	16S rRNA	U00031	16S rRNA
U00032	23S rRNA	U00032	23S rRNA
U00033	5S rRNA	U00033	5S rRNA
U00034	16S rRNA	U00034	16S rRNA
U00035	23S rRNA	U00035	23S rRNA
U00036	5S rRNA	U00036	5S rRNA
U00037	16S rRNA	U00037	16S rRNA
U00038	23S rRNA	U00038	23S rRNA
U00039	5S rRNA	U00039	5S rRNA
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U00041	23S rRNA	U00041	23S rRNA
U00042	5S rRNA	U00042	5S rRNA
U00043	16S rRNA	U00043	16S rRNA
U00044	23S rRNA	U00044	23S rRNA
U00045	5S rRNA	U00045	5S rRNA
U00046	16S rRNA	U00046	16S rRNA
U00047	23S rRNA	U00047	23S rRNA
U00048	5S rRNA	U00048	5S rRNA
U00049	16S rRNA	U00049	16S rRNA
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U00092	23S rRNA	U00092	23S rRNA
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U00095	23S rRNA	U00095	23S rRNA
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U00098	23S rRNA	U00098	23S rRNA
U00099	5S rRNA	U00099	5S rRNA
U00100	16S rRNA	U00100	16S rRNA

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## 3

6101	SMELTING DIAGRAM
6102	SMELTING DIAGRAM
6110	ELECTRICAL SCHEDULES
6111	ELECTRICAL SCHEDULES
6112	ELECTRICAL SCHEDULES
6113	REPEATED
6114	REPEATED
6115	REPEATED
6120	LIFTING AND CROWLING SCHEDULE

## ELECTRICAL (cont'd)

E300	ELECTRICAL SITE PLAN
E310	ELECTRICAL SITE LIGHTING PLAN
E317	ENLARGED CROWN PLAN
E322	PHOTODUPLICATION SITE PLAN
E323	SITE LIGHTING SPECIFICATIONS
E324	SITE LIGHTING SPECIFICATIONS

311

[illegible]

## 6790

LANDSCAPE					
6770	MEASUREMENT				
6770	MEASUREMENT				
6800	ELECTRONIC OPERATIONS				
6801	ELECTRONIC OPERATIONS				
6805	LECTURE OPERATIONS				
6806	LECTURE OPERATIONS				
6807	LECTURE OPERATIONS				
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6809	LECTURE OPERATIONS				
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6886	LECTURE OPERATIONS				

## 621

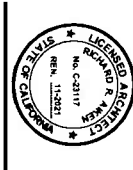
[illegible]

## 82

C7	WATER LUTALS
C8	WATER LUTALS
C9	SOCIAL DETAILS
C10	WATER EMISSION CONTROL PLAN
C11	11000 SEWER IMPROVEMENT PLAN TITLE SHEET
C12	12000 SEWER IMPROVEMENT PLAN
C13	13000 SEWER IMPROVEMENT PLAN
C14	14000 WATER IMPROVEMENT PLAN
C15	15000 WATER IMPROVEMENT PLAN

ACTIVITY • PLANNING • DESIGN

WHA



**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

NO	DATE	DESCRIPTION
1	10/1/77	PLATE DESIGN COMPLETED

## SHEET INDEX

[illegible]









UNIT COUNTRY TOTAL	

UNIT TYPE	COUNT	UNIT %	UNIT COST TOTAL		Avg. UNIT TYPE GROSS AREA
			PAID/RENT (\$/sq ft)	TOTAL COSTS (\$/sq ft)	
UNIT A1 (RENTAL)	15	18%	1.1 = 15	0.25 =	660
UNIT A1.1 (RENTAL)	5	6%	1.1 = 5	3.10 =	162
UNIT A1.2 (RENTAL)	10	12%	1.1 = 10	1.10 =	110
UNIT B1 (RENTAL)	15	18%	1.1 = 15	11.925 =	750
UNIT B1.1 (RENTAL)	5	6%	1.1 = 5	3.165 =	775
UNIT C1 (RENTAL)	20	25%	1.1 = 20	14.600 =	900
UNIT D1 (RENTAL)	20	25%	1.1 = 20	28.800 =	1,188
UNITS TOTAL	80		1.1 = 80	71.490 =	

[illegible][illegible]

60-RESIDENTIAL BUILDINGS 1, 2, 3, 4, 5, 6 & 7  
FIRE-RESISTANT REQUIREMENTS (TYPE V-A)  
TYPE V-A 1 HAS APCI SLATED CONSTRUCTION, RESIDENTIAL DWELLING UNITS  
PER CBC TABLE 601

	ELEMENTS	NUMBER	NOTES
BEARING WALL, EXTERIOR	BEARING WALL, EXTERIOR	1 HR	
	BEARING WALL, EXTERIOR	1 HR	
	NON-BEARING WALL, EXTERIOR	1 HR	
	PRECAST STRUCTURAL PANEL	1 HR	
NON-BEARING WALL, INTERIOR	NON-BEARING WALL, INTERIOR	3 HR	
	NON-BEARING WALL, INTERIOR	1 HR	
ROOFING ELEMENTS AND ROOF			
ROOFING			
	CLASS ROOM		PER CODE 4

@BUILDING 1: POOL, BUILDING 4 & 5 (COMMUNITY)  
 FIRE-RESISTANT REQUIREMENTS (TYPE V-B)  
 THE VA, MCM FIRST FLOOR CONSTRUCTION, LIVING, OFFICE, COMMON RESTROOMS  
 COMMUNITY ROOM, COMPUTER ROOM, WAIT/RECEIVE ROOM, POOL EQUIPMENT BUILDING  
 PER CBC TABLE 601

ELEMENTS	AMT	NOTES
BEARING WALL EXTENSION	0 YRS	
BEARING WALL ATTACH	0 YRS	
NON-BEARING WALL EXTENSION	1 YRS	
NON-BEARING WALL ATTACH	0 YRS	
FOUNDATION	0 YRS	
ROOF-FLOORING ASSEMBLIES	0 YRS	
ROOFING	0 YRS	

GROUP R. DIVISION	OFFICE UNIT
GROUP R. DIVISION	OFFICE UNIT

GROUP 6, DIVISION 2	DWELLING UNITS
GROUP 8	LEARNING CENTER, COMMON RESTROOM, COMPUTER CENTER, POOL, BUILDING
GROUP A, B	COMMUNITY ROOM
GROUP U	MAINTENANCE ROOM

OCCUPANCY GROUPS	REQUIRE PRE-RESERVE
1. Single occupancy units	No
2. Two occupancy units	No
3. Three occupancy units	No
4. Four occupancy units	No
5. Five occupancy units	No
6. Six occupancy units	No
7. Seven occupancy units	No
8. Eight occupancy units	No
9. Nine occupancy units	No
10. Ten or more occupancy units	Yes

OCCUPANCY GROUPS	REQUIRED FIRE RESISTIVE SEPARATION
R-2/R-3	NO SEPARATION REQUIRED
A-3/B	NO SEPARATION OCCUPANCY PERMITTED
B/U	NO SEPARATION OCCUPANCY PERMITTED



**WHLA**  
CHANNEL 50, LOS ANGELES, NEW AREA



**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE, CA. 92505

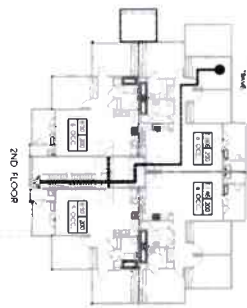
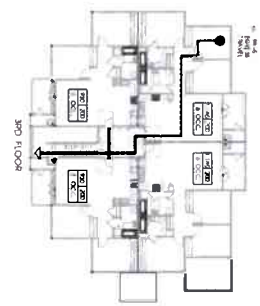
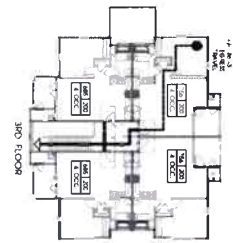
NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

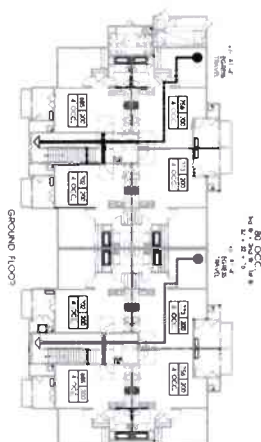
## REVISIONS

NO	DATE	DESCRIPTION
1	18/11/2021	PLM DECK CORRECTION

# BUILDING CODE ANALYSIS

DATE	10/15/21	SHEET	A031
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BLDG. 6 EGRESS PLAN

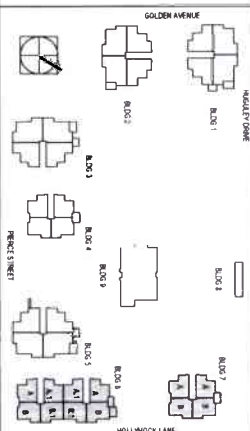
## KEY PLAN

STAR EXPT WIDTH REQD

44 OCC	BLD 16.2	$\lambda = 0.5$	$\tau = 26$
46 OCC	BLD 34.5	$\lambda = 0.6$	$\tau = 39.0$
48 OCC	BLD 4	$\lambda = 0.6$	$\tau = 21.6$
50 OCC	BLD 9	$\lambda = 0.8$	$\tau = 46.0$
32 OCC	BLD 7	$\lambda = 0.8$	$\tau = 18.2$

STAR WIDTH PROVIDED @ ALL LEVELS

= 54"



REVISIONS		
NO.	DATE	DESCRIPTION

**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



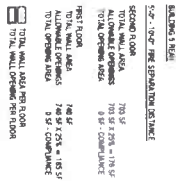
**ADDITIONAL FEATURES INCLUDE:**  
**WHLA**  
CRASH COURSE, LIVE AFTERNOON, SAT AFTERNOON

**BUILDING 6, 7  
EGRESS PLANS**

[illegible]

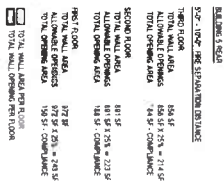


## 0-2-208 37005



BUILDING 5 - 2ND FL	
5'0" - 10'0" PER SQUARE FOOT DISTANCE	
2ND FLOOR	
TOTAL WALL AREA	630 SF
ALLOWABLE OPENINGS	160 SF @ 25% = 214 SF
TOTAL OPENING AREA	160 SF - COMPLIANCE
SECOND FLOOR	
TOTAL WALL AREA	881 SF
ALLOWABLE OPENINGS	88 SF @ 25% = 221 SF
TOTAL OPENING AREA	188 SF - COMPLIANCE
3RD FLOOR	
TOTAL WALL AREA	972 SF
ALLOWABLE OPENINGS	97 SF @ 25% = 243 SF
TOTAL OPENING AREA	194 SF - COMPLIANCE
TOTAL WALL AREA FOR 3 FLOOR	
TOTAL WALL OPENINGS FOR 3 FLOOR	

**A-1 = 208.1265**



01110

F11

From

PM

201

IS VARYING 10-20% OF PROPERTY TYPE/ASSUMED RENT CALCULATIONS ABOVE.

## ALLOWABLE OPENINGS

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
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06/03/21	AU34
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**CRIPPING COLLETT, LION ANIMALS, AND AFRICA**



1

N  
9

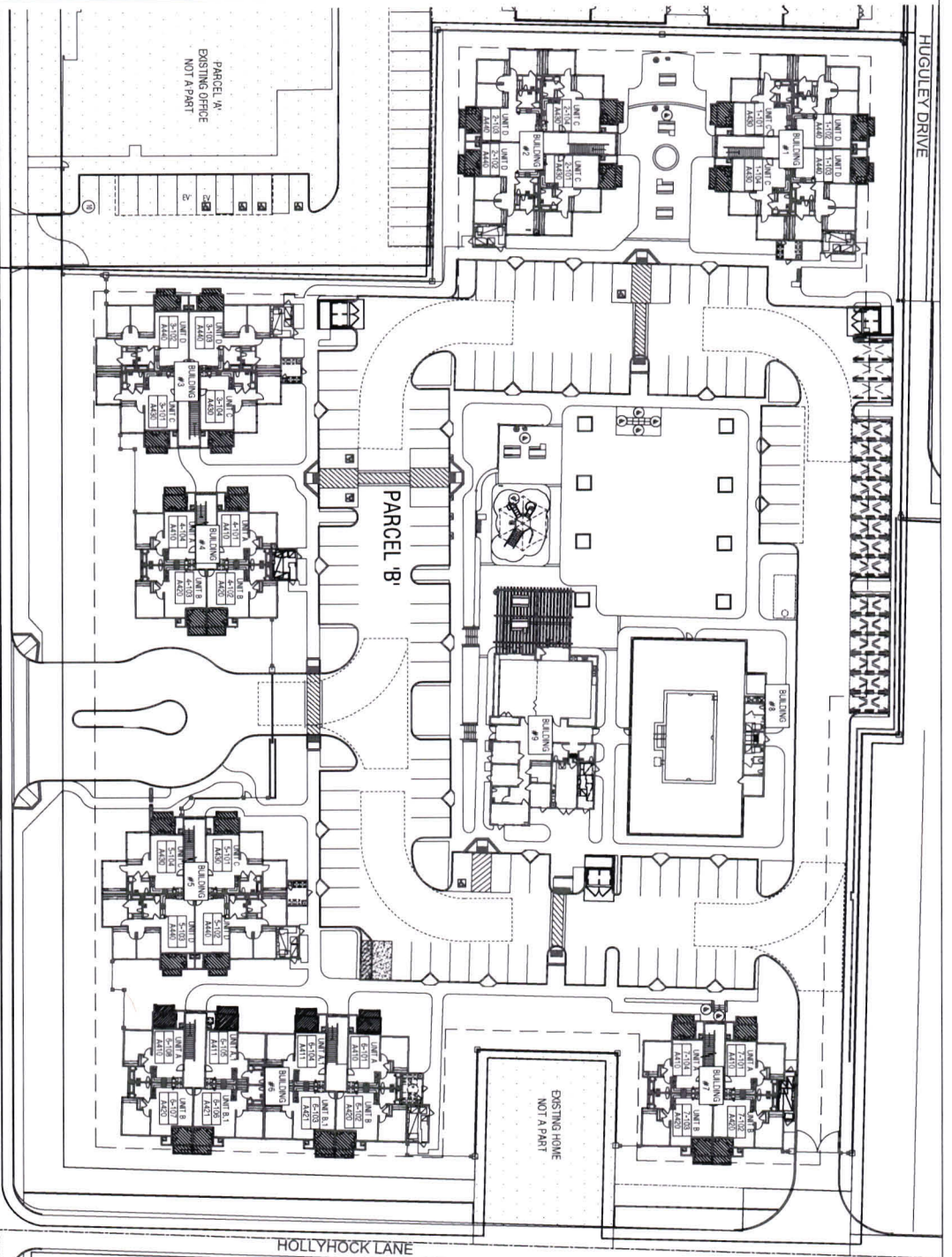








HUGULEY DRIVE



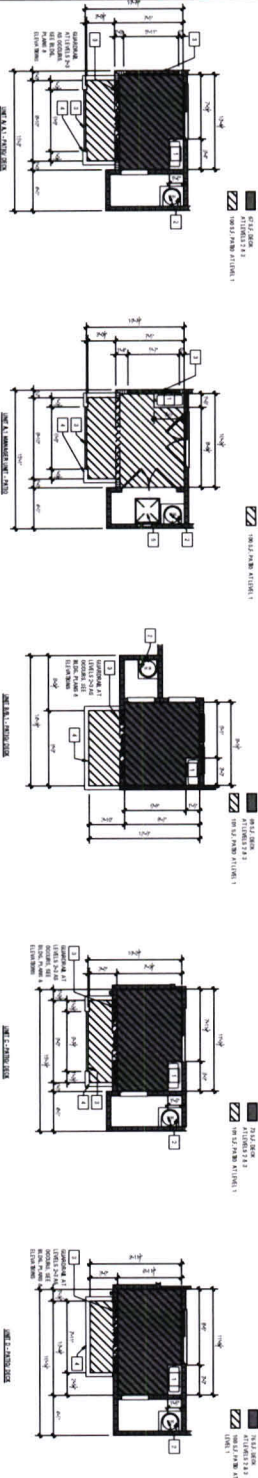
HOLLYHOCK LANE

PIERCE STREET

SITE PLAN - PRIVATE OPEN SPACE



NOTES  
PRIVATE OPEN SPACE PER DMG CHAPTER 15.1.01.07.0  
100 S.F. PER UNIT - Ground Floor (Min. Dimension of 8'-0")  
50 S.F. PER UNIT - Upper Floor (Min. Dimension of 8'-0")  
\*PER DMG 15.01.01.07.0 - "Prohibit any other use, any project or to  
from that into a residential use or other use."



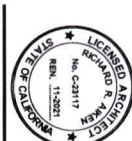
LEGEND  
UNIT 1  
UNIT 2  
UNIT 3  
UNIT 4  
UNIT 5  
UNIT 6  
UNIT 7  
UNIT 8  
UNIT 9  
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UNIT 95  
UNIT 96  
UNIT 97  
UNIT 98  
UNIT 99  
UNIT 100

NO.	DATE	REVISIONS
1	08/03/21	A102

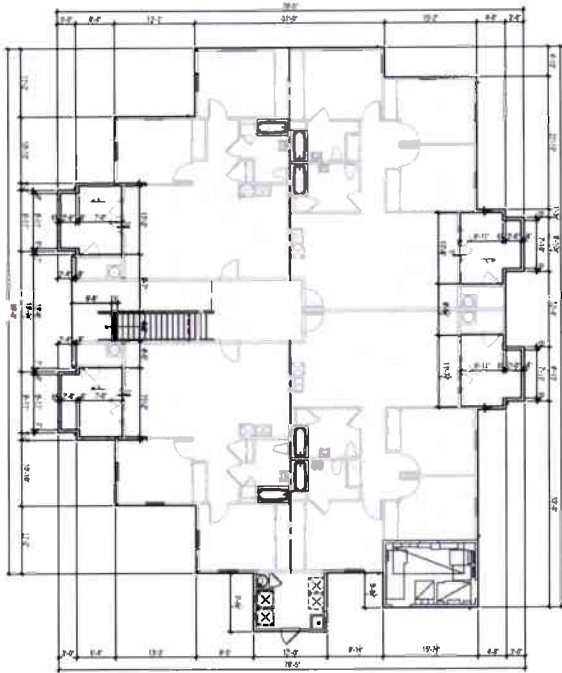
# VISTA DE LA SIERRA

11253 PIERCE STREET, RIVERSIDE CA. 92505

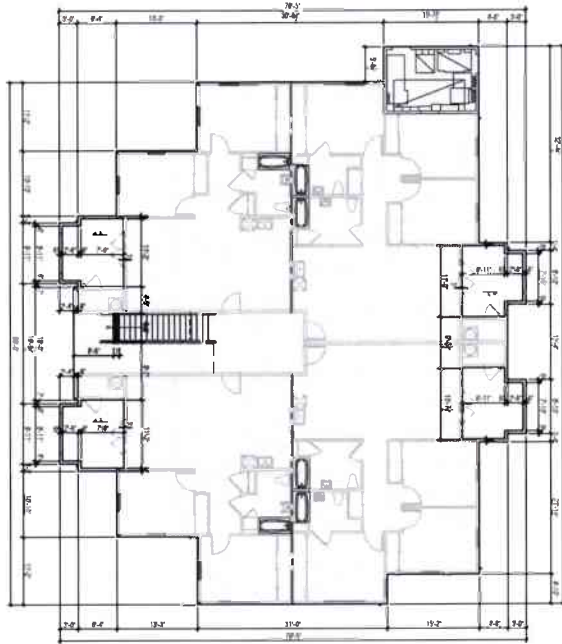
NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730







BUILDING 1 SLAB PLAN  
SCALE 1/8" = 1'-0"



BUILDING 2 SLAB PLAN  
SCALE 1/8" = 1'-0"

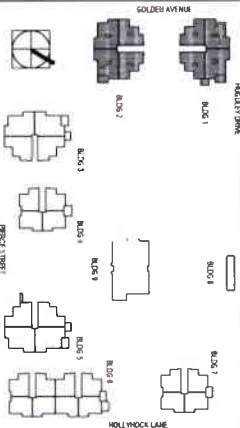
### SLAB INTERFACE NOTES

- 1. THE SLAB INTERFACE SHALL BE CONSTRUCTION JOINTS PER SECTION 05110.
- 2. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 3. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 4. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 5. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 6. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 7. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 8. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 9. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 10. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.

### SLAB INTERFACE LEGEND

- 1. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 2. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 3. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 4. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 5. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 6. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 7. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 8. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 9. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.
- 10. THE SLAB SHALL BE CAST IN PLACE CONCRETE WITH ALL REINFORCING BARS PLACED IN THE SLAB PRIOR TO THE POUR.

### KEY PLAN

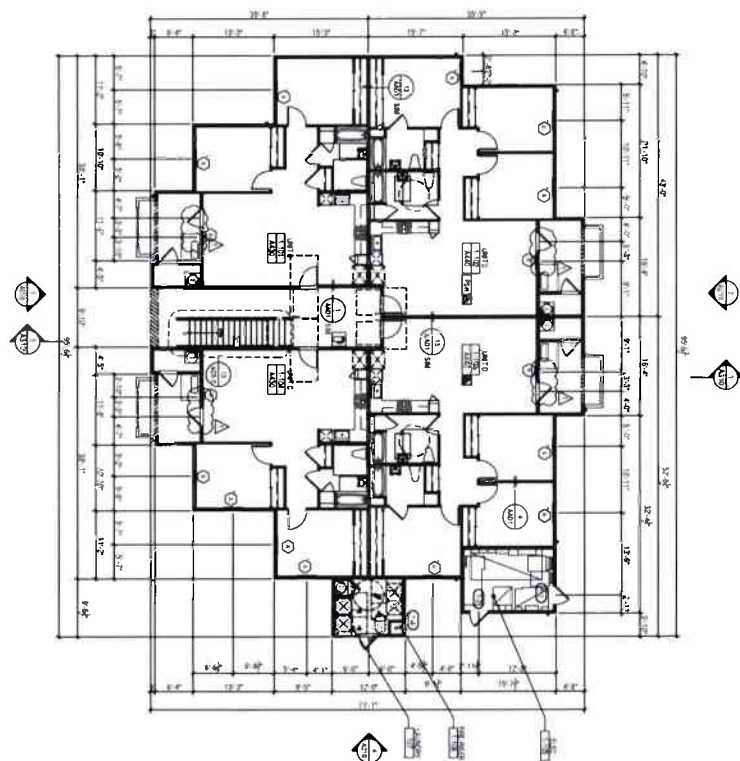


**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



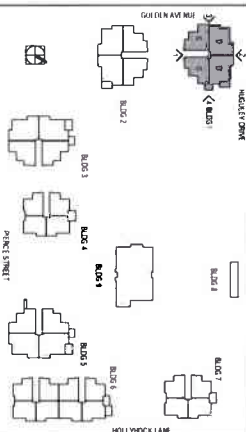
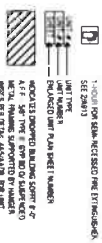
DATE	BY	REVISION
09/03/21	A110	1ST BUILDING DEPARTMENT SUBMITTAL 8/3/2021



**BLDG. 1 FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

## KEY PLAN

- [illegible]



NOTE:  
SEE SHEET A102 FOR PA T.O.  
DECK CONFIGURATIONS

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



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# WHA

**BUILDING 1  
FIRST AND SECOND  
FLOOR PLANS**

DATE	SHEET
10/15/21	A111

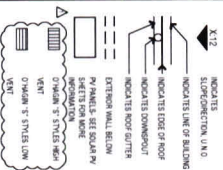
### ATTIC VENT REQUIREMENTS:

[illegible]

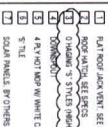
ROOF NOTES

- G. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER REGISTRATION ACTIVITIES.
- H. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER INFORMATION ACTIVITIES.
- I. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- J. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- K. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- L. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- M. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- N. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- O. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- P. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- Q. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- R. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- S. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- T. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- U. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- V. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- W. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- X. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- Y. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.
- Z. CONDUCTING, WITHIN THE VOTING AREA, OF ALL TYPE VOTER MAILING ACTIVITIES.

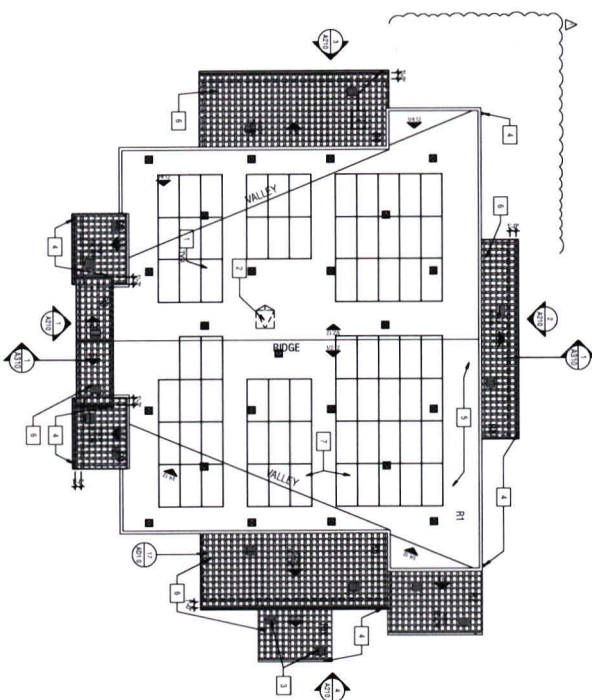
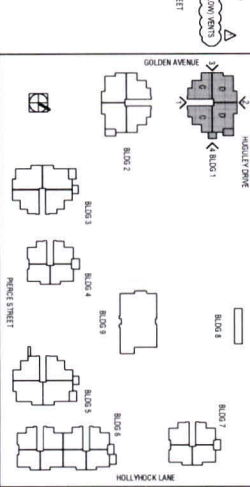
## LEGEND



## KEYNOTES



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**BLDG. 1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

BUILDING 1  
ROOF PLAN

PROJECT: WALKWAY	REVISION: 001
DESCRIPTION:	CRACK REPAIRS, 1"
DRAWN BY:	WALKWAY CONSULTANT
DESIGNED BY:	-
1" SCALE: 1/8" = 1'-0"	9/3/2017
PROJECT: 1500 CONSTRUCTION	-
JOB NUMBER:	270-K037
CALC. BY: NAME:	
DATE:	SHEET:
10/15/2017	A112

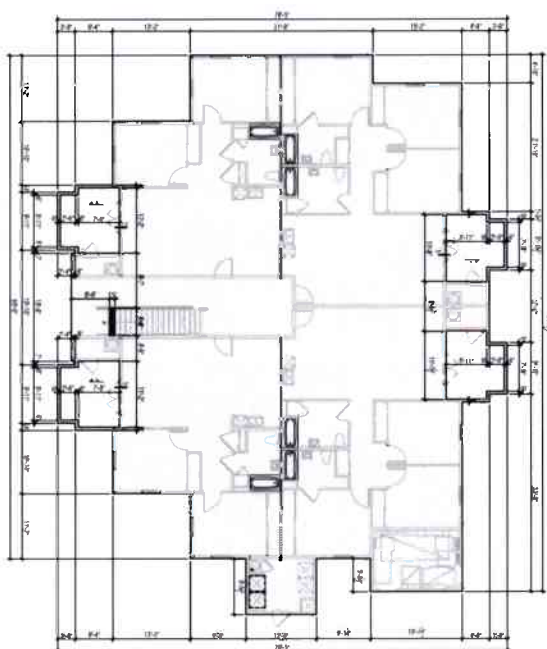






[illegible][illegible]

Map of the Golden Avenue area showing blocks 1 through 8. The map includes Golden Avenue at the top, 4th Street on the left, and 1st Street on the right. Block 1 is a small square at the top left. Block 2 is a larger square below it. Block 3 is a large rectangle to the left of Block 2. Block 4 is a large rectangle below Block 3. Block 5 is a large rectangle to the right of Block 4. Block 6 is a large rectangle below Block 5. Block 7 is a large rectangle to the right of Block 6. Block 8 is a large rectangle at the bottom center. A north arrow is located in the bottom right corner.



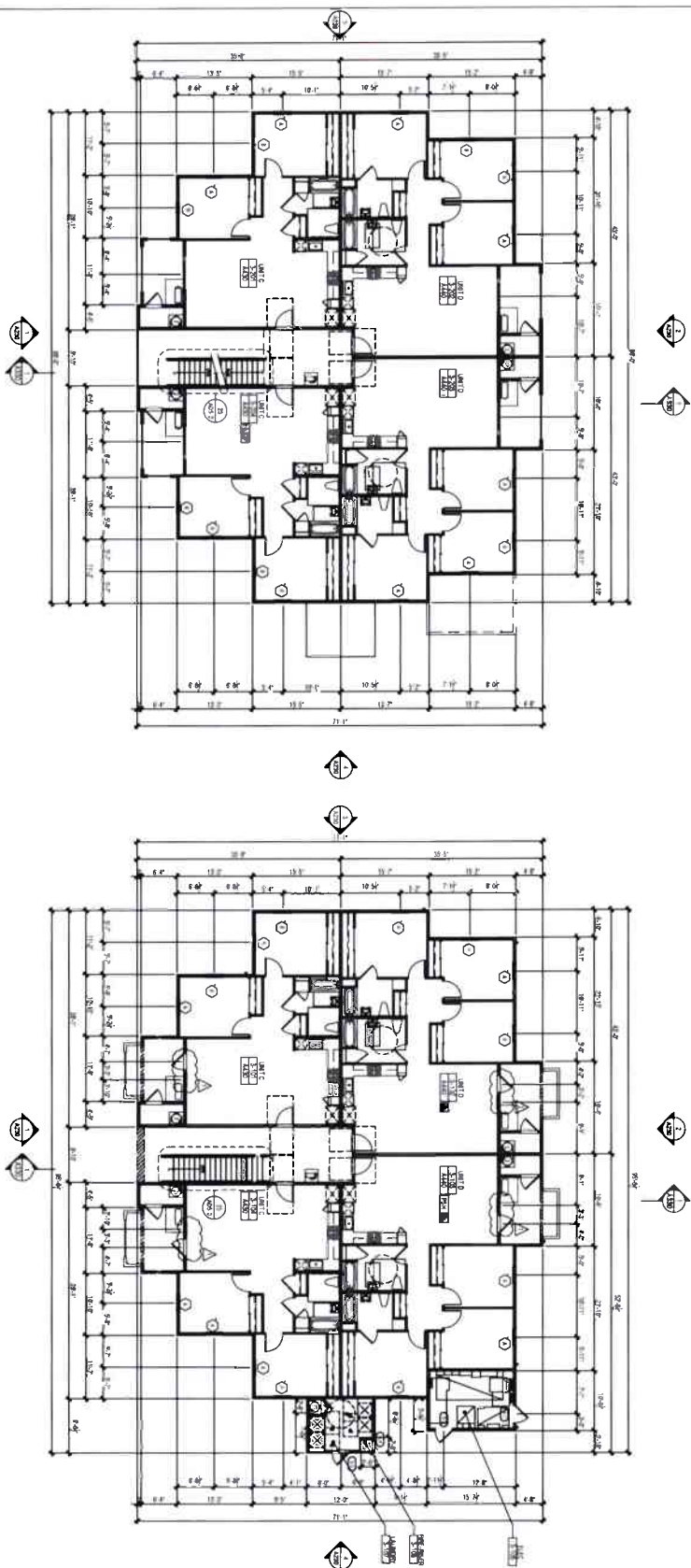
**BUILDING 3 SLAB PLAN**  
SCALE 1" = 4'-0"

NO DATE REVISIONS

**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

**NATIONAL COMMUNITY RENAISSANCE**  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

BUILDING 3  
SLAB PLAN[illegible]



BLDG. 3 SECOND FLOOR PLAN

**BLDG. 3 FIRST FLOOR PLAN**

### FLOOR PLAN LEGEND

## KEY PLAN

- [illegible]

- 



SEE SHEET A120 FOR PA BOX  
DECK CONSTRUCTION

REVISIONS			
NO	DATE	DESCRIPTION	
1	(04/2004)	Final Design (Initial)	

**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

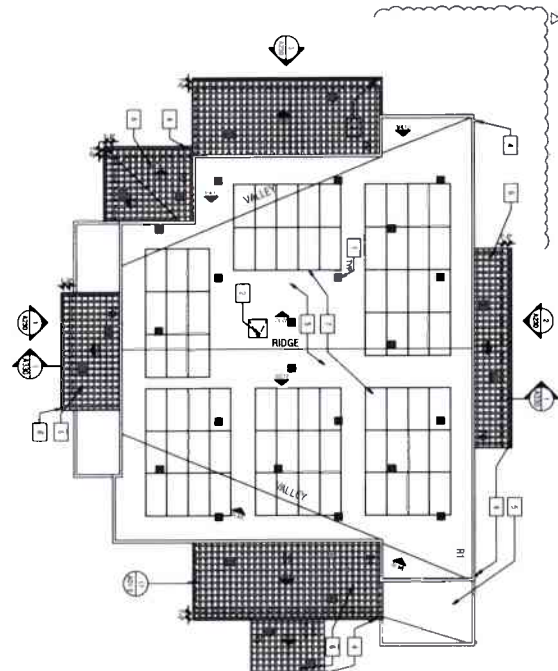


**ADVERTISING • PLANNING • PRODUCTION**  
**WHLA**  
GEORGE CLOONEY, LOS ANGELES, 1997

**BUILDING 3  
FIRST AND SECOND  
FLOOR PLANS**

PROJECT LOCATION	INDUSTRIAL AREA
ADDRESS	INDUSTRIAL PARK
OWNER'S ADDRESS	INDUSTRIAL PARK
DATE OF COMPLETION	2000
CLIENT NAME	INDUSTRIAL PARK

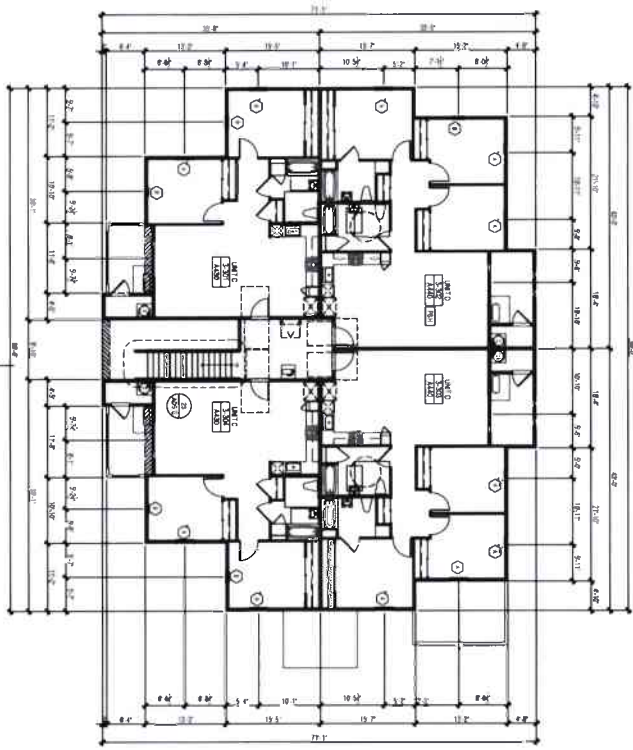




BLDG. 3 ROOF PLAN  
Scale: 1/8" = 1'-0"

ATTIC VENT REQUIREMENTS:

ROOF AREA BLDG. 3	1720	SO. FT.	CALCULATION FACTOR	1.000
ROOF AREA BLDG. 3	1720	SO. FT.	VENTILATION REQUIRED	3,528
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
ROOF AREA BLDG. 3	1720	SO. FT.	CALCULATION FACTOR	1.000
ROOF AREA BLDG. 3	1720	SO. FT.	VENTILATION REQUIRED	3,528
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
ROOF AREA BLDG. 3	1720	SO. FT.	CALCULATION FACTOR	1.000
ROOF AREA BLDG. 3	1720	SO. FT.	VENTILATION REQUIRED	3,528
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
ROOF AREA BLDG. 3	1720	SO. FT.	CALCULATION FACTOR	1.000
ROOF AREA BLDG. 3	1720	SO. FT.	VENTILATION REQUIRED	3,528
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.



BLDG. THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"

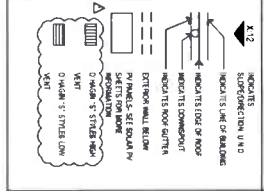
ATTIC VENT REQUIREMENTS continue

ROOF AREA BLDG. 3	1720	SO. FT.	CALCULATION FACTOR	1.000
ROOF AREA BLDG. 3	1720	SO. FT.	VENTILATION REQUIRED	3,528
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
ROOF AREA BLDG. 3	1720	SO. FT.	CALCULATION FACTOR	1.000
ROOF AREA BLDG. 3	1720	SO. FT.	VENTILATION REQUIRED	3,528
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.
VENTILATION TYPE	FREE AREA	QUANTITY	FREE VENT AREA	SO. IN.

ROOF NOTES

- SEE GENERAL NOTES FOR ROOF NOTES
- CONSTRUCTION SHALL VERIFY VENTILATION AREA BY ALL THE VENTS WITH MANUFACTURER
- CONSTRUCTION SHALL CONFORM WITH ROOF FLASHING TO PROVIDE ALL ROOF FLASHING SHALL BE PROTECTED AGAINST WATER PENETRATION
- ALL ROOF FLASHING SHALL BE PROTECTED AGAINST WATER PENETRATION
- ALL ROOF FLASHING SHALL BE PROTECTED AGAINST WATER PENETRATION
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- ALL ROOF FLASHING SHALL BE PROTECTED AGAINST WATER PENETRATION
- ALL ROOF FLASHING SHALL BE PROTECTED AGAINST WATER PENETRATION

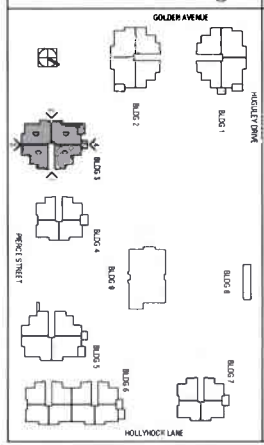
LEGEND



KEYNOTES



KEY PLAN



10/15/21 A132

2nd BUILDING DEPARTMENT SUBMITTAL 10/15/2021

VISTA DE LA SIERRA  
11253 PIERCE STREET, RIVERSIDE CA. 92505

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9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730







CONSULTING ARCHITECTS, A 2000 MEMBER OF THE AIA



**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

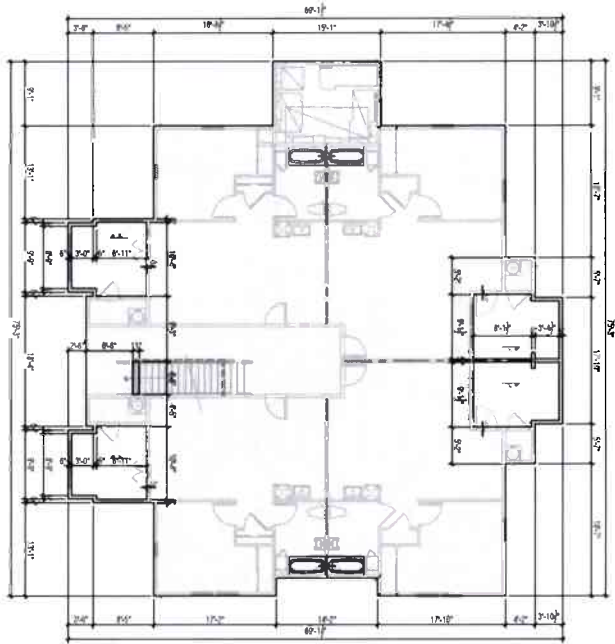
NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

REVISIONS	
NO.	DATE

**BUILDING 4  
SLAB PLAN**

NO.	DATE	REVISIONS

08/03/21 A140



**BUILDING 4 SLAB PLAN**  
SCALE: 1/8" = 1'-0"

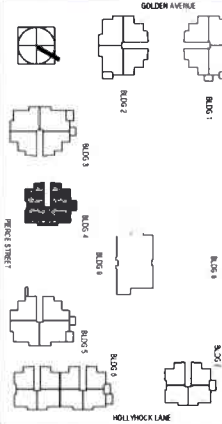
**SLAB INTERFACE NOTES**

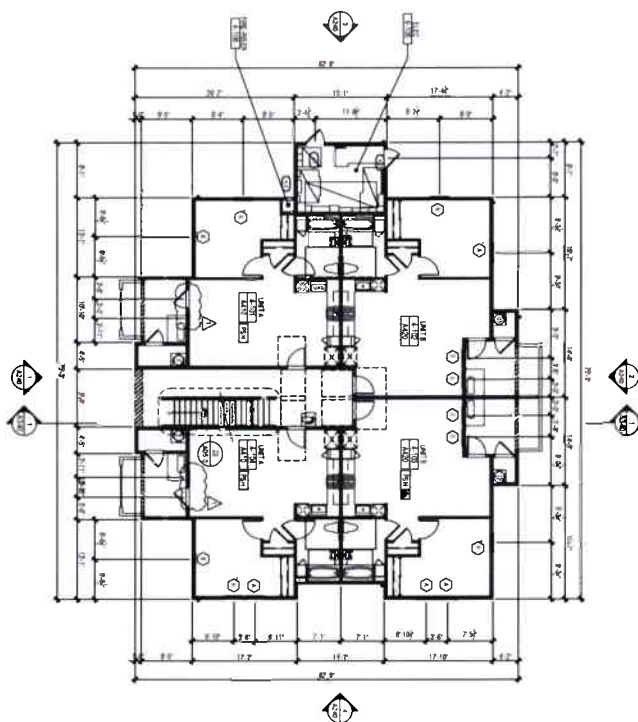
- 1. THIS SLAB INTERFACE PLAN IS FOR THE EXISTING, PROPOSED AND NEW.
- 2. SET THE EXISTING SLAB INTERFACE FOR ALL STRUCTURAL AND FINISH.
- 3. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.
- 4. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.
- 5. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.
- 6. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.
- 7. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.
- 8. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.
- 9. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.
- 10. SET THE EXISTING SLAB INTERFACE FOR ALL EXISTING AND NEW.

**SLAB INTERFACE LEGEND**

- 1. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 2. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 3. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 4. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 5. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 6. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 7. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 8. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 9. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.
- 10. EXISTING SLAB INTERFACE FOR EXISTING AND NEW.

**KEY PLAN**



BLDG. 4 FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

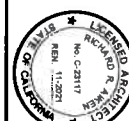
## KEY PLAN

- 



SEE SHEET A102 FOR PA TOY  
OF CH. CONTAINING ROOMS

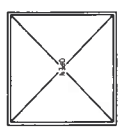
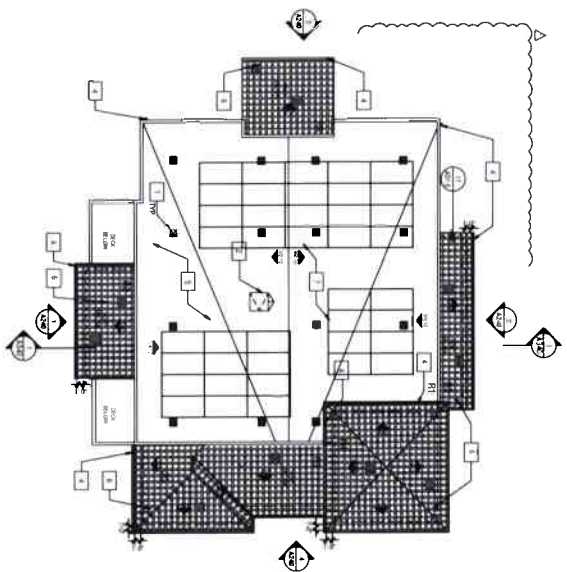
NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



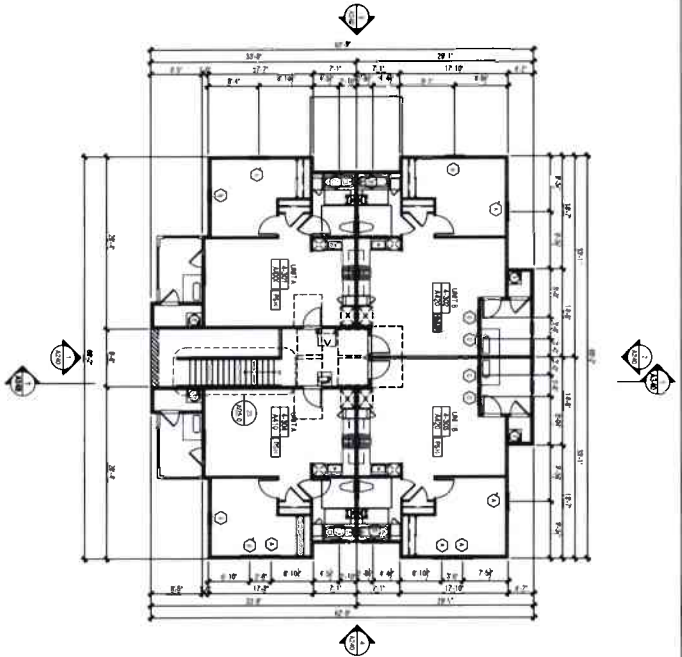
**WHA**

**BUILDING 4  
FIRST AND SECOND  
FLOOR PLANS**

DATE	10/15/21	SHEET	A141
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BLDG. 4 LOW ROOF PLAN @ TOWER  
SCALE: 1/8" = 1'-0"



BLDG. 4 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

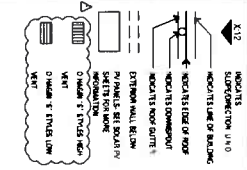
# ATTIC VENT REQUIREMENTS:

ROOF AREA 1		17,220	50.00	1118
ROOF AREA 1	50.00	50.00		
VENTILATION TYPE	PER AREA	2,352	50.00	
PER AREA	50.00	2,352	50.00	
ROOF AREA 2		1,380	50.00	1688
ROOF AREA 2	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 3		1,380	50.00	1688
ROOF AREA 3	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 4		1,380	50.00	1688
ROOF AREA 4	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 5		1,380	50.00	1688
ROOF AREA 5	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 6		1,380	50.00	1688
ROOF AREA 6	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 7		1,380	50.00	1688
ROOF AREA 7	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 8		1,380	50.00	1688
ROOF AREA 8	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 9		1,380	50.00	1688
ROOF AREA 9	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	
ROOF AREA 10		1,380	50.00	1688
ROOF AREA 10	50.00	50.00		
VENTILATION TYPE	PER AREA	195	50.00	
PER AREA	50.00	195	50.00	

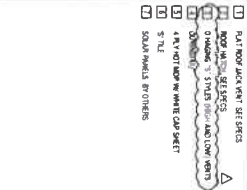
## ROOF NOTES

- SEE GENERAL NOTES FOR ROOF DETAILS.
- CONNECTIONS SHALL VERIFY VENTILATION AREA OF ALL ATTIC VENTS WITH MANUFACTURER.
- ALL ROOF FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL ROOF FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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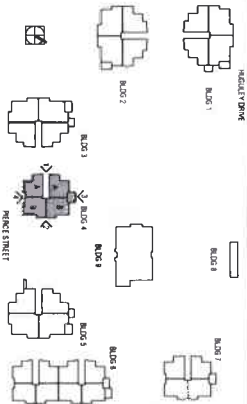
## LEGEND



## KEYNOTES



## KEY PLAN



**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505  
  
NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

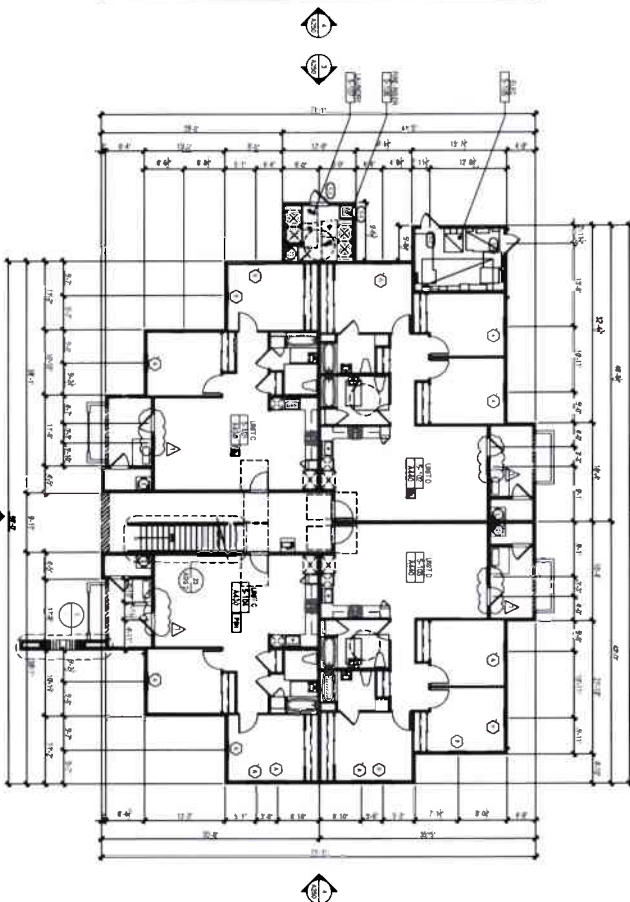


**WHA**  
W. H. A. (WHA)  
W. H. A. (WHA)  
W. H. A. (WHA)

NO.	DATE	REVISIONS
1	10/15/21	1. INITIAL DESIGN
2	10/15/21	2. REVISED DESIGN
3	10/15/21	3. REVISED DESIGN
4	10/15/21	4. REVISED DESIGN
5	10/15/21	5. REVISED DESIGN
6	10/15/21	6. REVISED DESIGN
7	10/15/21	7. REVISED DESIGN
8	10/15/21	8. REVISED DESIGN
9	10/15/21	9. REVISED DESIGN
10	10/15/21	10. REVISED DESIGN







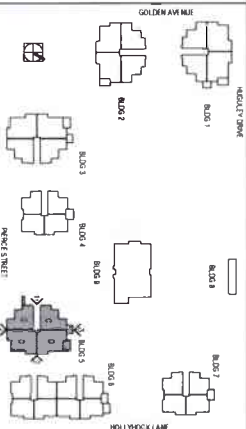
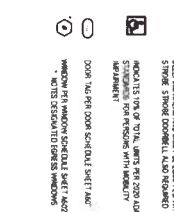
**BLDG. 5 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

## KEY PLAN

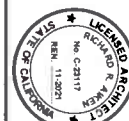
1-HOUR FOR SEISM-RECESSED FIRE EXTINGUISHER  
SEE 274.013

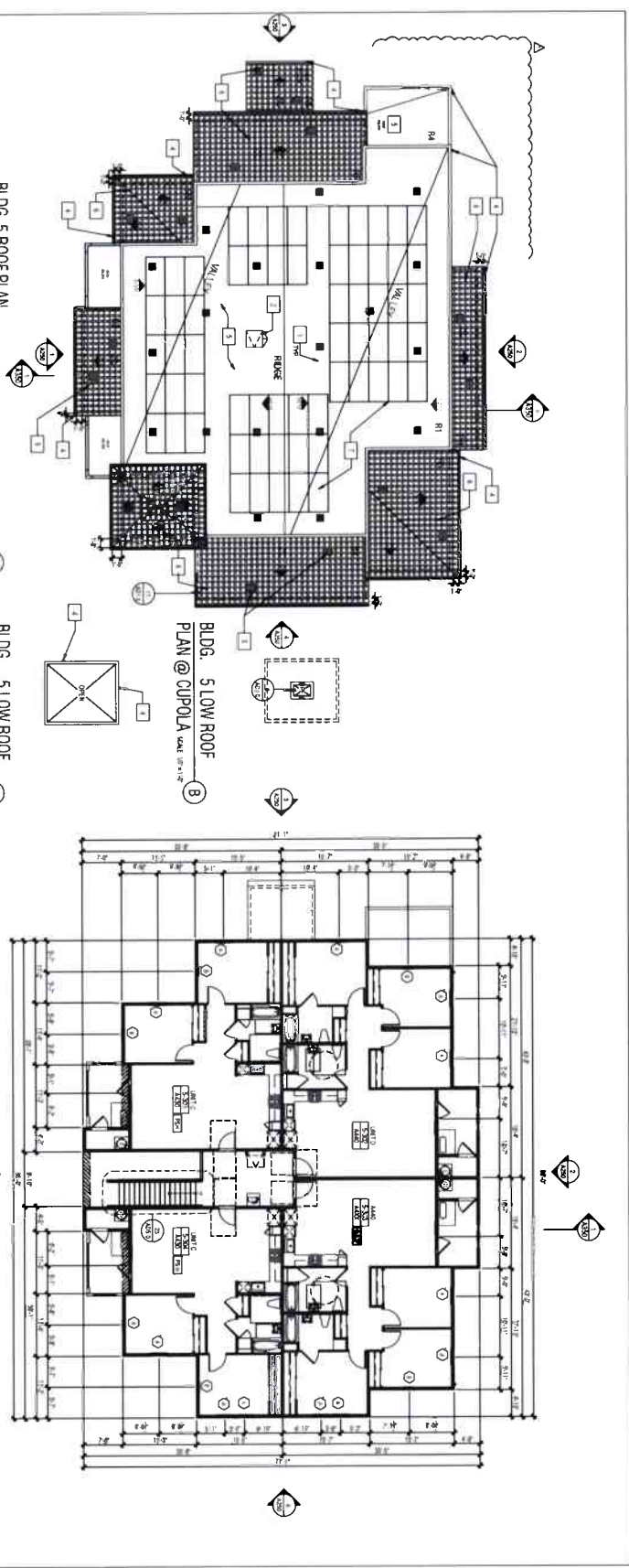
UNIT TYPE  
UNIT MATERIAL  
EXTENDED UNIT PLUMBING MATERIAL

UNIT 1-2  
UNIT 1-3  
UNIT 1-4



NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730





BLDG. 5 LOW ROOF PLAN @ CUPOLA

BLDG. 5 THIRD FLOOR PLAN

ATTIC VENT REQUIREMENTS:			
ROOM AREA BLDG. 5	1220	50 FT	1790
ROOM ATTIC AREA BLDG. 5	4800	50 M	
MIN. VENTILATION REQ.	3.111	50 M	155
VENTILATION TYPE	PEEL AREA	QUANTITY	195
PEEL AREA	195	50 M	
ROOM AREA BLDG. 5	1220	50 FT	1790
ROOM ATTIC AREA BLDG. 5	4800	50 M	
MIN. VENTILATION REQ.	3.111	50 M	155
VENTILATION TYPE	PEEL AREA	QUANTITY	195
PEEL AREA	195	50 M	
ROOM AREA BLDG. 5	1220	50 FT	1790
ROOM ATTIC AREA BLDG. 5	4800	50 M	
MIN. VENTILATION REQ.	3.111	50 M	155
VENTILATION TYPE	PEEL AREA	QUANTITY	195
PEEL AREA	195	50 M	
ROOM AREA BLDG. 5	1220	50 FT	1790
ROOM ATTIC AREA BLDG. 5	4800	50 M	
MIN. VENTILATION REQ.	3.111	50 M	155
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ROOM ATTIC AREA BLDG. 5	4800	50 M	
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VENTILATION TYPE	PEEL AREA	QUANTITY	195
PEEL AREA	195	50 M	
ROOM AREA BLDG. 5	1220	50 FT	1790
ROOM ATTIC AREA BLDG. 5	4800	50 M	
MIN. VENTILATION REQ.	3.111	50 M	155
VENTILATION TYPE	PEEL AREA	QUANTITY	195
PEEL AREA	195	50 M	

VISTA DE LA SIERRA  
1253 PIERCE STREET, RIVERSIDE CA. 92505

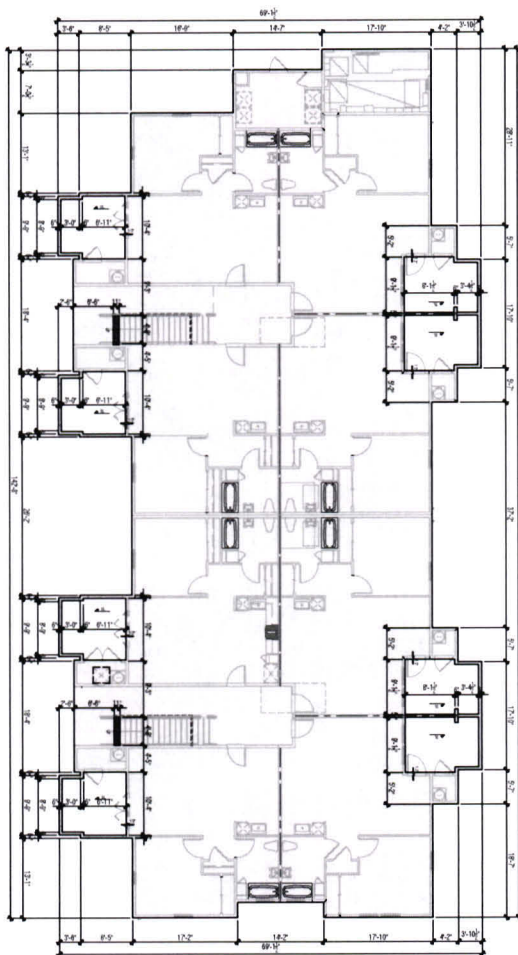
NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

WHA  
ARCHITECTS & ENGINEERS  
11500 N. 115TH AVE., SUITE 100  
RICHMOND, CA 94804

RHO  
REGISTERED ARCHITECT  
RICHARD H. ORSHAN  
NO. C-28117  
REIN. 11-2001  
STATE OF CALIFORNIA

10/15/21 A152

2nd BUILDING DEPARTMENT SUBMITTAL 10/15/2021



**BUILDING 6 SLAB PLAN**  
 SCALE: 1/8" = 1'-0"

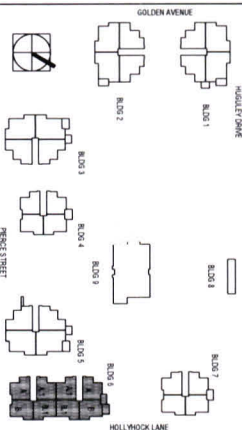
**SLAB INTERFACE NOTES**

1. THE SLAB INTERFACE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY.
2. THE SLAB INTERFACE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE SLAB INTERFACE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY.
4. THE SLAB INTERFACE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY.
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9. THE SLAB INTERFACE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY.
10. THE SLAB INTERFACE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY.

**SLAB INTERFACE LEGEND**

1. 1/8" = 1'-0"
2. 1/8" = 1'-0"
3. 1/8" = 1'-0"
4. 1/8" = 1'-0"
5. 1/8" = 1'-0"
6. 1/8" = 1'-0"
7. 1/8" = 1'-0"
8. 1/8" = 1'-0"
9. 1/8" = 1'-0"
10. 1/8" = 1'-0"

**KEY PLAN**

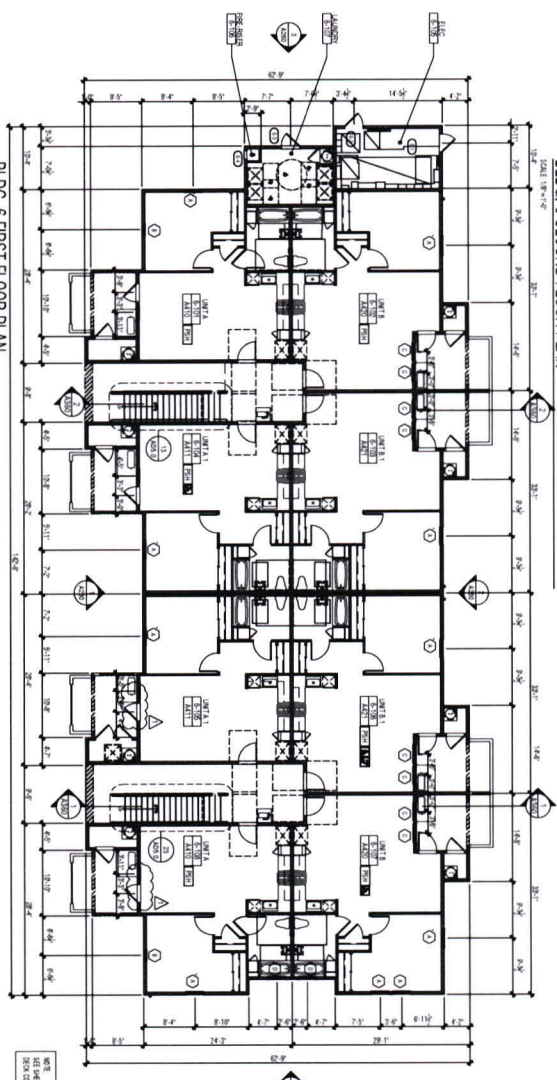


NO.	DATE	REVISIONS
1	08/03/21	1. 1/8" = 1'-0"
2	08/03/21	2. 1/8" = 1'-0"
3	08/03/21	3. 1/8" = 1'-0"
4	08/03/21	4. 1/8" = 1'-0"
5	08/03/21	5. 1/8" = 1'-0"
6	08/03/21	6. 1/8" = 1'-0"
7	08/03/21	7. 1/8" = 1'-0"
8	08/03/21	8. 1/8" = 1'-0"
9	08/03/21	9. 1/8" = 1'-0"
10	08/03/21	10. 1/8" = 1'-0"

**BUILDING 6  
 SLAB PLAN**

NO.	DATE	REVISIONS
1	08/03/21	1. 1/8" = 1'-0"
2	08/03/21	2. 1/8" = 1'-0"
3	08/03/21	3. 1/8" = 1'-0"
4	08/03/21	4. 1/8" = 1'-0"
5	08/03/21	5. 1/8" = 1'-0"
6	08/03/21	6. 1/8" = 1'-0"
7	08/03/21	7. 1/8" = 1'-0"
8	08/03/21	8. 1/8" = 1'-0"
9	08/03/21	9. 1/8" = 1'-0"
10	08/03/21	10. 1/8" = 1'-0"





**BLDG. 6 FIRST FLOOR PLAN**

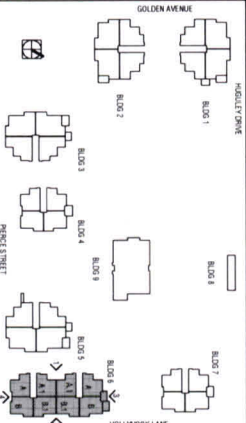
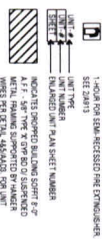
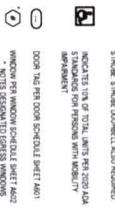
## KEY PLAN

INDICATES % OF TOTAL UNITS PER 2000 ADA STANDARDS FOR PERSONS WITH HEARING OR VISUAL IMPAIRMENTS. UNITS DESIGNED FOR ADULTS AND VISUALLY IMPAIRED RESIDENTS MUST HAVE BUILDING ALARM SYSTEM EXTENDED INTO LIVING ROOM AND SLEEPING QUARTERS AND MUST BE EQUIPPED WITH A

 UNIT # UNIT TYPE UNIT NUMBER PLUMBING UNIT PLAN SHEET NUMBER

SEE 204113

1-400R FOR SEISM. RECESSED FIRE EXTINGUISHER



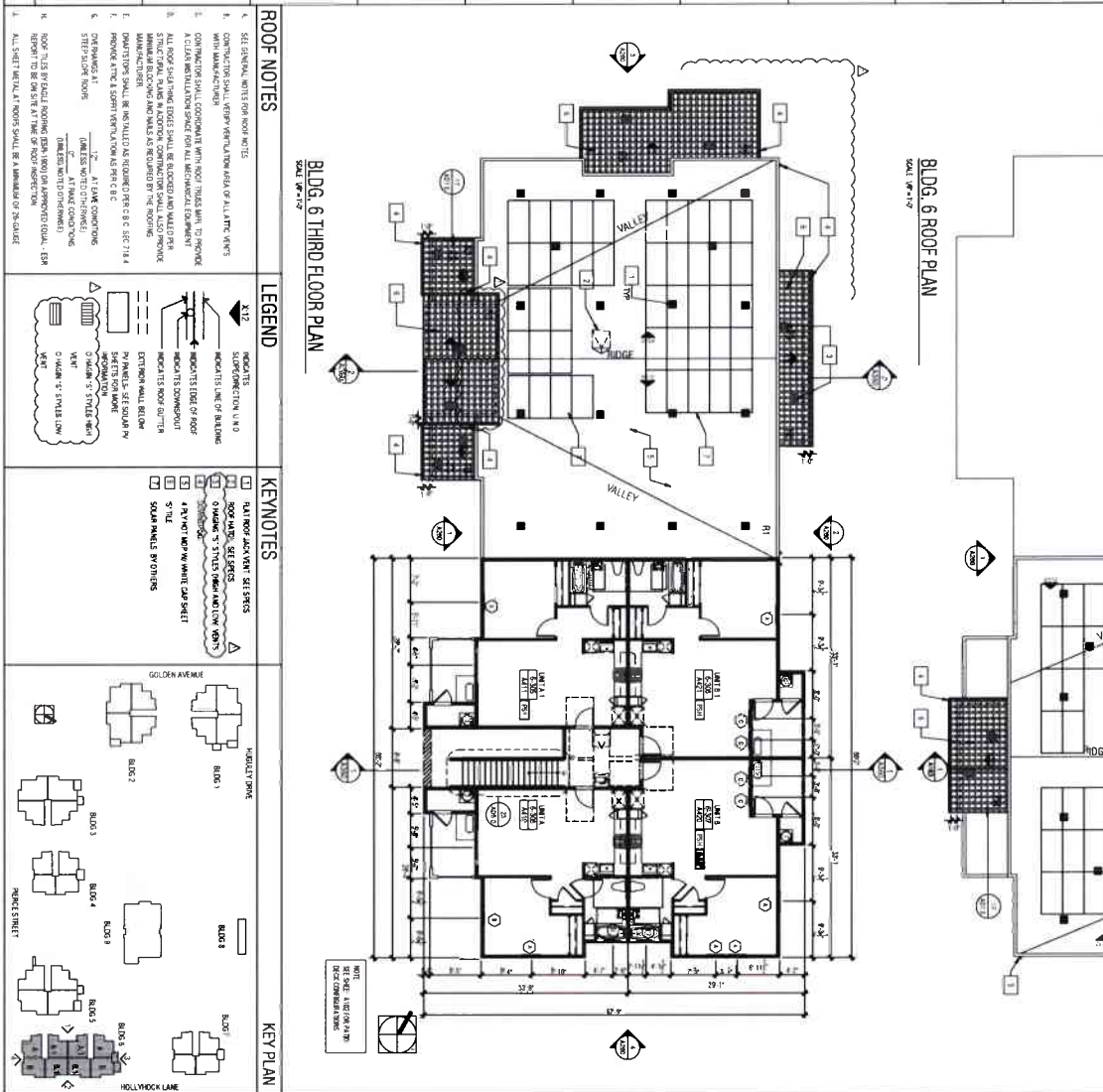
**BUILDING 6  
FIRST AND SECOND  
FLOOR PLANS**

DATE:	SHEET:
10/15/21	A161



# ATTIC VENT REQUIREMENTS:

ROOF AREA BLDG 1	1339	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 1	42 271	50 M		
MIN VENTILATION REQ	2.801	50 M	VENTILATION PROVIDED	3.024
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	3.024
FREE AREA	180	50 M	FREE AREA	3.024
ROOF AREA BLDG 2	72	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 2	10.062	50 M		
MIN VENTILATION REQ	34	50 M	VENTILATION PROVIDED	193
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	193
FREE AREA	91.5	50 M	FREE AREA	193
ROOF AREA BLDG 3	233	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 3	7.603	50 M		
MIN VENTILATION REQ	100	50 M	VENTILATION PROVIDED	193
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	193
FREE AREA	91.5	50 M	FREE AREA	193
ROOF AREA BLDG 4	73	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 4	9.062	50 M		
MIN VENTILATION REQ	34	50 M	VENTILATION PROVIDED	193
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	193
FREE AREA	91.5	50 M	FREE AREA	193
ROOF AREA BLDG 5	177	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 5	1.869	50 M		
MIN VENTILATION REQ	50	50 M	VENTILATION PROVIDED	193
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	193
FREE AREA	91.5	50 M	FREE AREA	193
ROOF AREA BLDG 6	370	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 6	4.460	50 M		
MIN VENTILATION REQ	149	50 M	VENTILATION PROVIDED	193
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	193
FREE AREA	91.5	50 M	FREE AREA	193
ROOF AREA BLDG 7	329	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 7	40.271	50 M		
MIN VENTILATION REQ	2718	50 M	VENTILATION PROVIDED	2855
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	2855
FREE AREA	180	50 M	FREE AREA	2855
ROOF AREA BLDG 8	169	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 8	1.69	50 M		
MIN VENTILATION REQ	149	50 M	VENTILATION PROVIDED	193
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	193
FREE AREA	91.5	50 M	FREE AREA	193
ROOF AREA BLDG 9	329	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 9	40.271	50 M		
MIN VENTILATION REQ	2718	50 M	VENTILATION PROVIDED	2855
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	2855
FREE AREA	180	50 M	FREE AREA	2855
ROOF AREA BLDG 10	169	50 FT	CALCULATION FACTOR	1.000
ROOF AREA BLDG 10	1.69	50 M		
MIN VENTILATION REQ	149	50 M	VENTILATION PROVIDED	193
VENTILATION TYPE	FREE AREA	50 M	FREE AREA	193
FREE AREA	91.5	50 M	FREE AREA	193



## VISTA DE LA SIERRA

11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

NO.	DATE	DESCRIPTION
1	10/15/21	ISSUED FOR PERMIT

Professional Engineer Seal for R. E. (Riverside)

WHA logo

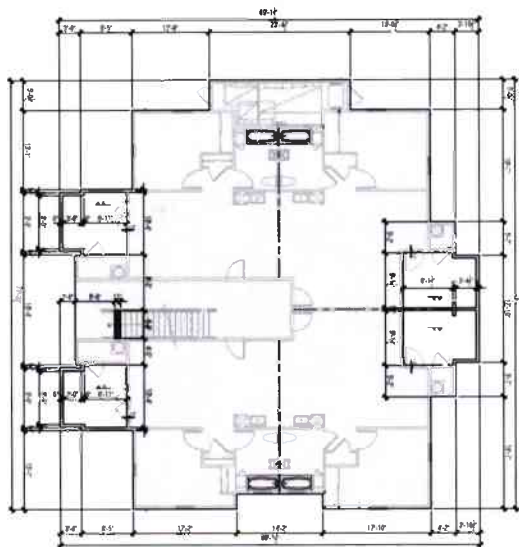
10/15/21

10/15/21

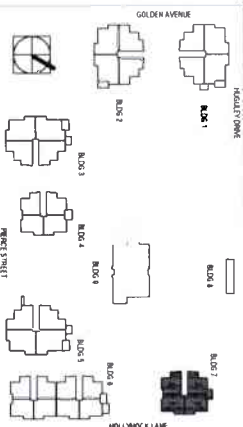
10/15/21

## SLAB INTERFACE LEGEND

**BUILDING 7 SLAB PLAN**  
SCALE: 1/8" = 1'-0"

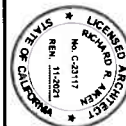


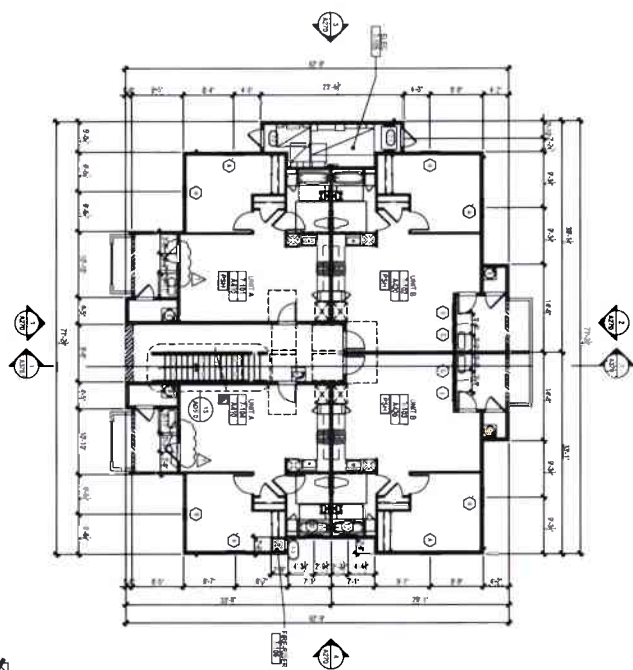
## KEY PLAN



**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

BUILDING 7  
SLAB PLAN[illegible]



BLDG. 7 FIRST FLOOR PLAN

## KEY PLAN

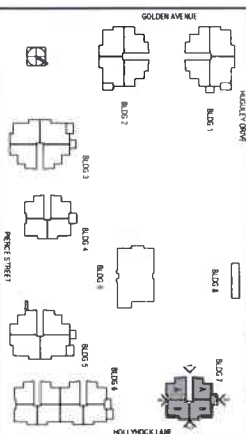
**ST**

S TAINLESS STEEL PERIMETERS WITH HEADING OR VISUAL  
IMPERIMENTS. UNITS DESIGNATED FOR AUDIT, AND  
VISUALLY IMPAIRED RESIDENTS MUST HAVE BUILDING  
ALARM SYSTEM EXTENDED INTO LIVING ROOM AND  
SLEEPING AREAS AND MUST BE EQUIPPED WITH A

MECATEES 10% OF TOTAL UNITS PER 2020 AD  
STANDARD FOR PERSONS WITH MOBILITY

DOOR TAG WITH DOOR SCHEDULE SHEET AND I

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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[illegible]

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



ADVERTISING & PROMOTIONS • 100 YEARS  
**WHLA**  
CHASSIS COUNTRY • LOS ANGELES • 90.3 FM

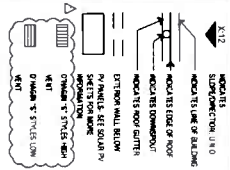
### ATTIC VENT REQUIREMENTS:

[illegible]

## ROOF NOTES

- [illegible]

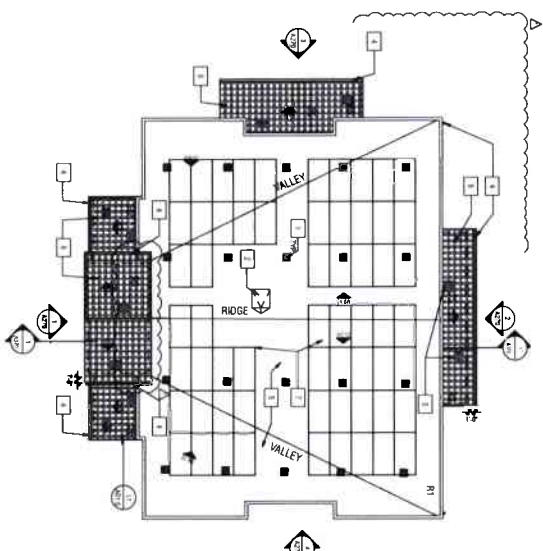
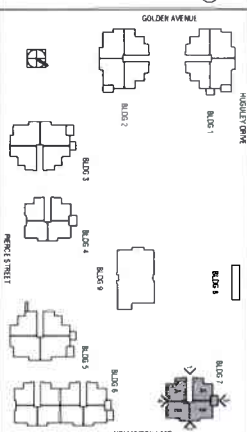
## LEGEND



## KEYNOTES

1. FLAT ROOF JACK VENT SET SPEC'S
2. ROOF HATCH SET SPEC'S
3. 0 HOURS "S" STYLES (HIGH AND LOW WENT'S)
4. 100% (100%)
5. 4 RY-HOT WOT WY WHITE CUP SHEET
6. "T" TILE
7. SOLAR PANELS BY OTHERS

## KEY PLAN

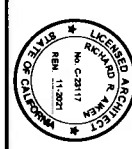


BLDG. 7 ROOF PLAN  
SCALE: 1/8" = 1'-0"

## VISTA DE LA SIERRA

11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

BUILDING 7  
ROOF PLAN

PRODUCT / MATERIALS	BR * 40C 14.1
DESIGN	Original Replica 1
BY / DATE	RAUL OFB / 05/04/2012
RECEIVED BY	
BY / DATE	PA 30/01
RECEIVED FROM / DATE	
DATE RECEIVED	29/01/2012
DATE OF ORDER	
DATE	SHEET
10/15/21	A172







## SLAB INTERFACE LEGEND

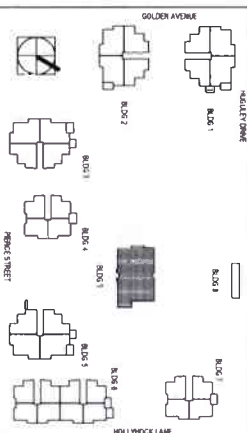
THE BLUE PRINTS YOUNG FIRM FOR INTERIOR DESIGN, 1000 N. STATE ST., CHICAGO, ILL. 60610, HAS BEEN SELECTED BY THE CHICAGO BOARD OF EDUCATION TO DESIGN AND CONSTRUCT A NEW 100,000-SQ-FT ELEMENTARY SCHOOL FOR 500 STUDENTS, 1730 N. ELSTON ST., CHICAGO, ILL. 60642. ESTIMATED COST, \$10.5 MILLION. PROJECT SCHEDULE, 1989-1991.



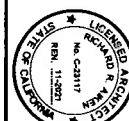
STAIR AT SLAB SET OF TWO, THREE,

### EXERCISE 5: STRUCTURAL SKILLS ON CANCER TO DEATH (3 FT)

## KEY PLAN

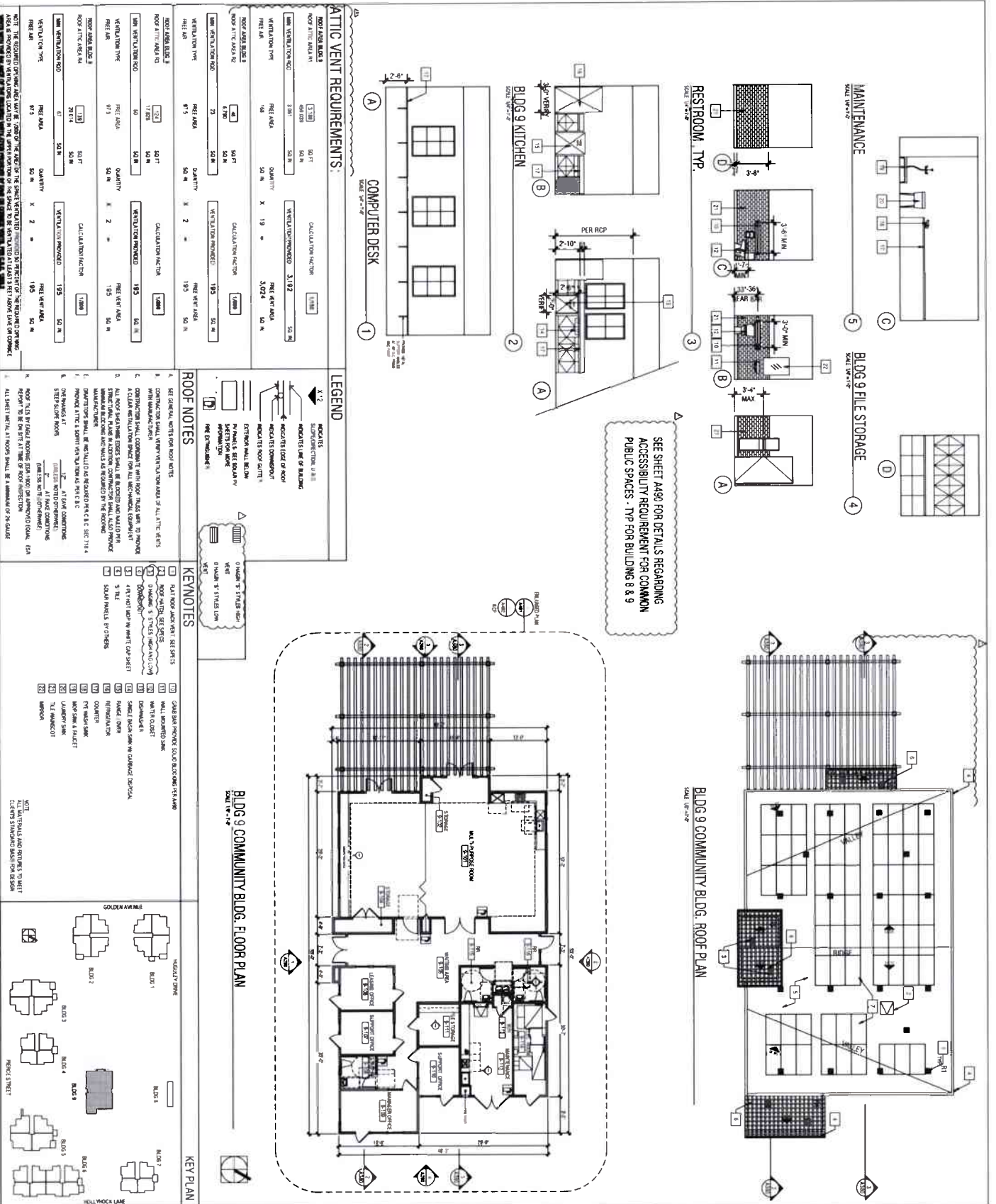


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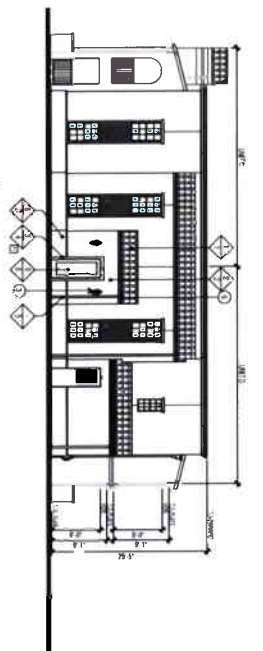


BLDG 9  
COMMUNITY BUILDING  
SLAB PLAN

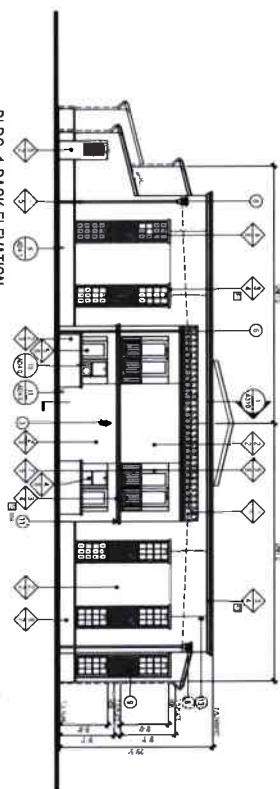
PROJECT NUMBER	EXPENSE REPORT
32550000	EXPENSE REPORT
CHARGE BY	WALTON BOWEN
APPROVED BY	
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00000000	000000
DATE	SHEET
08/03/21	A190



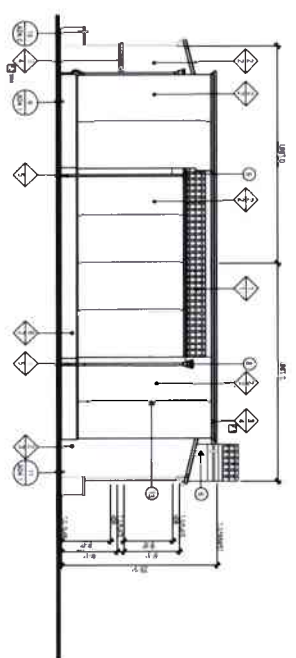




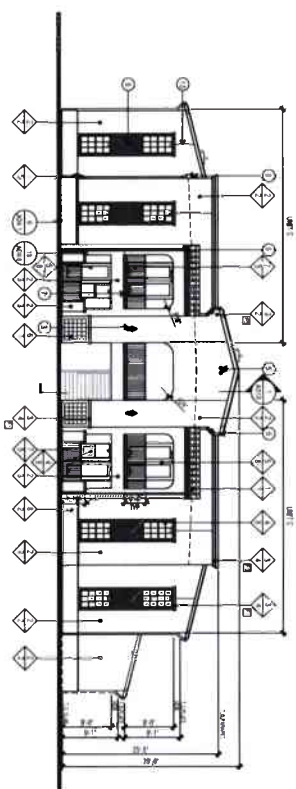
BLDG. 1 RIGHT ELEVATION  
SCALE 1/8"=1'-0"



**BLDG. 1 BACK ELEVATION**  
SCALE 1/8" = 1'-0"



BLDG. 1 LEFT ELEVATION - (GOLDEN AVENUE)



BLDG. 1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"

[illegible][illegible]

2nd BUILDING DEPARTMENT SUBMITTAL 10/15/2021

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**WHLA**  
OWNERS: DOLBY, LOS ANGELES, 1974-1975



4

2



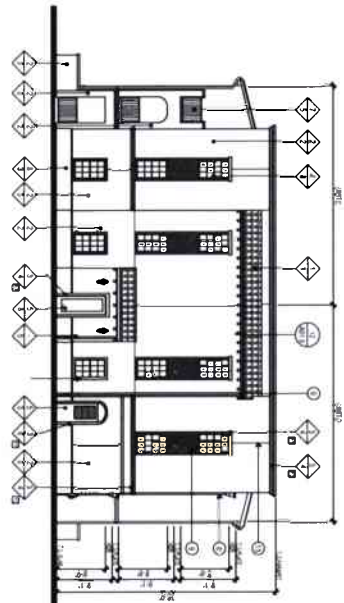
ELEVATION REMOTES		EXTERIOR ELEVATION MATERIALS AND COLORS		EXTERIOR ELEVATION NOTES		KEY PLAN	
1	HARDYWOOD HOUSE	▶ MATERIALS	▶ COLOR	1. ALL FLOOR TILES TO MATCH CHATELAINNE PROPERTY HOUSE #2712			
2	WINDHAM HOUSE	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	2. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
3	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	3. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
4	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	4. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
5	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	5. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
6	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	6. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
7	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	7. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
8	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	8. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
9	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	9. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			
10	RECONSTRUCT TIL	▶ DOWN: TIL ROOF	▶ RECONSTRUCT TIL	10. REPAIR DOWN: TIL ROOF - SET DOWN: TIL ROOF TO MATCH HOUSE #2712			

REVISIONS		
NO	DATE	DESCRIPTION
1	1/1/79	MAINTENANCE WORK
2	2/1/79	REPAIR WORK
3	3/1/79	PAINT WORK
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21	9/1/80	PAINT WORK
22	10/1/80	REPAIR WORK
23	11/1/80	PAINT WORK
24	12/1/80	REPAIR WORK
25	1/1/81	PAINT WORK
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29	5/1/81	PAINT WORK
30	6/1/81	REPAIR WORK
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112	4/1/88	REPAIR WORK

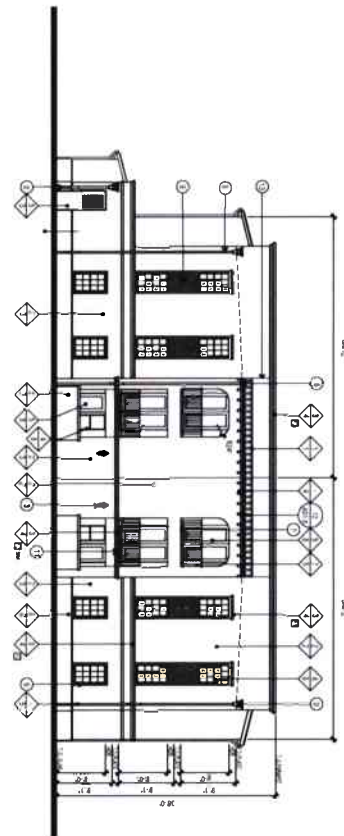
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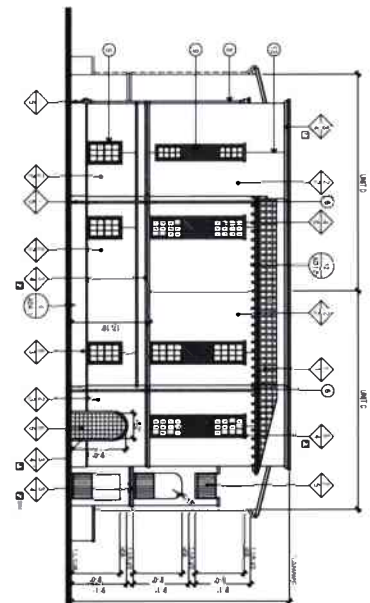




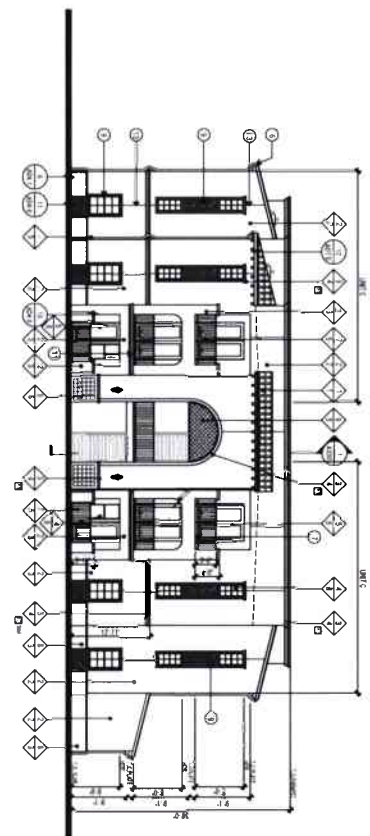
BLDG. 3 RIGHT ELEVATION  
SCALE 1/8" = 1'-0"



BLDG. 3 REAR ELEVATION  
SCALE 1/8" = 1'-0"



BLDG. 3 LEFT ELEVATION - (PIERCE STREET)  
SCALE 1/8" = 1'-0"



BLDG. 3 FRONT ELEVATION  
SCALE 1/8" = 1'-0"

ELEVATION KEYNOTES

1. ALUMINUM WINDOW FRAME
2. ALUMINUM WINDOW GLASS
3. ALUMINUM WINDOW SILL
4. ALUMINUM WINDOW CASE
5. ALUMINUM WINDOW LINEN
6. ALUMINUM WINDOW SILL
7. ALUMINUM WINDOW CASE
8. ALUMINUM WINDOW LINEN
9. ALUMINUM WINDOW SILL
10. ALUMINUM WINDOW CASE

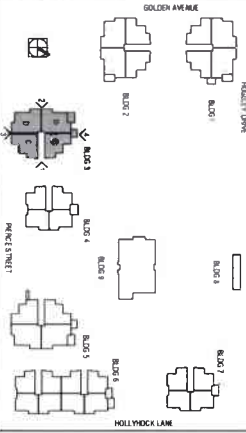
EXTERIOR ELEVATION MATERIALS AND COLORS

MATERIAL	COLOR
1. ALUMINUM WINDOW FRAME	1. ALUMINUM WINDOW FRAME
2. ALUMINUM WINDOW GLASS	2. ALUMINUM WINDOW GLASS
3. ALUMINUM WINDOW SILL	3. ALUMINUM WINDOW SILL
4. ALUMINUM WINDOW CASE	4. ALUMINUM WINDOW CASE
5. ALUMINUM WINDOW LINEN	5. ALUMINUM WINDOW LINEN
6. ALUMINUM WINDOW SILL	6. ALUMINUM WINDOW SILL
7. ALUMINUM WINDOW CASE	7. ALUMINUM WINDOW CASE
8. ALUMINUM WINDOW LINEN	8. ALUMINUM WINDOW LINEN
9. ALUMINUM WINDOW SILL	9. ALUMINUM WINDOW SILL
10. ALUMINUM WINDOW CASE	10. ALUMINUM WINDOW CASE

EXTERIOR ELEVATION NOTES

1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
2. FINISHES TO BE AS SHOWN ON MATERIALS AND METHODS
3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
6. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
7. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
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10. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

KEY PLAN

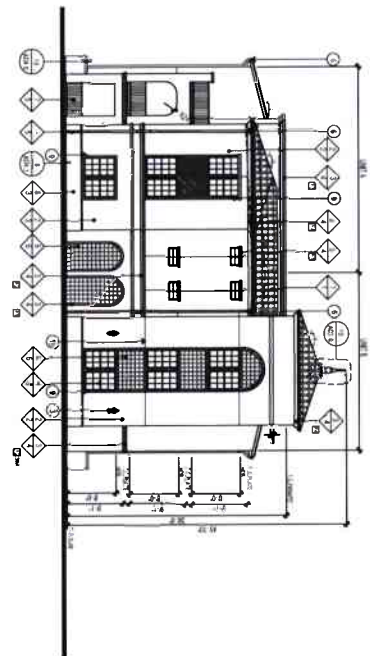


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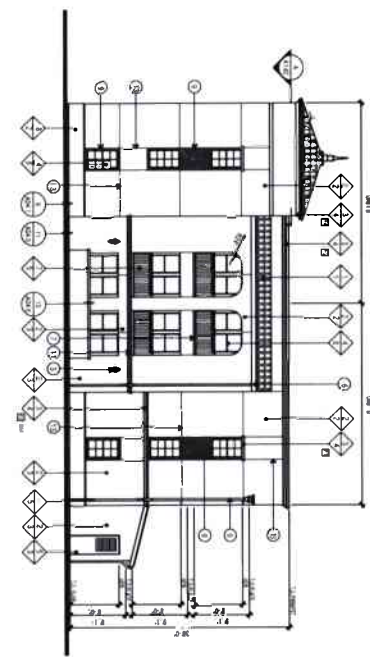
NATIONAL COMMUNITY RENAISSANCE  
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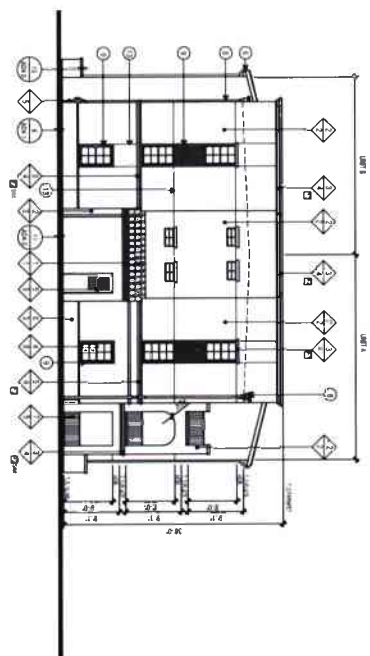
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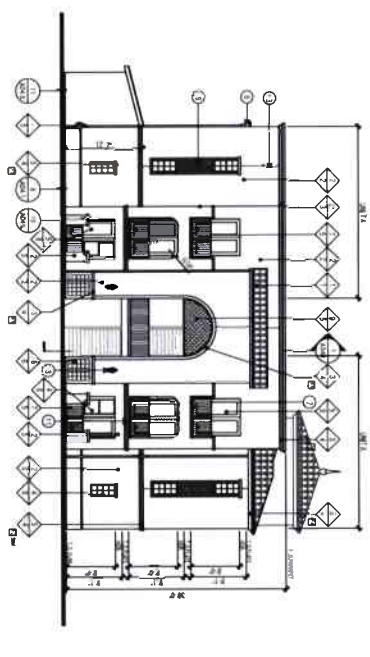
BLDG. 4 RIGHT ELEVATION



BLDG. 4 REAR ELEVATION



BLDG. 4 LEFT ELEVATION



BLDG. 4 FRONT ELEVATION

EXTERIOR ELEVATION MATERIALS AND COLORS

MATERIAL	COLOR
CONCRETE	5. TIL
BRICK	6. TIL
WOOD	7. TIL
GLASS	8. TIL
ROOF	9. TIL
PAINT	10. TIL

EXTERIOR ELEVATION NOTES

1. ALL ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
2. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
3. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
4. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
5. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
6. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
7. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
8. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
9. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.
10. ROOF SHALL BE 2" MIN. THICKNESS INSIDE AND OUT.

KEY PLAN

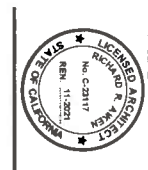


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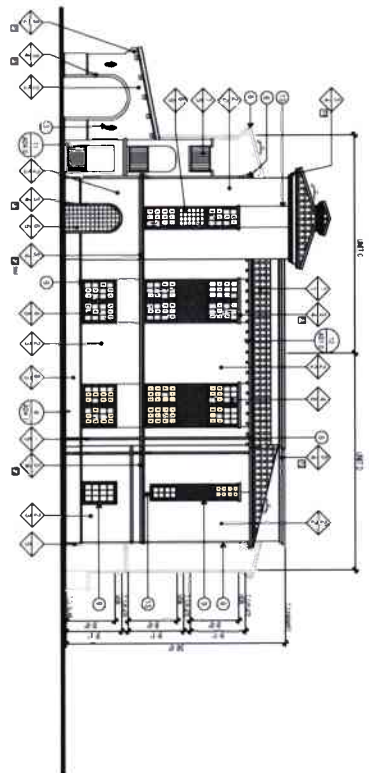
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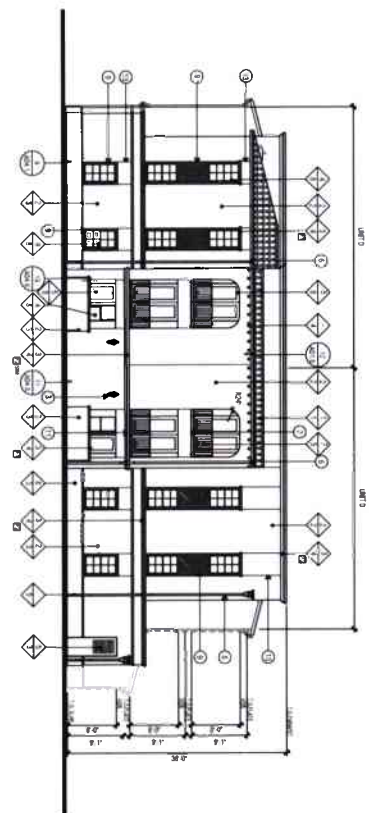
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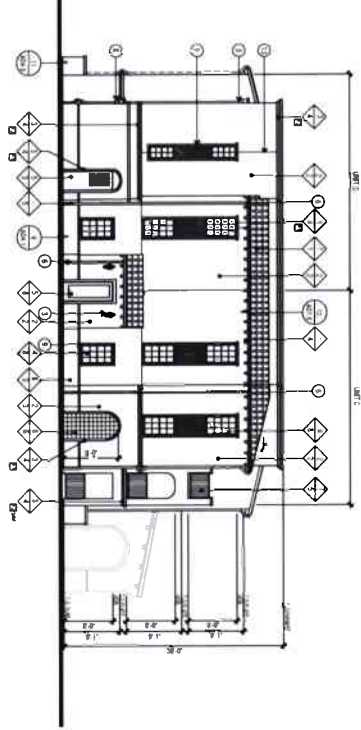




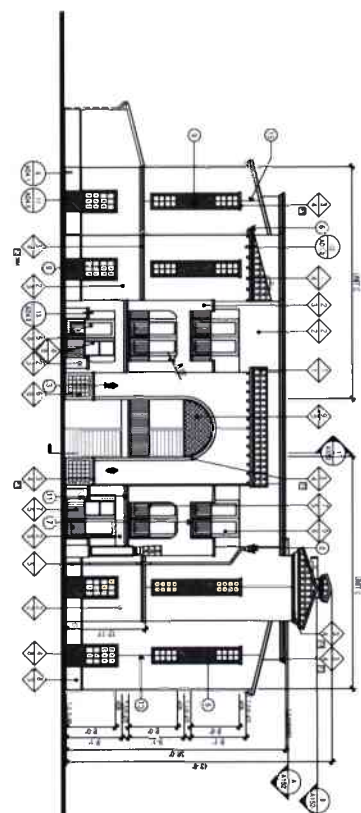
BLDG. 5 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



BLDG. 5 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



BLDG. 5 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



BLDG. 5 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES		EXTERIOR ELEVATION MATERIALS AND COLORS			
<ul style="list-style-type: none"> <li>1. PAINTED WOOD FINISH</li> <li>2. WOOD FINISH FROM BUILDING 5 DETAIL, SYMBOL 4</li> <li>3. DECORATIVE ARCHITECTURAL LIGHT FIXTURE</li> <li>4. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>5. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>6. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>7. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>8. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>9. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>10. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> </ul>	<ul style="list-style-type: none"> <li>1. PAINTED WOOD FINISH</li> <li>2. WOOD FINISH FROM BUILDING 5 DETAIL, SYMBOL 4</li> <li>3. DECORATIVE ARCHITECTURAL LIGHT FIXTURE</li> <li>4. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>5. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>6. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>7. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>8. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>9. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>10. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> </ul>	<ul style="list-style-type: none"> <li>1. PAINTED WOOD FINISH</li> <li>2. WOOD FINISH FROM BUILDING 5 DETAIL, SYMBOL 4</li> <li>3. DECORATIVE ARCHITECTURAL LIGHT FIXTURE</li> <li>4. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>5. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>6. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>7. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>8. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>9. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>10. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> </ul>	<ul style="list-style-type: none"> <li>1. PAINTED WOOD FINISH</li> <li>2. WOOD FINISH FROM BUILDING 5 DETAIL, SYMBOL 4</li> <li>3. DECORATIVE ARCHITECTURAL LIGHT FIXTURE</li> <li>4. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>5. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>6. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>7. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>8. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>9. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>10. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> </ul>		
EXTERIOR ELEVATION NOTES		KEY PLAN			
<ul style="list-style-type: none"> <li>1. ALL EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>2. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>3. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>4. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>5. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>6. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>7. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>8. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>9. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>10. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> </ul>		<ul style="list-style-type: none"> <li>1. ALL EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>2. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>3. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>4. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>5. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>6. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>7. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>8. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>9. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> <li>10. EXTERIOR WALLS TO HAVE CLIMATE-CONTROLLED INSULATION (R-15)</li> </ul>			
EXTERIOR ELEVATION MATERIALS AND COLORS		KEY PLAN			
<ul style="list-style-type: none"> <li>1. PAINTED WOOD FINISH</li> <li>2. WOOD FINISH FROM BUILDING 5 DETAIL, SYMBOL 4</li> <li>3. DECORATIVE ARCHITECTURAL LIGHT FIXTURE</li> <li>4. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>5. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>6. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>7. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>8. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>9. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>10. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> </ul>		<ul style="list-style-type: none"> <li>1. PAINTED WOOD FINISH</li> <li>2. WOOD FINISH FROM BUILDING 5 DETAIL, SYMBOL 4</li> <li>3. DECORATIVE ARCHITECTURAL LIGHT FIXTURE</li> <li>4. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>5. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>6. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>7. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>8. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>9. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> <li>10. BUILDING 5 EXTERIOR LIGHT FIXTURE</li> </ul>			

BUILDING 5 EXTERIOR ELEVATIONS	
DATE	10/15/2021
A250	
SHEET	
PROJECT SUMMARY	
20200000	BRUNNEN INC.
20000000	BRUNNEN INC.
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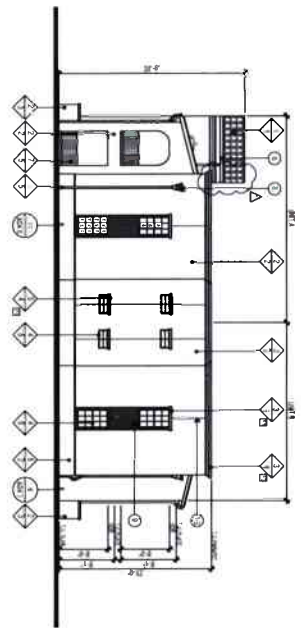
**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



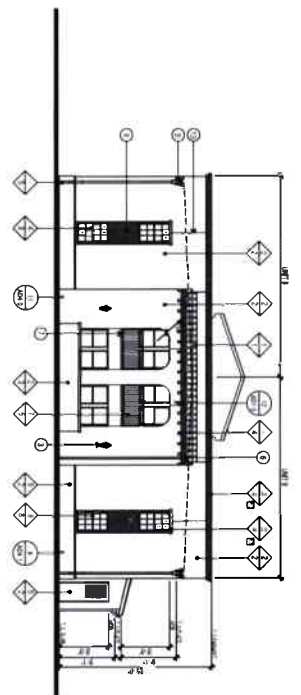






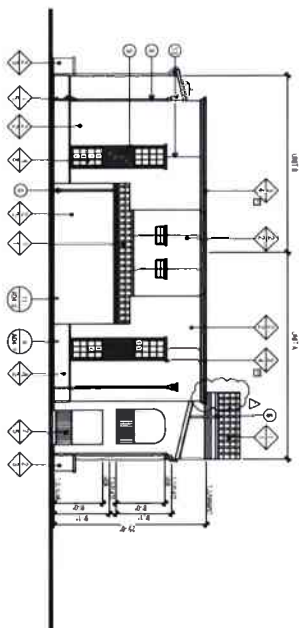
**BLDG. 7 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

4



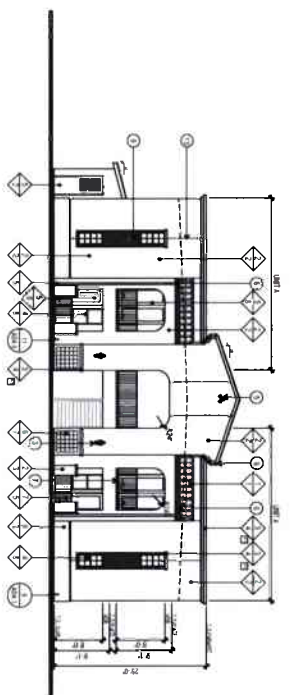
BLDG. 7 REAR ELEVATION - (HOLLYHOCK LANE)

2



**BLDG. 7 LEFT ELEVATION**  
SCALE 1/8"=1'-0"

4



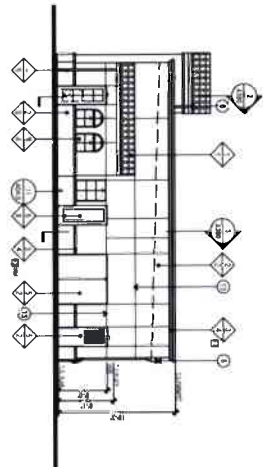
**BLDG. 7 FRONT ELEVATION**  
SCALE 1/8"=1'-0"

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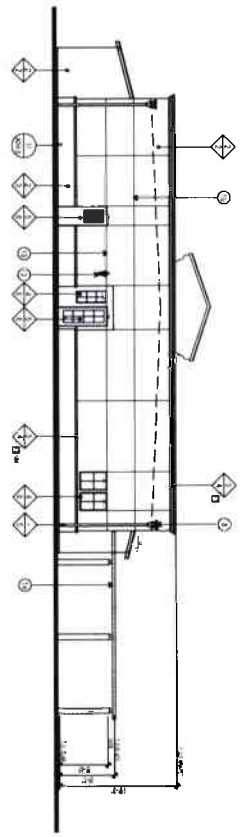
[illegible]

BUILDING 7	
EXTERIOR ELEVATIONS	
PLAN / SECTION	ROOM NO.
WALL 1	GOOD SHEET 1
WALL 2	MAIN FLOOR
WALL 3	11-12
WALL 4	11-12
WALL 5	11-12
WALL 6	11-12
WALL 7	11-12
WALL 8	11-12
WALL 9	11-12
WALL 10	11-12
WALL 11	11-12
WALL 12	11-12
WALL 13	11-12
WALL 14	11-12
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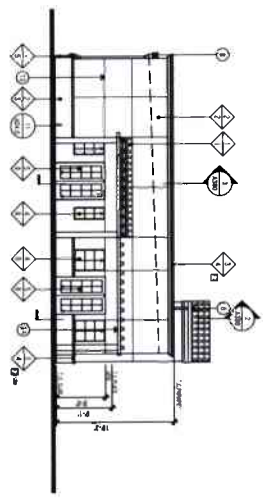




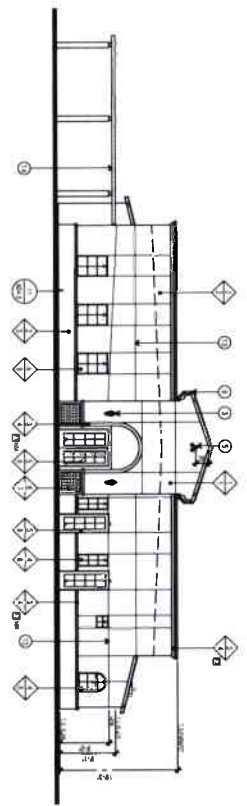
COMMUNITY BLDG. - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



COMMUNITY BLDG. - REAR ELEVATION  
SCALE: 1/8" = 1'-0"



COMMUNITY BLDG. - LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



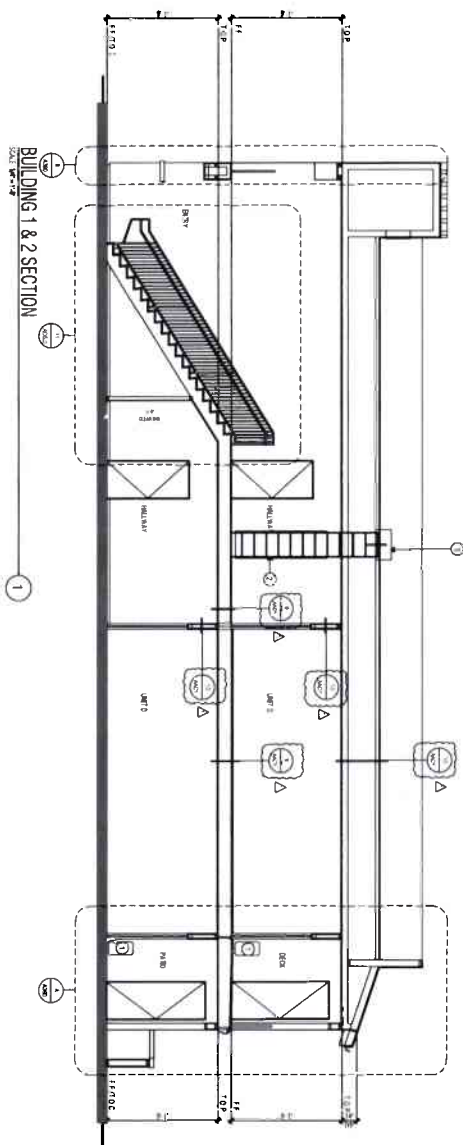
COMMUNITY BLDG. - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES		EXTERIOR ELEVATION MATERIALS AND COLORS		EXTERIOR ELEVATION NOTES		KEY PLAN	
1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0	1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0	1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0	1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0	1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0	1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0	1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0	1. HATCHED PATTERN: SEE DETAIL 10.0 2. HATCHED PATTERN: SEE DETAIL 10.0 3. HATCHED PATTERN: SEE DETAIL 10.0 4. HATCHED PATTERN: SEE DETAIL 10.0 5. HATCHED PATTERN: SEE DETAIL 10.0 6. HATCHED PATTERN: SEE DETAIL 10.0 7. HATCHED PATTERN: SEE DETAIL 10.0 8. HATCHED PATTERN: SEE DETAIL 10.0 9. HATCHED PATTERN: SEE DETAIL 10.0 10. HATCHED PATTERN: SEE DETAIL 10.0

<b>BLDG 9</b> <b>COMMUNITY BLDG</b> <b>EXTERIOR ELEVATIONS</b>	
DATE	08/03/21
SHEET	A290

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**NATIONAL COMMUNITY RENAISSANCE**  
 9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



[illegible][illegible]

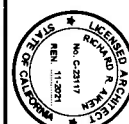
## BUILDING SECTION KEYNOTES

- ① CONDENSED R. F. IN MECHANICAL
- ② ROOF ACCESS LADDER AND CABLED BY OTHERS
- ③ 2000 ROOF ACCESS HATCH BY OTHERS
- ④ ALUMINUM TRUSS BY OTHERS DEFORMED SUBMITTING COMPANY'S BULK LINE



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BUILDING 1 & 2  
SECTION

NAME	BRUNO, JAMES
ADDRESS	10000 10TH AVE
CITY	MINNEAPOLIS
STATE	MINN
ZIP	55425
DATE	10/15/21
SALE	A310



**SECTION NOTES**

1. BUILDING INSULATION SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CALIFORNIA ENERGY EFFICIENCY ACT (CEEA) AND THE CALIFORNIA BUILDING DEPARTMENT (CDB) REGULATIONS. REFER TO THE STRUCTURAL PLANS AND THESE MANUFACTURER'S INSTRUCTIONS FOR ALL FRAMING AND INSULATION.

2. THE BUILDING SHALL BE CONSTRUCTED AND INSULATED AS SHOWN ON THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING. SEE COMMENTS BUILDING PLANS AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

3. THE CONSTRUCTION SHALL PROVIDE FIRE RATING AS REQUIRED BY CODE SECTION 708.

4. ALL PARTS AND MATERIALS SHOWN SHALL BE PROTECTED PER C.E.C. SECTION 712 AND 713.5. SEE SHEET 10/15/21.

**BUILDING INSULATION**

ASSEMBLY	INSULATION REQUIREMENT
EXTERIOR WALL ASSEMBLY	REFER TO TITLE & REPORT
INTERIOR WALL ASSEMBLY	REFER TO TITLE & REPORT
ROOF ASSEMBLY	REFER TO TITLE & REPORT
CEILING ASSEMBLY	REFER TO TITLE & REPORT
FLOOR ASSEMBLY	REFER TO TITLE & REPORT

NOTE: REFER TO SPECIFICATION SECTION 07110 FOR ADDITIONAL INFORMATION.

**BUILDING SECTION REVNOTES**

1. CONSIDER FOR MECHANICAL

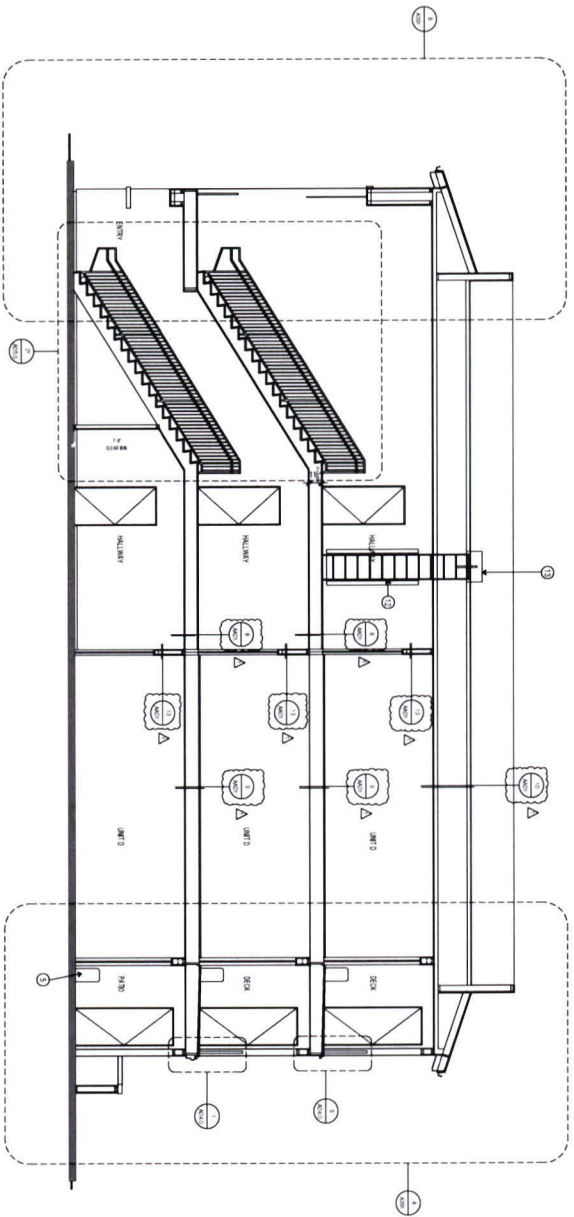
2. ROOF ACCESS LADDER AND CLIMB AT OTHERS

3. 3000 ROOF ACCESS IN TON BY OTHERS

4. ALUMINUM IN TON BY OTHERS. OFFERING SUBMITTAL, COMMUNITY BUILDING

**BUILDING 3 SECTION**

SCALE 1/4" = 1'-0"



**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/21	1. ADD NEW TO EXISTING DRAWING

**BUILDING 3 SECTION**

NO.	DATE	DESCRIPTION
1	10/15/21	1. ADD NEW TO EXISTING DRAWING

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**SECTION NOTES**

THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIP BETWEEN STRUCTURAL ELEMENTS AND MECHANICAL SYSTEMS. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE NOTED.

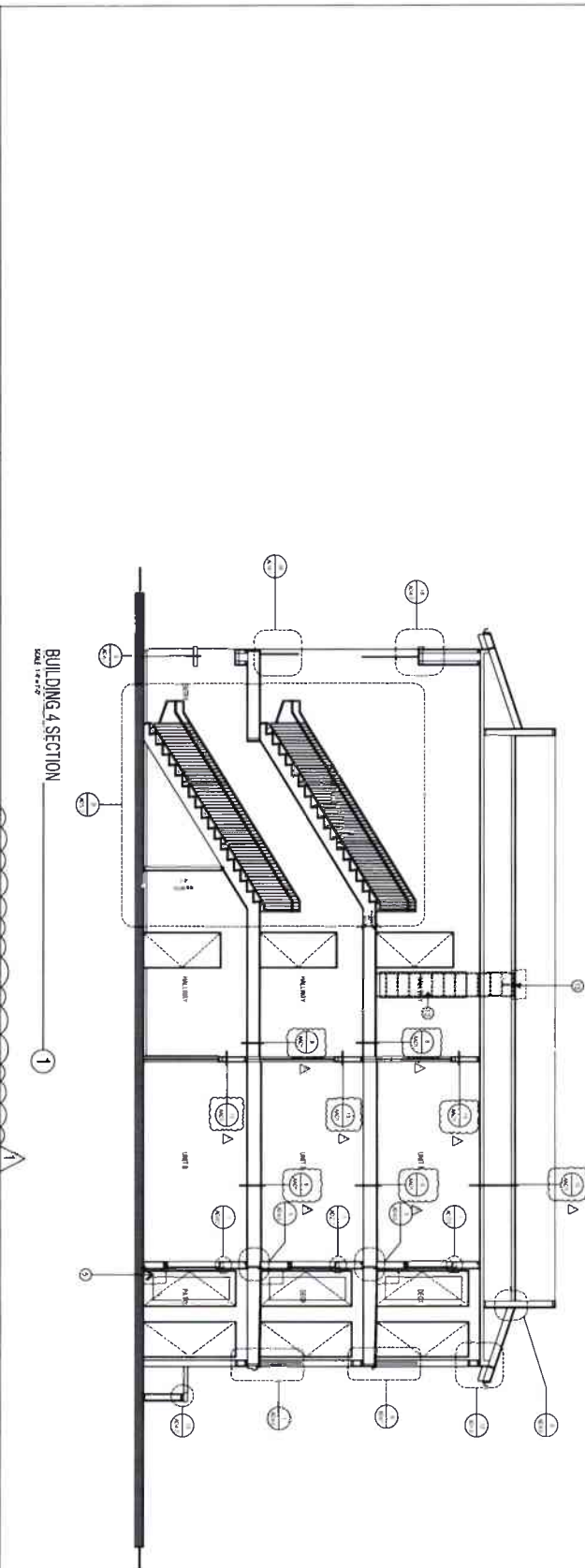
ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE NOTED.

**BUILDING INSULATION**

LOCATION	INSULATION TYPE	THICKNESS
ROOF	GLASS FIBER WOOL	6" MIN.
WALLS	GLASS FIBER WOOL	4" MIN.
FLOORS	GLASS FIBER WOOL	4" MIN.
CEILING	GLASS FIBER WOOL	4" MIN.

**BUILDING SECTION KEYNOTES**

1. CONSIDER FOR MECHANICAL
2. ROOF ACCESS LADDER AND CLAMP
3. ROOF ACCESS LADDER AND CLAMP
4. ALUMINUM TRUSS



**BUILDING 4 SECTION**

DATE	DESCRIPTION
10/15/21	AS40

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/21	AS40

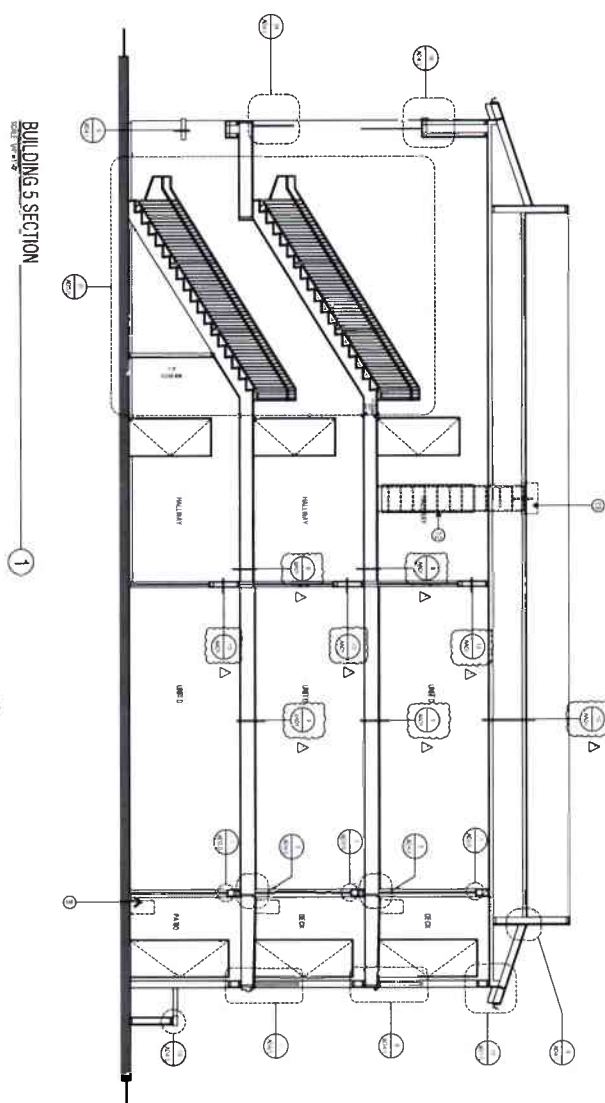
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1. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE ARCHITECT FOR THE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION:
  - a. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE ARCHITECT FOR THE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION:
    - i. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE ARCHITECT FOR THE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION:

[illegible]

- ③ CONCRETE TYPING MACHINE
- ④ 3000 ACRES JACKED AND DRAINED BY OTHERS
- ⑤ 3000 ACRES JACKED BY OTHERS
- ⑥ ALUMINUM TRAILER BY OTHERS, DEFENDED SUBMITTAL, COMBINATION BALANCE



**WHIA**  
 ASSOCIATION OF WOMEN'S HEALTH INFORMATION AGENTS  
 OFFICE: 10000 WILSON BLVD., SUITE 100, LOS ANGELES, CA 90024  
 TEL: (213) 709-1100 FAX: (213) 709-1101

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[illegible]BUILDING 5  
SECTION

PROJECT NUMBER	BRIDGE 145
DESIGNED	CARLOS HERRERA
DRAWN BY	MARCOS RODRIGUEZ
REVIEWED BY	
1" = 30' SCALE	03/2009
BRIDGE OVER COLUMBIA RIVER	
ADJ. NUMBER	20-1450
DATE THIS SHEET	
DATE	SHEET
10/15/21	A350



## BUILDING 6 SECTION



**BUILDING 6 SECTION**  
SCALE 1"=1'-4"

## SECTION NOTES

THE BUILDING SECTION IS REQUESTED TO SUBMIT THE ARCHITECTURAL AND TYPING BETWEEN STRUCTURAL ELEMENTS WITHIN WALLS AND CONNECTIONS AND BUILDING DETAILS. AFTER IT IS FINISHED, IT WILL BE SUBMITTED TO THE PLANS AND CALCULATIONS DIVISION FOR REVIEW AND CROSS CHECKING.

FOR ALL FOUNDATIONS AND FOOTINGS, THE ASSUMED SOIL BEARING CAPACITY IN THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING SET COMPOSITE BUILDING PLANS AND CONNECTIONS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION DESIGN AND BUILDING SET IS REQUIRED BY CODE SECTION 1801.

THE FOUNDATION DESIGN AND BUILDING SET IS REQUIRED BY CODE SECTION 1801.

ALL WALLS AND VERTICAL MEMBERS SHALL BE REQUESTED PER 1801.6 SECTION 711 AND 712 AND SHALL BE MARKED WITH: 1802

## BUILDING INSULATION

[illegible]

ALL BUILDINGS SHALL MEET THE REQUIREMENTS OF QUALITY INSULATION AND TALLION (ON BASED ON 2019 ENERGY CODE) AND CONTACT AT ALL WALLS, INSTALLED WITH NO GAPS OR DISCONTINUITIES. CONCEALED ROOF SPACES SHALL USE BATT INSULATION WITH R-60 CONTACT AT ALL AT SHOWN R-60. SHALL BE BLOWN-IN FIBERGLASS INSULATION (FOAMULIN) CONTACTING SHALL BE TALL ONLY GREENGLASS CLEARING INSULATION WITH A MINIMUM OF 50% RECYCLED CONTENT.

## BUILDING SECTION KEYNOTES

1. SCHEDULE FOR REPAIRS
2. ROOF ACCESS LADDER AND CABINET BY OTHERS
3. SCHED. ROOF ACCESS MATCH BY OTHERS
4. ALUMINUM TRUSS BY OTHERS. DEFERRED SUBMITTAL



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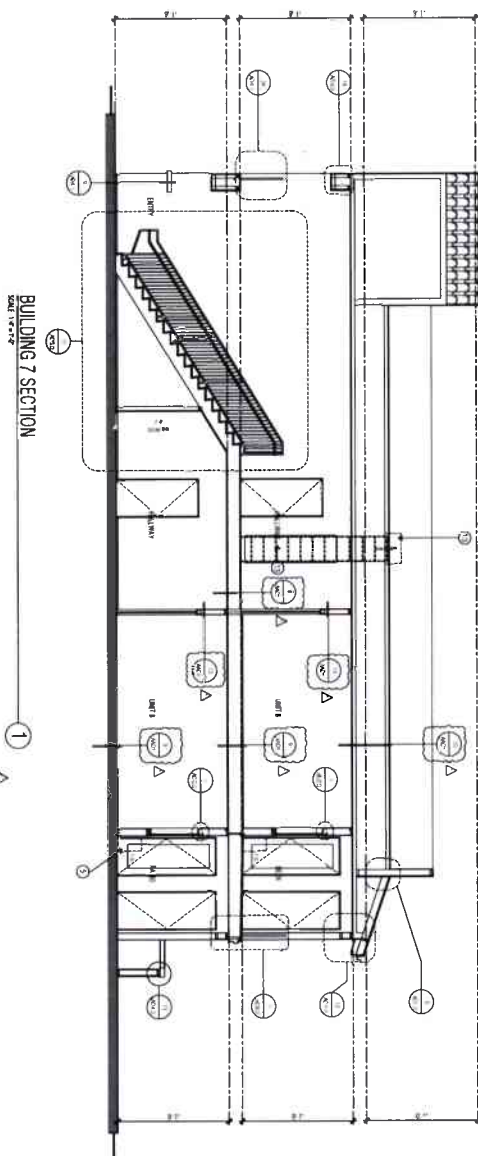
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NO	DATE	DESCRIPTION
1	10/1/81	PLAS. CIRCUIT CORRECTED

[illegible]

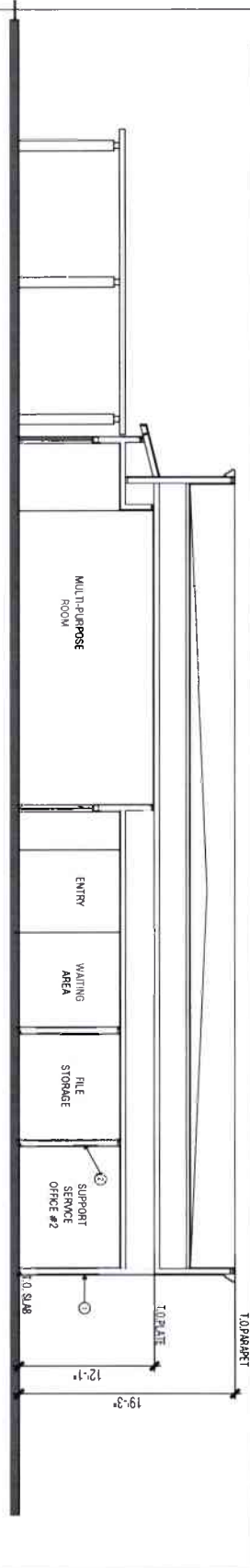
**BUILDING 6  
SECTION**

[illegible]

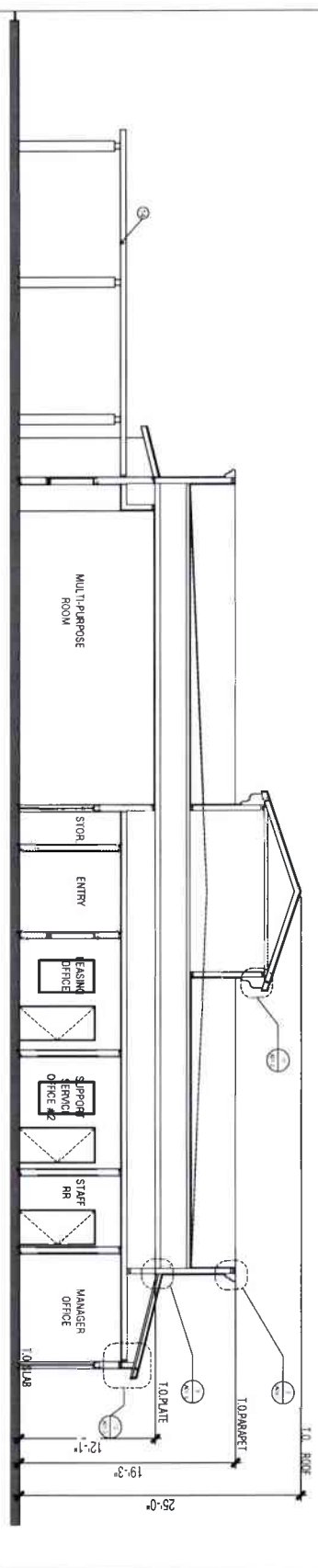
[illegible][illegible]

- 2 ROOF ACCESS LADDER AND CABINET BY OTHERS
- 3 BOND ROOF ACCESS HATCH BY OTHERS
- 4 ALUMINUM TRELLIS BY OTHERS DEFERRED SUBMITTAL, CONSULTING BLUE PRINT

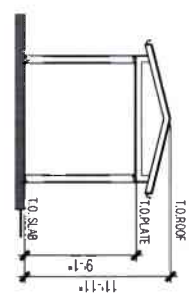




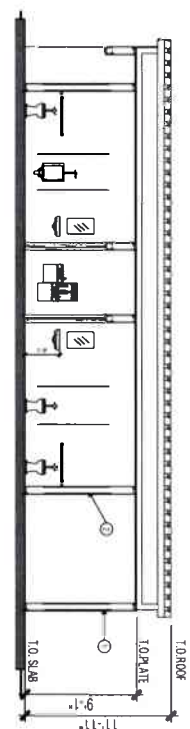
**BUILDING 9 COMMUNITY BLDG. - SECTION**  
 SCALE 1/8" = 1'-0"



**BUILDING 9 COMMUNITY BLDG. - SECTION**  
 SCALE 1/8" = 1'-0"



**BUILDING 8 POOL BLDG. - SECTION**  
 SCALE 1/8" = 1'-0"



**BUILDING 8 POOL BLDG. - SECTION**  
 SCALE 1/8" = 1'-0"

**SECTION NOTES**

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS AND THE BUILDING ENVELOPE. THE SECTIONS DO NOT SHOW THE STRUCTURAL DETAILS AND THESE DETAILS SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER.
2. THE BUILDING SET COMPONENTS SHALL BE CONSIDERED AS REQUIRED BY THE BUILDING DEPARTMENT.
3. THE BUILDING SET COMPONENTS SHALL BE CONSIDERED AS REQUIRED BY THE BUILDING DEPARTMENT.
4. ALL SPACES AND VERTICAL SPACES SHALL BE PROTECTED BY THE BUILDING DEPARTMENT.

**BUILDING INSULATION**

ASSEMBLY	INSULATION REQUIREMENT
CEILING WALL ASSEMBLY	REFER TO TITLE 24 REPORT
WALL ASSEMBLY	REFER TO TITLE 24 REPORT
FLOOR ASSEMBLY	REFER TO TITLE 24 REPORT
ROOF ASSEMBLY	REFER TO TITLE 24 REPORT

**BUILDING SECTION REMARKS**

1. CONCRETE FLOORING.
2. ROOF ACCESS LUGS AND CLAMP BROTHERS.
3. ROOF ACCESS LUGS AND CLAMP BROTHERS.
4. ALUMINUM TRAILER BROTHERS. REFER TO BUILDING DEPARTMENT.

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**WHA**  
 WASHINGTON HAZARDOUS WASTE ASSOCIATION  
 11111 15TH AVENUE, NEW YORK, NY 10034

**REVISIONS**

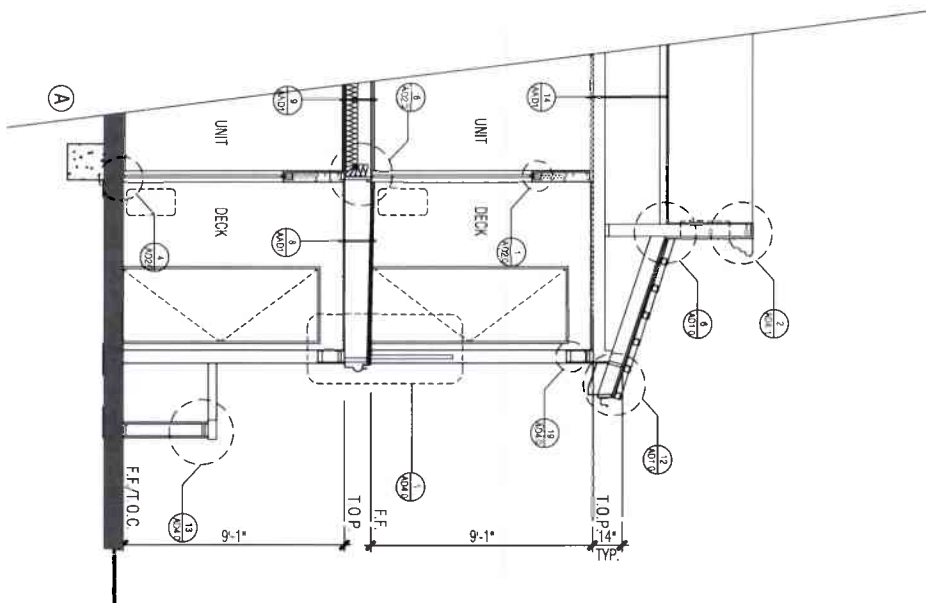
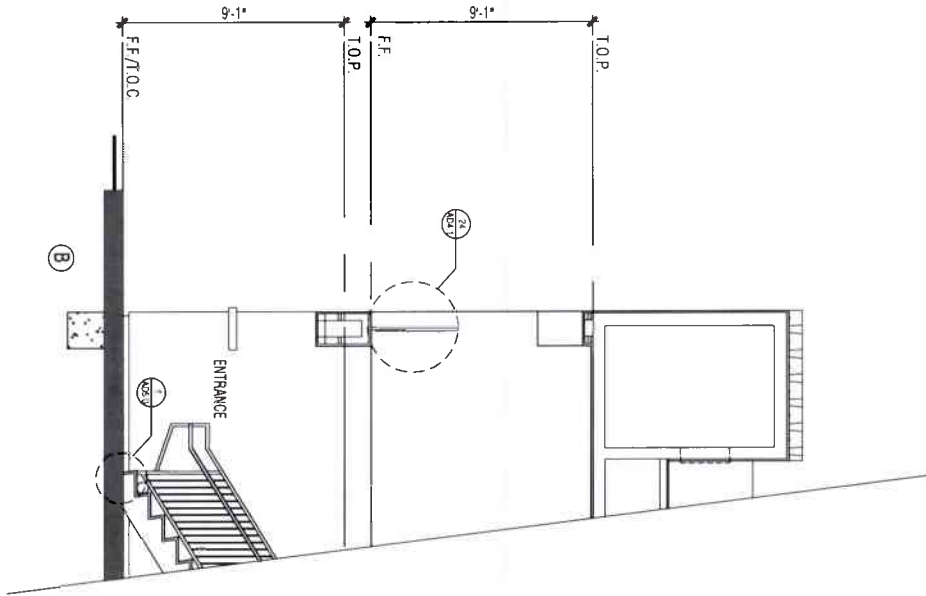
NO.	DATE	DESCRIPTION
1	10/15/21	1.00 2021 10/15/21

**BUDGS 8 & 9 SECTIONS**

NO.	DATE	DESCRIPTION
1	10/15/21	1.00 2021 10/15/21

**DATE** 10/15/21 **SHEET** A380

2nd BUILDING DEPARTMENT SUBMITTAL 10/15/2021



# SECTION NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL REQUIREMENTS BEING IN THE BUILDING. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE NECESSARY DETAILS AND MATERIALS TO THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE BUILDING'S STRUCTURAL INTEGRITY AND THE BUILDING'S COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING DEPARTMENT'S REQUIREMENTS FOR THE BUILDING'S STRUCTURAL INTEGRITY AND THE BUILDING'S COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. ALL SECTIONS AND VERTICAL DIMENSIONS SHALL BE PROVIDED PER C.B.C. SECTION 711 AND 712. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

# BUILDING INSULATION

ASSEMBLY	INSULATION REQUIREMENT
CROWN WALL ASSEMBLY	REFER TO TITLE 24 REPORT
WALL ASSEMBLY	REFER TO TITLE 24 REPORT
ROOF ASSEMBLY	REFER TO TITLE 24 REPORT
FLOOR ASSEMBLY	REFER TO TITLE 24 REPORT
CEILING ASSEMBLY	REFER TO TITLE 24 REPORT
DOOR ASSEMBLY	REFER TO TITLE 24 REPORT
WINDOW ASSEMBLY	REFER TO TITLE 24 REPORT

ALL BUILDINGS SHALL MEET THE REQUIREMENTS OF CALIFORNIA ENERGY CODE (CEC) 2019. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING DEPARTMENT'S REQUIREMENTS FOR THE BUILDING'S STRUCTURAL INTEGRITY AND THE BUILDING'S COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

# BUILDING SECTION KEYNOTES

1. CONCRETE PER ARCHITECTURAL
2. ROOF ACCESS LADDER AND CLIMB PER 711.10
3. ROOF ACCESS LADDER AND CLIMB PER 711.10
4. ALUMINUM TRAILER PER 711.10. DEFERRED SUBMITTAL, EXHIBIT 10.10.10

# BUILDING 1 WALL SECTIONS

Scale: 1/4" = 1'-0"

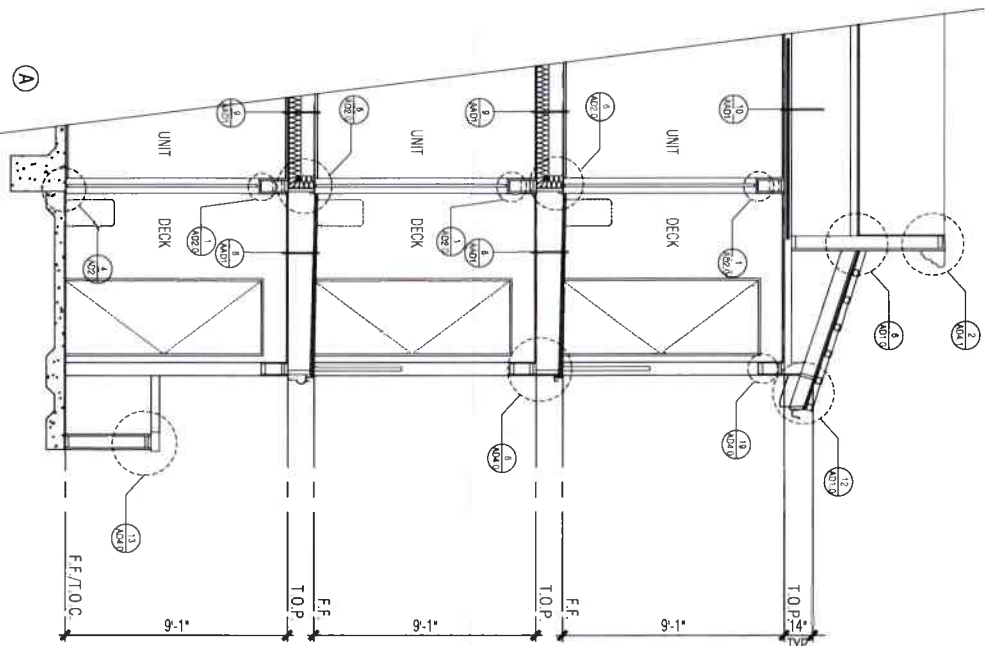
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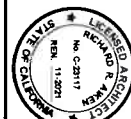
ENLARGED BUILDING 1  
WALL SECTIONS

DATE	REVISION
10/15/21	A390

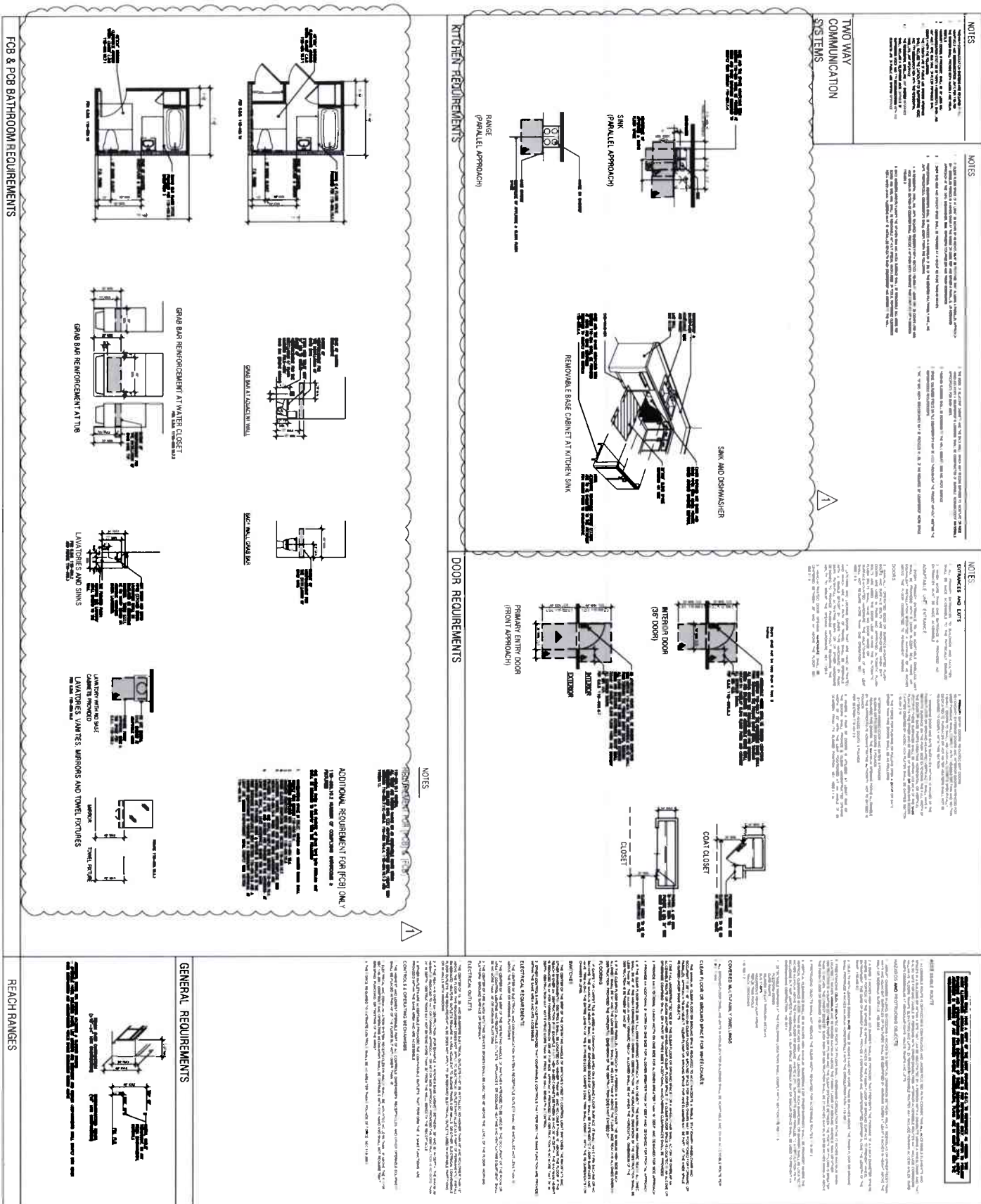


### BUILDING 3 WALL SECTIONS

- ① CONDENSER, PER MECHANICAL
- ② ROOF ACCESS LADDER AND CABLE BY OTHERS
- ③ SECOND ROOF ACCESS HATCH BY OTHERS
- ④ ALUMINUM TRILLS BY OTHERS - DEFERRED SUSTAINAL, SUSTAINABILITY BUILDING

[illegible]

**WHA**  
CHANGING QUALITY, LOG ANALYSIS, NEW ASSESSMENT







## LAVATORY



1. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
2. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
3. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
4. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
5. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
6. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
7. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
8. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
9. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.
10. The LACRIS<sup>®</sup> and LACRIS<sup>®</sup> Plus<sup>®</sup> are covered by US Patent 5,711,000.



## ACCESSORIES

PUBLIC DOOR  
(LATCH APPROACH)

PUBLIC DOOR  
(HINGE APPROACH)



14

[illegible]

KITCHEN SINK  
(PARALLEL APPROACH)



KITCHEN SINK AND  
DISHWASHER



KITCHEN (RANGE  
PARALLEL APPROACH)



1



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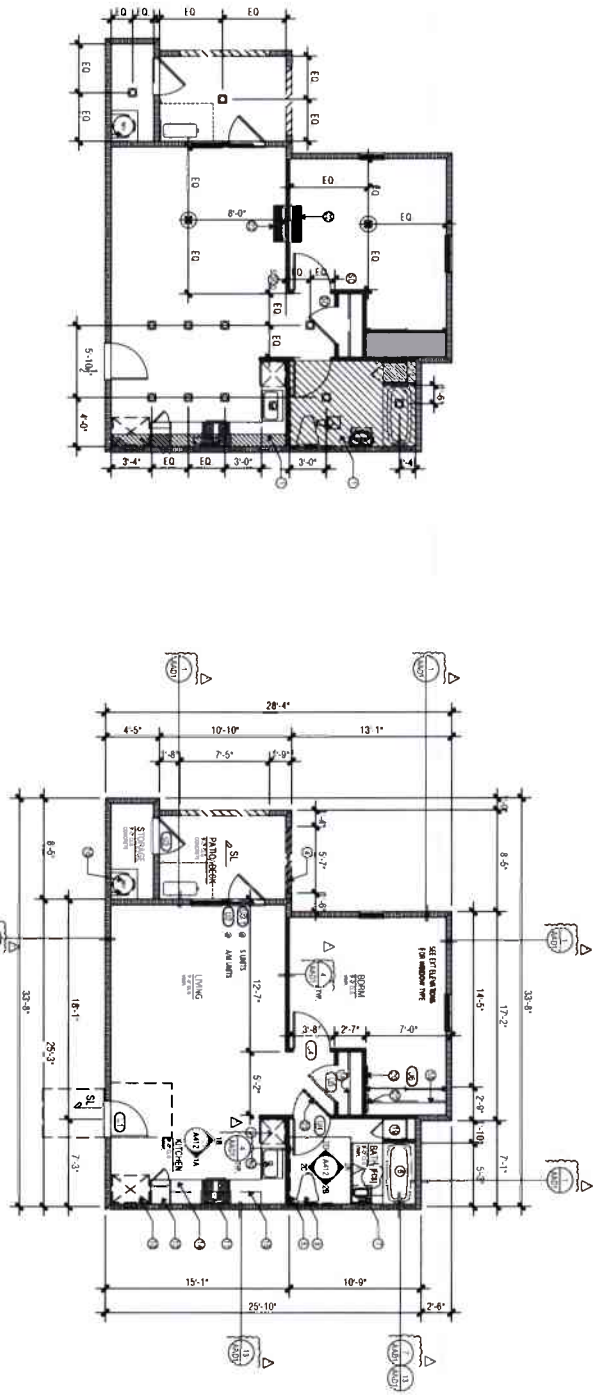
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NO.	DATE	REVISIONS
1	10/15/21	1. REVISED PER COMMENTS
2	10/15/21	2. REVISED PER COMMENTS
3	10/15/21	3. REVISED PER COMMENTS
4	10/15/21	4. REVISED PER COMMENTS
5	10/15/21	5. REVISED PER COMMENTS

**UNIT A  
 ENLARGED PLAN  
 & RCP**

NO.	DATE	REVISIONS
1	10/15/21	1. REVISED PER COMMENTS
2	10/15/21	2. REVISED PER COMMENTS
3	10/15/21	3. REVISED PER COMMENTS
4	10/15/21	4. REVISED PER COMMENTS
5	10/15/21	5. REVISED PER COMMENTS



**UNIT A ENLARGED RCP**  
 SCALE: 1/8" = 1'-0"

**UNIT A ENLARGED PLAN**  
 SCALE: 1/8" = 1'-0"

**FLOOR PLAN KEYNOTES**

1. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
2. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
3. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
4. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
5. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
6. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
7. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
8. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
9. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
10. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
11. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
12. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
13. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
14. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
15. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
16. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
17. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
18. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
19. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
20. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.

**M.E.P. FIXTURES SYMBOLS**

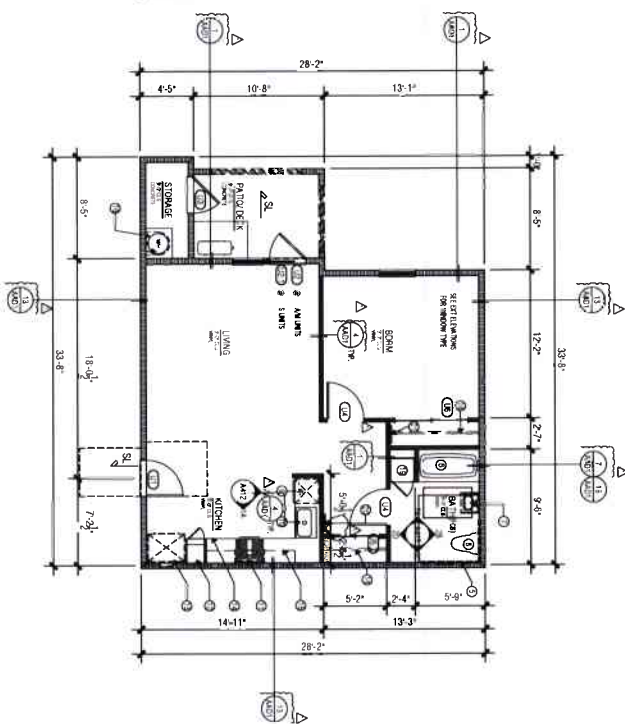
1. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
2. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
3. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
4. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
5. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
6. SEE FLOOR PLAN KEYNOTES FOR FURTHER INFORMATION.
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## UNIT A.1 ENLARGED PLAN

SCALE: 1/8 • 1/4

LEGEND

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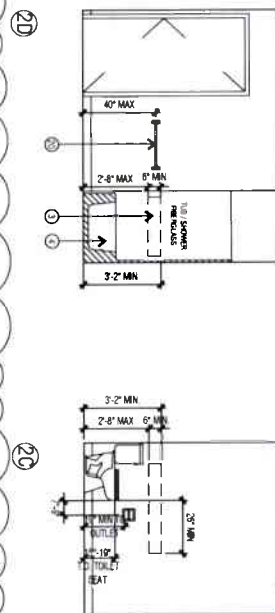
## &amp; RCP

REVISIONS			
NO	DATE	DESCRIPTION	
1	10/1/2011	FINAL DESIGN CONSTRUCTION	

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



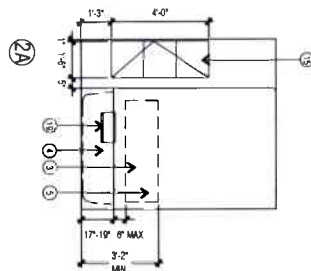
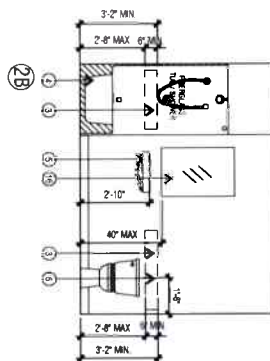
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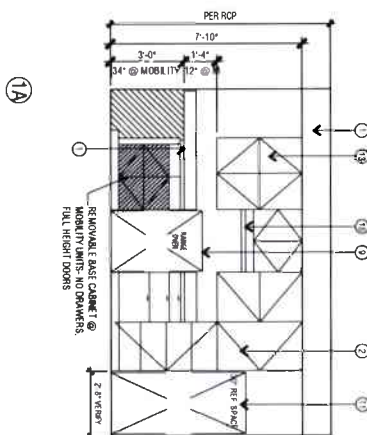
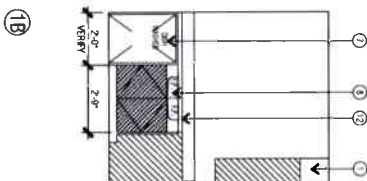
10B FULLY COMPLIANT BATHROOM - THIS DWELLING UNIT IS DESIGNED TO COMPLY WITH ONE SECTION 113A.2 OPTION #2. THIS BATHROOM IS THE FULLY COMPLIANT BATHROOM AND MEETS THE REQUIREMENTS OF ITEMS 1 THROUGH 12 IN SECTION 113A.2, OPTION #2.

10C PARTIALLY COMPLIANT BATHROOM - THIS DWELLING UNIT IS DESIGNED TO COMPLY WITH ONE SECTION 113A.2 OPTION #2. THIS BATHROOM IS THE PARTIALLY COMPLIANT BATHROOM AND MEETS THE REQUIREMENTS OF ITEMS 3 THROUGH 12 IN SECTION 113A.2, OPTION #2.

#### ACCESSIBILITY NOTES



2A BATHROOM INTERIOR ELEVATIONS  
SCALE: 1/8\"/>



1A KITCHEN INTERIOR ELEVATION  
SCALE: 3/8\"/>

#### KEYNOTES

1. 1\"/>

#### GENERAL NOTES

1. 1\"/>

## VISTA DE LA SIERRA

11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE

9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

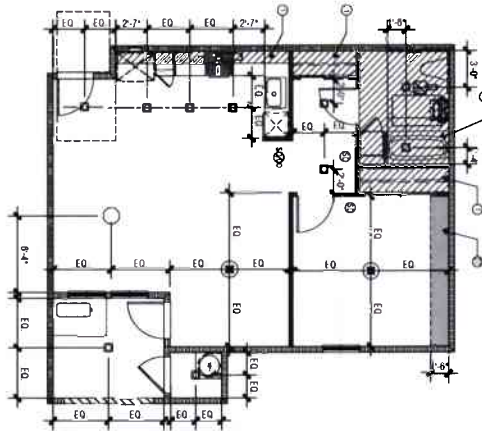


**WHA**  
ARCHITECTS & ASSOCIATES, L.P.  
CREATING QUALITY • ADDING POSSIBILITIES • SERVING PEOPLE

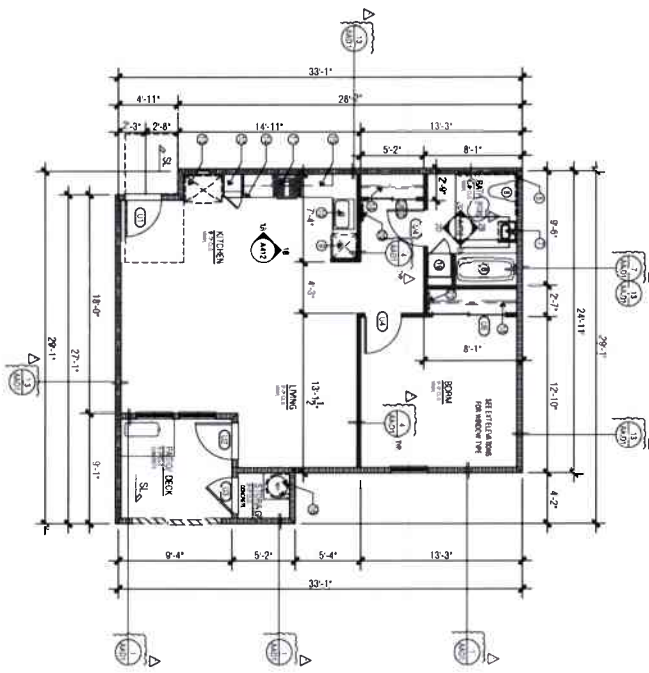
UNIT A			
KITCHEN & BATHROOM INTERIOR ELEVATION			
DATE	10/15/21	SHEET	A412
2nd BUILDING DEPARTMENT SUBMITTAL 10/15/2021			





UNIT B.1 ENLARGED RCP  
SCALE 1"=1'-0"

**UNIT B.1 ENLARGED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"




**UNIT B.1 ENLARGED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"


[illegible]

LIFT: PORTABLE VENTS SUPPLY FOR RESIDENTIAL ONE + 2 FLOORS  
 TO SELECT FROM A MECHANICAL EXHAUST FOR ADDITIONAL  
 INFORMATION

LIFT: PORTABLE



VENTS



25000 BTU/HOUR

[illegible][illegible]





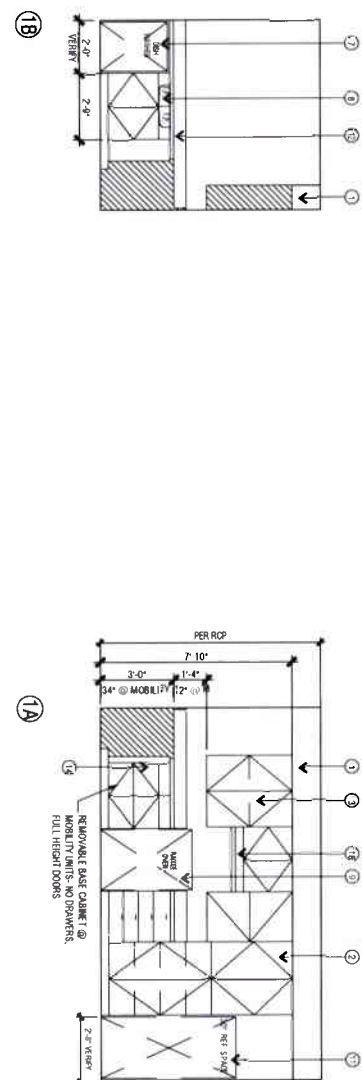
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VISTA DE LA SIERRA  
11253 PIERCE STREET, RIVERSIDE CA. 92505  
NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE RANCHO CUCAMONGA CA. 91730

KITCHEN INTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



KEYNOTES

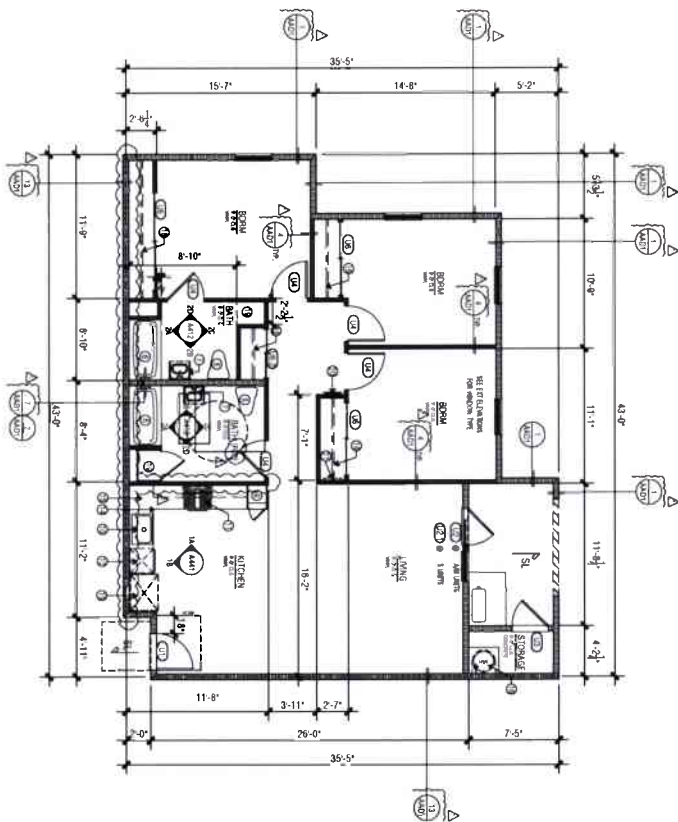
- 1. SEE PLANS FOR ALL DIMENSIONS.
- 2. ALL CABINETS TO BE 30" DEEP UNLESS NOTED OTHERWISE.
- 3. ALL CABINETS TO BE 36" HIGH UNLESS NOTED OTHERWISE.
- 4. ALL CABINETS TO BE 1 1/2"厚 UNLESS NOTED OTHERWISE.
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GENERAL NOTES

- 1. FOR DWELLING UNIT ACCESSIBILITY REQUIREMENTS, REFER TO SHEET A431.
- 2. SINKS SHALL BE FINISHED TO A HEIGHT OF 34" ABOVE FINISHED FLOOR.
- 3. VERIFY ALL APPLIANCE AND FIXTURES WITH OWNER'S SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.

PROJECT: KITCHEN	DATE: 10/15/21	SHEET: A431
DESIGN: JAMES W.		
DRAWN BY: JAMES W.		
APPROVED BY: JAMES W.		
1. KITCHEN INTERIOR ELEVATION		
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UNIT D ENLARGED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- [illegible]

**Advertising • Publications • Circulation**  
**WHA**  
CHANGING QUALITY, LIVING AHEAD OF THE GAME



**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

NOT TO SCALE  
FOR THE ARCHITECT'S USE ONLY  
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
DATE: 10/15/21  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/15/21	FOR CONSTRUCTION

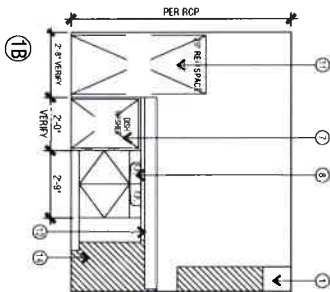
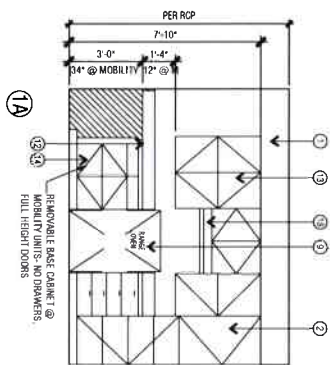
UNIT D  
KITCHEN INTERIOR  
ELEVATION

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KITCHEN INTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

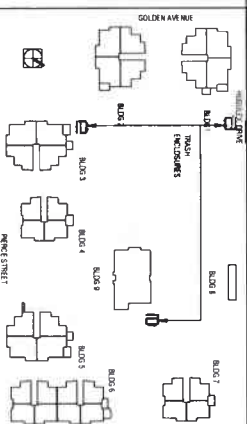
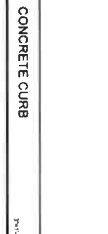
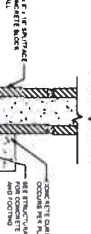
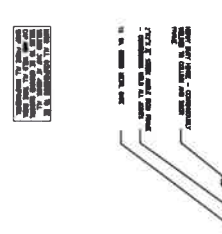
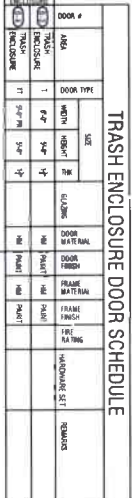
GENERAL NOTES

1. FOR DOWLING UNIT ACCESSIBILITY REQUIREMENTS, REFER TO SHEET A4.01
2. SINKS SHALL BE FINISHED TO A HEIGHT OF 33 INCHES ABOVE THE FINISHED FLOOR AND SHALL HAVE A SLOPE TO THE DRAINAGE (TYP)
3. VERIFY ALL APPLIANCES AND FIXTURES WITH OWNER'S SPECIFICATIONS PRIOR TO FRAMING AND INSTALLATION



KEYNOTES

1. 1" = 1/4" SCALE
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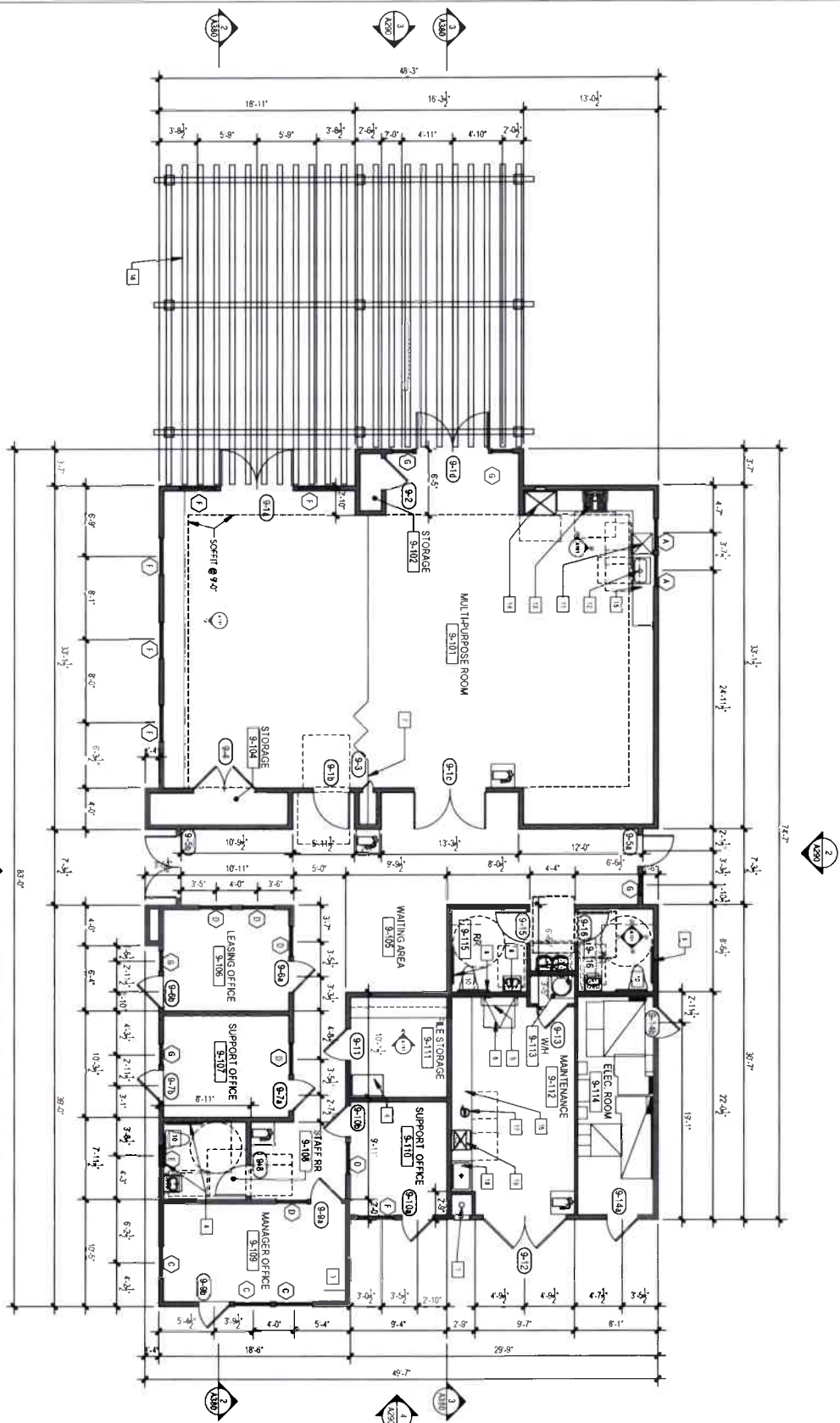


ARCHITECTS • PLANNERS • ENGINEERS  
**WHA**  
CHANDLER COLLETT, LUTS AND ASSOCIATES, INC. 1000









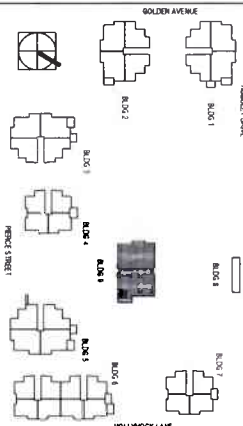
# KEYNOTES

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BLDG 9 COMMUNITY BLDG. ENLARGED FLOOR PLAN

# KEY PLAN



VISTA DE LA SIERRA  
11253 PIERCE STREET, RIVERSIDE CA. 92505

NATIONAL COMMUNITY RENAISSANCE  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



NO.	DATE	REVISIONS
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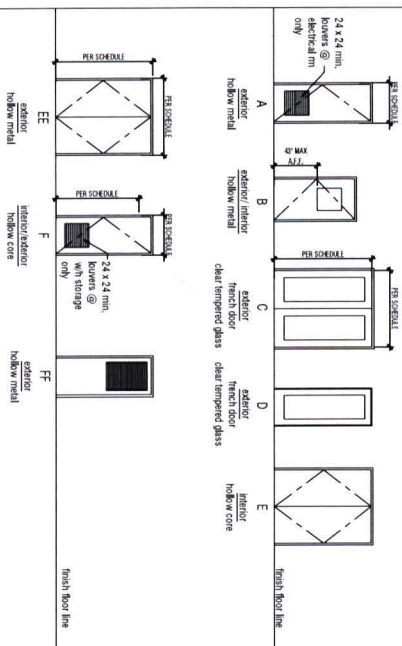
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BLDG 9  
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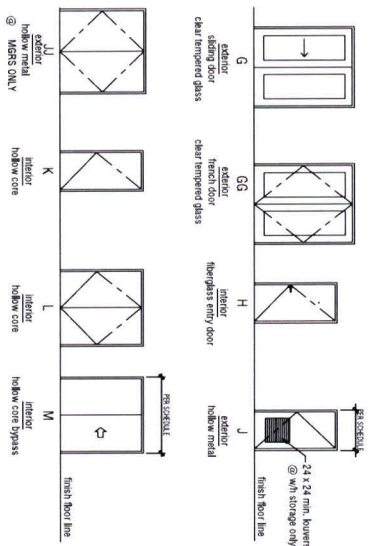
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SEE SHEET AD2.0 FOR DOOD HEAD, HAMB, SILL DETAILS



SEE SHEET AD2.0 FOR DOOD HEAD, HAMB, SILL DETAILS



BUILDING 5 (continued)										BUILDING 6										BUILDING 7										BUILDING 8										BUILDING 9										BUILDING 10										BUILDING 11										BUILDING 12										BUILDING 13										BUILDING 14										BUILDING 15										BUILDING 16										BUILDING 17										BUILDING 18										BUILDING 19										BUILDING 20										BUILDING 21										BUILDING 22										BUILDING 23										BUILDING 24										BUILDING 25										BUILDING 26										BUILDING 27										BUILDING 28										BUILDING 29										BUILDING 30										BUILDING 31										BUILDING 32										BUILDING 33										BUILDING 34										BUILDING 35										BUILDING 36										BUILDING 37										BUILDING 38										BUILDING 39										BUILDING 40										BUILDING 41										BUILDING 42										BUILDING 43										BUILDING 44										BUILDING 45										BUILDING 46										BUILDING 47										BUILDING 48										BUILDING 49										BUILDING 50										BUILDING 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BUILDING 3									
3-2	ELECTRICAL	A	2 <sup>nd</sup>	2 <sup>nd</sup>	1 <sup>st</sup>	HM	PAINT	-	1ST FLOOR ONLY
3-3	LAUNDRY	B	2 <sup>nd</sup>	2 <sup>nd</sup>	1 <sup>st</sup>	HM	PAINT	-	1ST FLOOR ONLY
3-4	PPE RISER	A	1 <sup>st</sup>	2 <sup>nd</sup>	1 <sup>st</sup>	HM	PAINT	-	1ST FLOOR ONLY

BUILDING 4									
4.1	ELECTRICAL	A	24"	R2"	HM	PAINT	HM	PAINT	1ST FLOOR ONLY
4.2	ELECTRICAL	A	24"	R2"	HM	PAINT	HM	PAINT	1ST FLOOR ONLY
4.3	FIRE RISER	A	14"	R2"	HM	PAINT	HM	PAINT	1ST FLOOR ONLY

BUILDING 5								
5-2	ELECTRICAL	A	2nd	RM	PLANT	-	③	1ST FLOOR ONLY
5-3	LABORATORY	B	2nd	RM	PLANT	-	③	1ST FLOOR ONLY
5-4	FREE RISER	A	1st	RM	PLANT	-	③	1ST FLOOR ONLY

FLOOR								
Ⓔ	ELECTRICAL	A	2 <sup>nd</sup>	B <sup>2d</sup>	1 <sup>st</sup>	HM PLANT	-	⊙ 1ST FLOOR ONLY
Ⓕ	LAUNDRY	B	7 <sup>th</sup>	R <sup>2d</sup>	1 <sup>st</sup>	HM PLANT	-	⊙ 1ST FLOOR ONLY
Ⓖ	FIRE FIGHTER	A	1 <sup>st</sup>	B <sup>2d</sup>	1 <sup>st</sup>	HM PLANT	-	⊙ 1ST FLOOR ONLY

BUILDING 7								
2.1	ELECTRONIC	A	2nd	1st	HM	PAINT	Ⓢ	1ST FLOOR ONLY
2.2	ELECTRICAL	A	2nd	1st	HM	PAINT	•	Ⓢ 1ST FLOOR ONLY
2.3	FIRE RISER	A	1st	1st	HM	PAINT	•	Ⓢ 1ST FLOOR ONLY

BUILDING 8									
2-2	REST ROOM	A	7'-0"	6'-0"			HC PAINT	WD PAINT	-
2-3	REST ROOM	A	7'-0"	6'-0"	1'-0"		HC PAINT	WD PAINT	-
2-4	STORAGE	A	7'-0"	6'-0"	1'-0"		HM PAINT	HM PAINT	-

51D	MULTI-PURPOSE C ROOM	342° PA	342°	HM PLANT	HM PLANT	
51D	MULTI-PURPOSE f ROOM	342°	342°	HC PLANT	HM PLANT	-
51D	MULTI-PURPOSE E ROOM	342° PA	342°	HC PLANT	HM PLANT	-

[illegible]

## DOOR NOTES & CODE REQUIREMENTS

- [illegible]

NO.	DATE
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[illegible]

PROJECT NUMBER	RECORD NO.
DESCRIPT	DATE WHEN TAKEN
GRAB NO.	ANALYST'S SIGNATURE
RECEIVED BY	
1ST LOC. NO. & SUBMIT	DATE
FIELD LAB. CONTAINER	
LAB. NUMBER	2ND LOC.
CAN. NO. NAME	

08/03/21	Abu
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1ST BUILDING DEPARTMENT SUBMITTAL 8/3/2021

**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

**NATIONAL COMMUNITY RENAISSANCE**  
9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



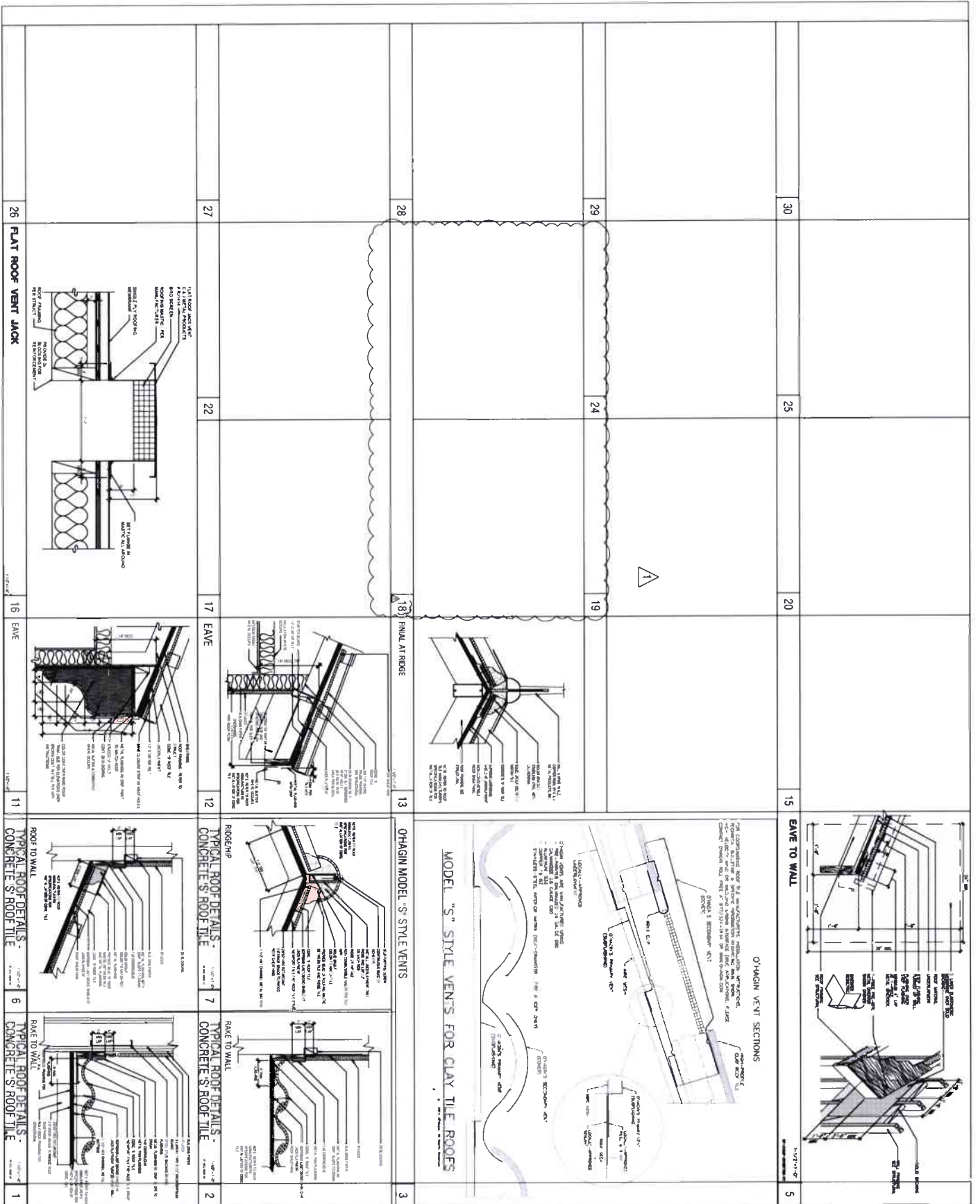













**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

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9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730



**WHA**

WHA ARCHITECTS  
11253 PIERCE STREET, RIVERSIDE CA. 92505  
TEL: 951-506-1111  
WWW.WHA-ARCHITECTS.COM

**REVISIONS**


NO.	DATE	DESCRIPTION
1	10/15/21	AD 1.0

**ROOF DETAILS**

**AD 1.0**





<b>WHA</b> ARCHITECTS • PLANNERS • ENGINEERS 10000 COUNTY LANE SUITE 100, LOS ANGELES, CA 90024				<b>VISTA DE LA SIERRA</b> 11253 PIERCE STREET, RIVERSIDE CA. 92505  NATIONAL COMMUNITY RENAISSANCE 9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730	
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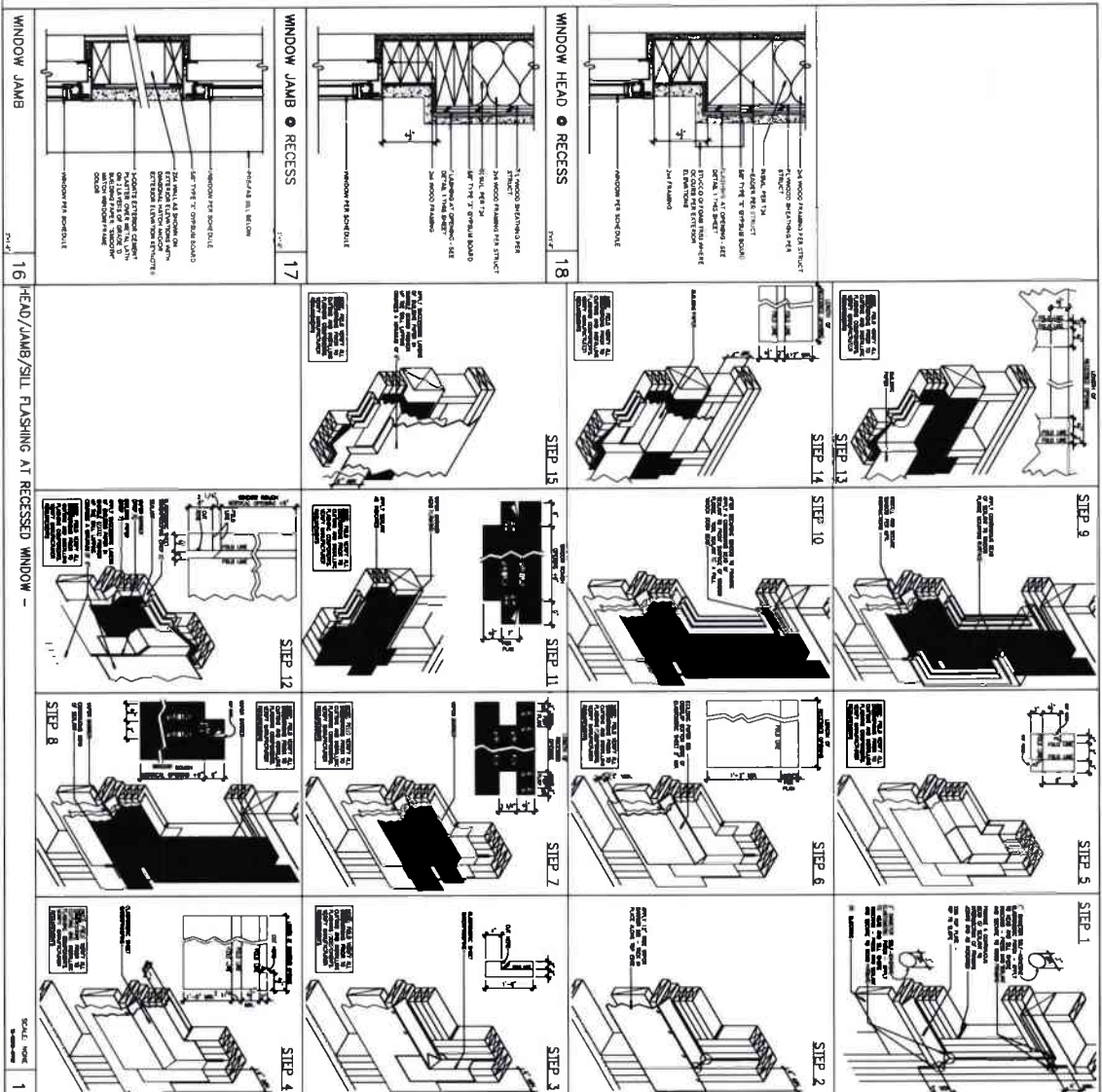
**VISTA DE LA SIERRA**  
11253 PIERCE STREET, RIVERSIDE CA. 92505

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9421 HAVEN AVENUE, RANCHO CUCAMONGA CA. 91730

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## RECESSED WINDOW DETAILS

DATE	08/03/21	AD3.1
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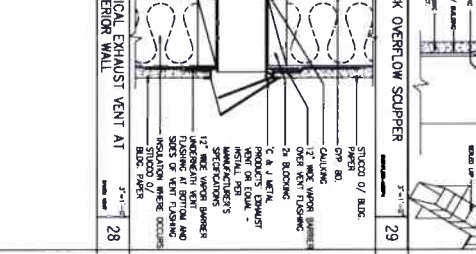
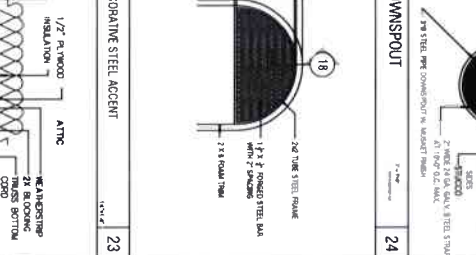
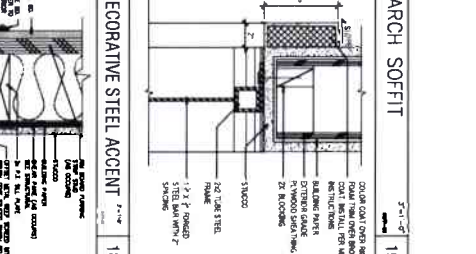
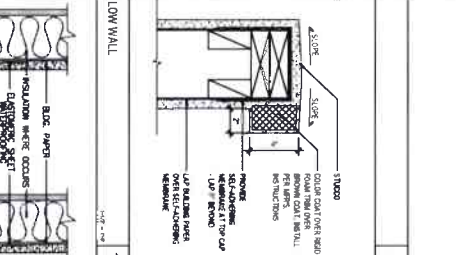
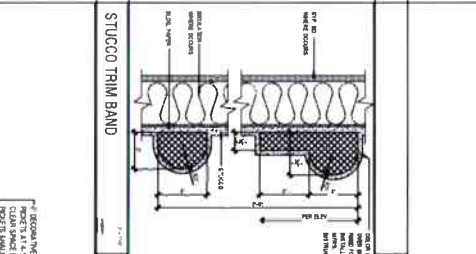
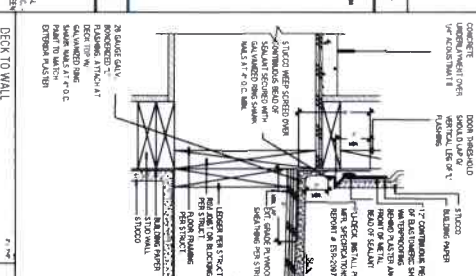
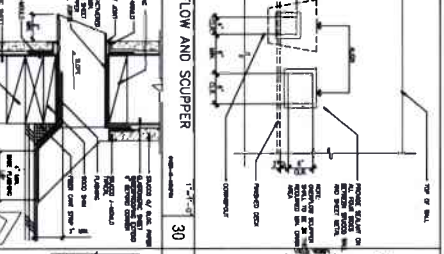
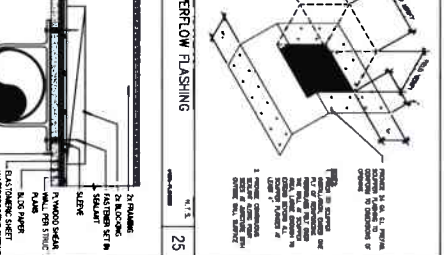
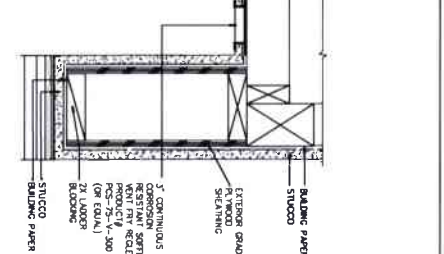
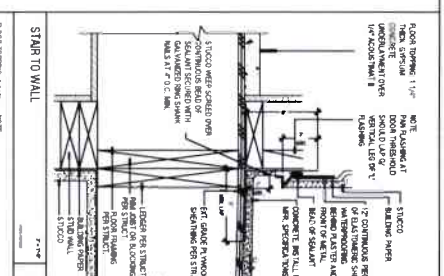
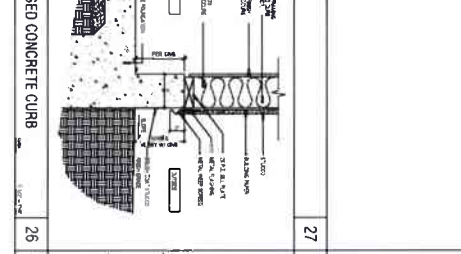
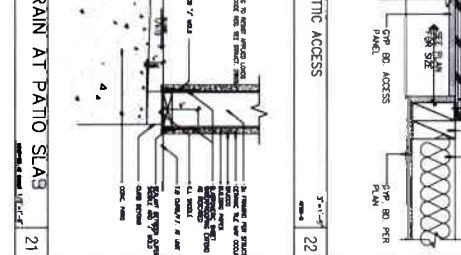
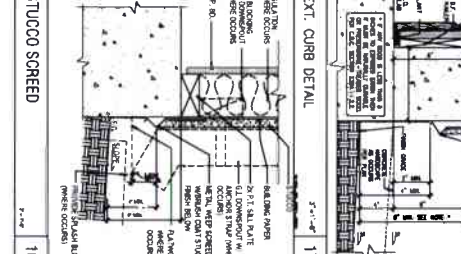
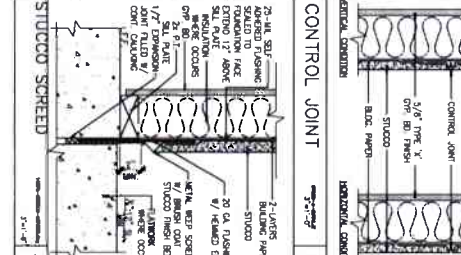
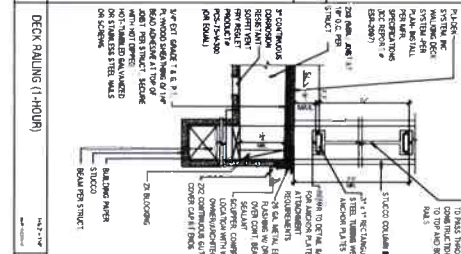
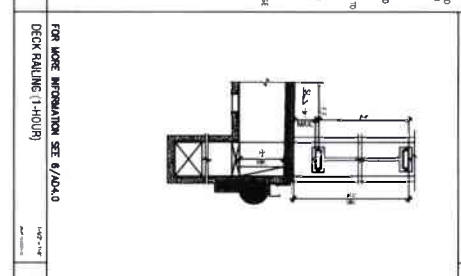






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11253 PIERCE STREET, RIVERSIDE CA. 92505

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NO.	DATE	DESCRIPTION
1	08/03/21	AD-4.0

NO.	DATE	DESCRIPTION
1	08/03/21	AD-4.0

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1	08/03/21	AD-4.0

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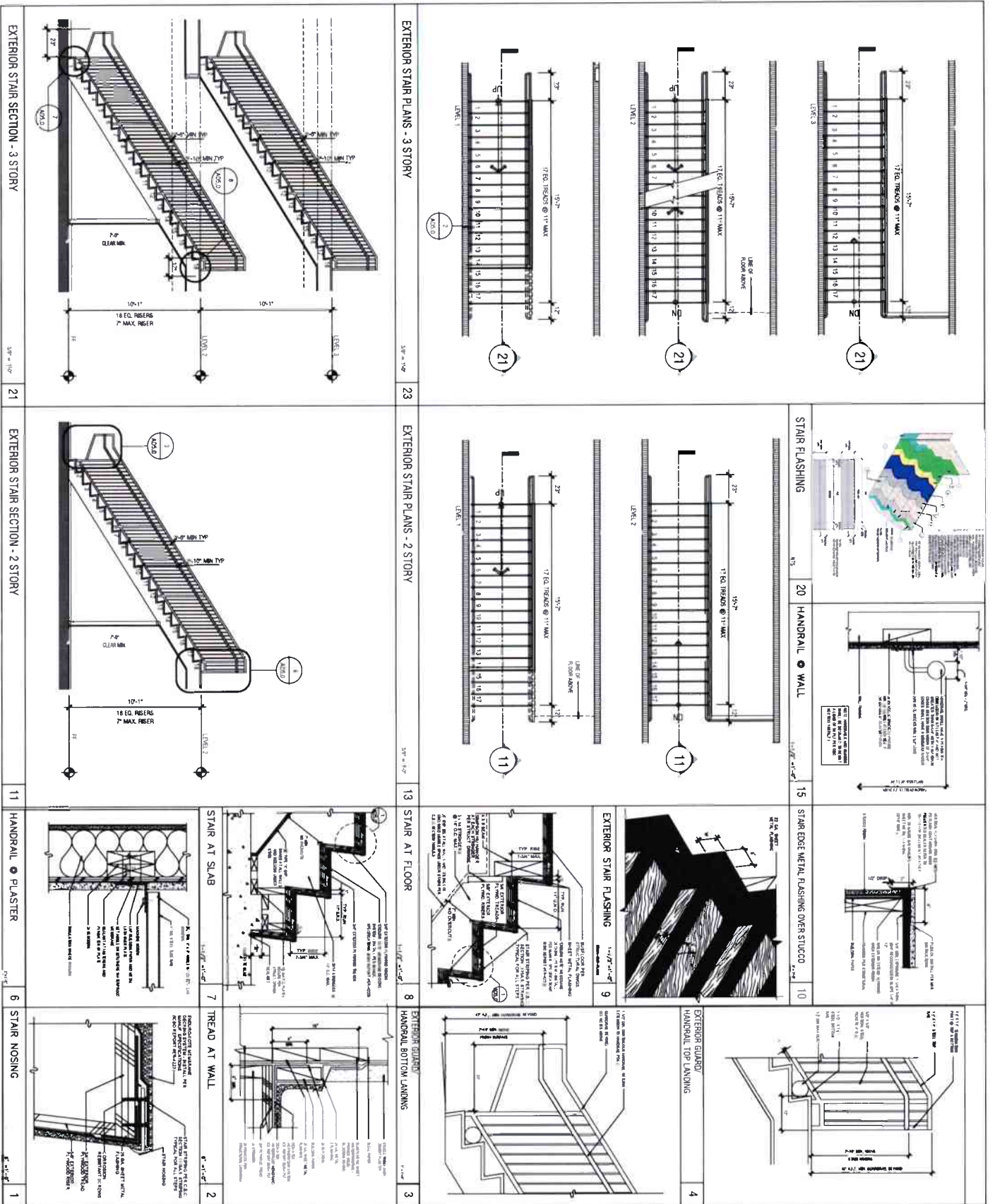
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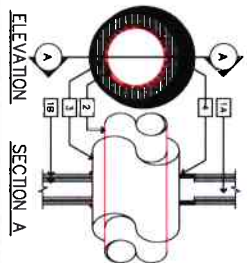
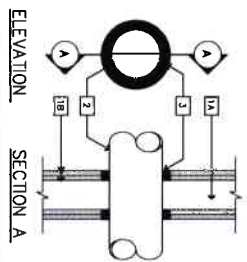
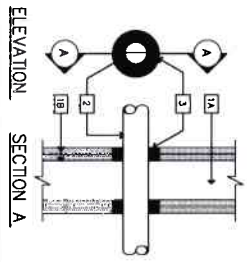
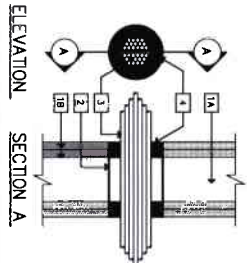
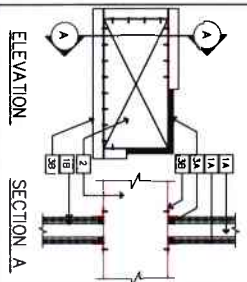
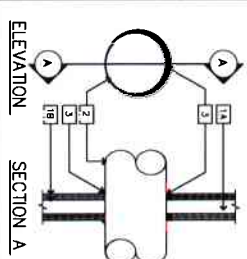
DATE: 08/03/21

DESIGN: ADS.O

1ST BUILDING DEPARTMENT SUBMITTAL 8/3/2021

STAIR DETAILS



[illegible][illegible][illegible]

1. The following information was obtained from the records of the U.S. Fish and Wildlife Service, Bureau of Land Management, and the U.S. Geological Survey, and is being furnished to you for your information. The information is being furnished to you for your information and is not to be used for any other purpose. The information is being furnished to you for your information and is not to be used for any other purpose. The information is being furnished to you for your information and is not to be used for any other purpose.

[illegible][illegible]

THROUGH PENETRATION  
AT WALL

0.0000  
0.15

F RAINING = 1.0  
T RAINING = 0.1 HR

1 AND 2 HR (SEE ITEMS 1 AND 3)

TROUGH PENETRATION		DATE
AT WALL	THICKNESS	W.D.
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
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99	99	99
100	100	100

THROUGH PENETRATION

WALL

10

THROUGH PENETRATION  
WALL

F RATINGS - 1 AND 2 HR (SEE ITEM 1)  
T RATINGS - 1 AND 2 HR (SEE ITEM 1)  
L RATING AT JOINT - 4 CM/SI F

7-10

9

**THROUGH PENETRATION**

MAIL

SYSTEM NO. W-L-1054  
F RAYINGS - 1 AND 2 HR (SEE ITEMS 1 AND 3)  
L RATING AT 1 HR = 1 (CRN) / 2 HR TT  
L RATING AT 4 HR F = 4 CRN / 2 HR FT

PERIODS

N.S.

8

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5	
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	4
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[illegible]

2	
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1	
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<b>TYPICAL WALL PENETRATIONS THROUGH ONE AND TWO HOUR WALL ASSEMBLIES</b>	
<b>DATE:</b>	<b>SHEET:</b>
08/03/21	APD1

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 HO CUCAMONGA CA. 91730





**WHA**

1ST BUILDING DEPARTMENT SUBMITTAL 8/3/2021





# **Exhibit C**

Description of Housing

## EXHIBIT C – Description of Housing

Project Name: Vista De La Sierra

Address: 11253 Pierce Street, Riverside CA 92505

APN: 146-141-065, 146-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029

Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 47

Total Number Units in the Project: 80

**Description and Quantity in Project:**

PBV units: Thirty-three (33) 1-bedroom, Eight (8) 2-bedroom, Six (6) 3-bedroom

Total units: Forty (40) 1-bedroom, Nineteen (19) 2-bedroom, Twenty (20) 3-bedroom

Table 1 - The below assisted units are PBV NPLH designated units:

Bedroom/Bathroom	AMI	Quantity	Unit #s and Accessible Features
One Bedroom/ One Bathroom	30%	30	4-101 4-102 4-103* 4-104 4-201 4-203 4-204 4-301 4-302** 4-304 6-101 6-102 6-103 6-106** 6-107* 6-108 6-202 6-203 6-205 6-206 6-207 6-208 6-305 6-307** 6-308 7-102 7-104* 7-201 7-202 7-203

Two Bedroom/ One Bathroom	30%	5	1-201 2-104* 3-104 5-101* 5-201**
Three Bedroom/ Two Bathroom	30%	4	1-203 2-102 3-303 5-303**
	<b>Total</b>	<b>39 Units</b>	

**Project Based Section 8 Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Project Based Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

Table 2 - The below assisted units are standard PBV designated units:

Bedroom/Bathroom	AMI	Quantity	Unit #s and Accessible Features
One Bedroom/ One Bathroom	30%	3	4-202 6-204 7-101
Two Bedroom/ One Bathroom	30%	3	1-101 2-204 3-301
Three Bedroom/ Two Bathroom	30%	2	3-102* 5-203**
	<b>Total</b>	<b>8 Units</b>	

**Project Based Section 8 Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Project Based Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Initial Rent to Owner for Contract Units (net of HACR utility allowance):**

- Contract rent for
  - 1br \$1,310 - \$11 (Utility Allowance) = \$1,299 Contract Rent
  - 2br \$1,646 - \$12 (Utility Allowance) = \$1,634 Contract Rent
  - 3br \$2,257 - \$14 (Utility Allowance) = \$2,243 Contract Rent

# **Exhibit D**

HAP PART I



**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM  
HOUSING ASSISTANCE PAYMENTS CONTRACT**

**NEW CONSTRUCTION OR REHABILITATION**

**PART 1 OF HAP CONTRACT**

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

**1. CONTRACT INFORMATION**

**a. Parties**

This housing assistance payments (HAP) contract is entered into between:

Housing Authority of the County of Riverside (PHA) and

Golden Pierce Housing Partners, L.P. (owner).

**b. Contents of contract**

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

**c. Contract exhibits**

The HAP contract includes the following exhibits:

**EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY**

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**Project-Based Voucher Program  
HAP Contract for New Construction/Rehab**

Previous editions are obsolete

**HUD 52530A Page - 1 of Part 1  
(07/2019)**

THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.) If this is a multi-stage project, this exhibit must include a description of the units in each completed phase.

EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER

EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS

EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973

#### ADDITIONAL EXHIBITS

d. **Single-Stage and Multi-Stage Contracts (place a check mark in front of the applicable project description).**

☒ **Single-Stage Project**

This is a single-stage project. For all contract units, the effective date of the HAP contract is: 09/30/2023

☐ **Multi-Stage Project**

This is a multi-stage project. The units in each completed stage are designated in Exhibit A.

The PHA enters the effective date for each stage after completion and PHA acceptance of all units in that stage. The PHA enters the effective date for each stage in the "Execution of HAP contract for contract units completed and accepted in stages" (starting on page 10).

The annual anniversary date of the HAP contract for all contract units in this multi-stage project is the anniversary of the effective date of the HAP

contract for the contract units included in the first stage. The expiration date of the HAP contract for all of the contract units completed in stages must be concurrent with the end of the HAP contract term for the units included in the first stage (see 24 CFR 983.206(c)).

**e. Term of the HAP contract**

**1. Beginning of term**

The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets PBV inspection requirements. The term of the HAP contract for any unit begins on the effective date of the HAP contract.

**2. Length of initial term**

- a. Subject to paragraph 2.b, the initial term of the HAP contract for any contract units is: 20 years.
- b. The initial term of the HAP contract for any unit may not be less than one year, nor more than twenty years.

**3. Extension of term**

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

**4. Requirement for sufficient appropriated funding**

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.

- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

**f. Occupancy and payment**

**1. Payment for occupied unit**

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out ("move-out month"). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner's fault.

**2. Vacancy payment**

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant's security deposit). Any vacancy payment may cover only the period the unit remains vacant.



- c. The PHA may make vacancy payments to the owner only if:
  - 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
  - 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
  - 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
  - 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA and recommend selection of such families from the PHA waiting list for occupancy of vacant units.
- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

**3. PHA is not responsible for family damage or debt to owner**

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

**g. Income-mixing requirement**

- 1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not

make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term "project" means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.

2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to elderly families or to families eligible for supportive services, for the number of contract units designated for occupancy by such families. The owner shall rent the designated number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.
6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance (enter the number of contract units in front of the applicable form of assistance):
  - \_\_\_ Public Housing or Operating Funds;
  - \_\_\_ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
  - \_\_\_ Housing for the Elderly (Section 202 or the Housing Act of 1959);
  - \_\_\_ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);

- ☐ Rent Supplement Program;
- ☐ <sup>47</sup> Rental Assistance Program;
- ☐ Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: 47. If all of the units in the project received such assistance, you may skip sections g.7 and g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions (enter the number of contract units in front of the applicable type of federal rent restriction):

- ☐ Section 236;
- ☐ Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- ☐ Housing for the Elderly (Section 202 or the Housing Act of 1959);
- ☐ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- ☐ Flexible Subsidy Program.

The following total number of contract units were subject to a federal rent restriction listed above: 0. If all of the units in the project were subject to a federal rent restriction, you may skip section g.8, below.

8. The following specifies the number of contract units (if any) designated for occupancy by elderly families or by families eligible for supportive services:

- a Place a check mark here ☐ if any contract units are designated for occupancy by elderly families; The following number of contract units shall be rented to elderly families:

\_\_\_\_\_

- b. Place a check mark here ☒ if any contract units are designated for occupancy by families eligible for supportive services. The

following number of contract units shall be rented to families  
eligible for supportive services:

39

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9. The PHA and owner must comply with all HUD requirements regarding income mixing.



**EXECUTION OF HAP CONTRACT FOR SINGLE-STAGE PROJECT**

<b>PUBLIC HOUSING AGENCY (PHA)</b> <b>Name of PHA (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b> <b>Name of Owner (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date

**EXECUTION OF HAP CONTRACT FOR CONTRACT UNITS COMPLETED  
AND ACCEPTED IN STAGES**

(For multi-stage projects, at acceptance of each stage, the PHA and the owner sign the HAP contract execution for the completed stage.)

<b>STAGE NO. 1:</b> The Contract is hereby executed for the contract units in this stage. <b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:
Date
<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date

**STAGE NO. 2:** The Contract is hereby executed for the contract units in this stage.

**STAGE EFFECTIVE DATE:** The effective date of the Contract for this stage is:

Date

**PUBLIC HOUSING AGENCY (PHA)**

**Name of PHA (Print)**

By:

Signature of authorized representative

Name and official title (Print)

Date

**OWNER**

**Name of Owner (Print)**

By:

Signature of authorized representative

Name and official title (Print)

Date

<b>STAGE NO. 3:</b> The Contract is hereby executed for the contract units in this stage.
<b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:
Date
<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print)
By:
Signature of authorized representative
Name and official title (Print)
Date



<b>STAGE NO. __:</b> The Contract is hereby executed for the contract units in this stage.
<b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:
Date
<b>PUBLIC HOUSING AGENCY (PHA)</b> <b>Name of PHA (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b> <b>Name of Owner (Print)</b>
By:
Signature of authorized representative
Name and official title (Print)
Date

# **Exhibit A**

PBV Units – Description and Quantity in Project

## EXHIBIT A

Project Name: Vista De La Sierra

Address: 11253 Pierce Street, Riverside CA 92505

APN: 146-141-065, 146-141-066, 146-141-067, 146-141-071, 146-141-072, 146-141-029

Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 47

Total Number Units in the Project: 80

**Description and Quantity in Project:**

PBV units: Thirty-three (33) 1-bedroom, Eight (8) 2-bedroom, Six (6) 3-bedroom

Total units: Forty (40) 1-bedroom, Nineteen (19) 2-bedroom, Twenty (20) 3-bedroom

Table 1 - The below assisted units are PBV NPLH designated units:

Bedroom/Bathroom	AMI	Quantity	Unit #s and Accessible Features
One Bedroom/ One Bathroom	30%	30	4-101 4-102 4-103* 4-104 4-201 4-203 4-204 4-301 4-302** 4-304 6-101 6-102 6-103 6-106** 6-107* 6-108 6-202 6-203 6-205 6-206 6-207 6-208 6-305 6-307** 6-308 7-102 7-104* 7-201 7-202 7-203

Two Bedroom/ One Bathroom	30%	5	1-201 2-104* 3-104 5-101* 5-201**
Three Bedroom/ Two Bathroom	30%	4	1-203 2-102 3-303 5-303**
	<b>Total</b>	<b>39 Units</b>	

**Project Based Section 8 Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Project Based Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

Table 2 - The below assisted units are standard PBV designated units:

Bedroom/Bathroom	AMI	Quantity	Unit #s and Accessible Features
One Bedroom/ One Bathroom	30%	3	4-202 6-204 7-101
Two Bedroom/ One Bathroom	30%	3	1-101 2-204 3-301
Three Bedroom/ Two Bathroom	30%	2	3-102* 5-203**
	<b>Total</b>	<b>8 Units</b>	

**Project Based Section 8 Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Project Based Voucher:** \*Accessible with mobility feature \*\*Accessible with communication feature

**Initial Rent to Owner for Contract Units (net of HACR utility allowance):**

- Contract rent for
  - 1br \$1,310 - \$11 (Utility Allowance) = \$1,299 Contract Rent
  - 2br \$1,646 - \$12 (Utility Allowance) = \$1,634 Contract Rent
  - 3br \$2,257 - \$14 (Utility Allowance) = \$2,243 Contract Rent



# **Exhibit B**

Services Agreement

## EXHIBIT B

### **Services, Maintenance, and Equipment to be Provided by the Owner Without Charges in Addition to Rent to Owner:**

#### **Building**

- Maintenance of building exterior, interior, and site areas
- Common area recreational space, interior and exterior
- On-site surface parking

#### **Laundry**

- Common laundry machines – machines purchased and maintained by Owner;  
Residents pay per use

#### **Kitchen Appliances**

- Stove/Oven
- Garbage Disposal
- Refrigerator
- Dishwasher

# **Exhibit C**

Utilities

## EXHIBIT C

### **Utilities**

- Sewer
- Electric (heating/cooling, cooking, hot water)
- Water
- Trash
- Telephone/Cable
- Internet

### **Utilities paid by Owner:**

water, sewer, trash,

### **Utilities paid by Residents:**

Telephone/cable, internet, electricity



# **Exhibit D**

Section 504

## EXHIBIT D

### **Features Provided to Comply with Program Accessibility Features of Section 504 of the Rehabilitation Act of 1973**

#### At Section 504 Accessible Units

Building 1: 102

Building 2: 201

Building 3: 104

Building 4: 103

Building 5: 101

Building 6: 104,107

- Ground floor units
- Accessible path to unit entrance
- Accessible path within the unit to all rooms
- Kitchens - countertops at 34" height
- Kitchens - upper cabinets at 46" max to lower shelf
- Kitchens – 30" long accessible work counter space
- Kitchens - Adaptable cabinets (removable base and doors)
- Kitchens - sink depth 6" or less
- Bathrooms - appropriate toilet clearances, grab bars; vanity height and faucet clearances; grab bars as required
- Bathrooms – appropriate tub/shower clearances

#### At Units for Visually or Hearing Impaired

Building 2: 201

Building 5: 203

Building 6: 106, 307

- Visual/flashing doorbell
- Additional audible/visual fire alarms

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM**

**AGREEMENT TO ENTER INTO A  
HOUSING ASSISTANCE PAYMENTS CONTRACT**

**NEW CONSTRUCTION OR REHABILITATION**

**PART II**

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

## **2.1 Training, Employment, and Contracting Opportunities**

- A. The project assisted under this Agreement is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. The owner shall carry out the provisions of section 3 and the regulations issued by HUD as set forth in 24 CFR part 135 and all applicable rules and orders of HUD issued thereunder prior to the execution of this Agreement. This shall be a condition of the Federal financial assistance provided to the project, binding upon the owner, the owner's contractors and subcontractors, successors and assigns. Failure to fulfill these requirements shall subject the owner, the owner's contractors and subcontractors, successors and assigns to the sanctions specified by this Agreement, and to such sanctions as are specified by 24 CFR part 135.
- B. The owner shall incorporate or cause to be incorporated into any contract or subcontract for work pursuant to this Agreement in excess of \$100,000 the following clause:

1. The work to be performed under this contract is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3 shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
2. The parties to this Agreement agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, and shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
4. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135

require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

6. Pursuant to 24 CFR §135.90, recipients of HUD financial assistance that is subject to Part 135 requirements, are required to submit Section 3 Annual Reports on Form HUD-60002 to the Office of Fair Housing and Equal Opportunity (FHEO). This form must be submitted electronically and can be found at [www.hud.gov/section3](http://www.hud.gov/section3).
7. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.
8. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 405e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprise. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

## **2.2 Equal Employment Opportunity**

- A. The owner shall incorporate or cause to be incorporated into any contract in excess of \$10,000 for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR chapter 60, which is to be performed pursuant to this Agreement, the following nondiscrimination clause:

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, creed, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising;



layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, creed, sex, or national origin.
3. The contractor will send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding, a notice to be provided by or at the direction of the Government advising the labor union or workers representative of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and with the rules, regulations, and relevant orders of the Secretary of Labor.
5. The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by HUD and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor or as otherwise provided by law.

7. The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the Government may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Government, the contractor may request the United States to enter into such litigation to protect the interest of the United States.
- B. The owner agrees to be bound by the above nondiscrimination clause with respect to his or her own employment practices when participating in federally assisted construction work.
- C. The owner agrees to assist and cooperate actively with HUD and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the nondiscrimination clause and the rules, regulations, and relevant orders of the Secretary of Labor, to furnish HUD and the Secretary of Labor such information as they may require for the supervision of such compliance, and to otherwise assist HUD in the discharge of HUD's primary responsibility for securing compliance.
- D. The owner further agrees to refrain from entering into any contract or contract modification subject to Executive Order No. 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the nondiscrimination clause as may be imposed upon contractors and subcontractors by HUD or the Secretary of Labor pursuant to the Executive Order. In addition, if the owner fails or refuses to comply with these undertakings, HUD may take any or all of the following actions; cancel, terminate, or suspend in whole or in part this Agreement; refrain from extending any further assistance to the owner under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the owner, and refer the case to the Department of Justice for appropriate legal proceedings.

## 2.3 Reserved

## 2.4 HUD—Federal Labor Standards Provisions

The owner is responsible for inserting the entire text of section 2.4 of this Agreement in all construction contracts and, if the owner performs any rehabilitation work on the project, the owner must comply with all provisions of section 2.4. (Note: Sections 2.4(b) and (c) apply only when the amount of the prime contract exceeds \$100,000.)

*(a)(1) Minimum Wages. (i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project) will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made part hereof regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.*

*Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-*

1321)) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(ii)(A) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination;

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(C) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

*(D) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(B) or (C) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.*

*(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determinations or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.*

*(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program: Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.*

*(2) Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractors under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and*



on account of the contractor or subcontractor to the respective employees to whom they are due.

(3)(i) Payrolls and Basic Records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(ii)(A) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD the PHA. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included in weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at:  
<http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor

*site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit them to the applicant, sponsor, or owner, as the case may be, for transmission to HUD, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, sponsor, or owner).*

*(B) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:*

*(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5 (a)(3)(i) and that such information is correct and complete;*

*(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3;*

*(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.*

*(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (a)(3)(ii)(B) of this section.*

*(D) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution*

under section 1001 of Title 18 and section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under paragraph (a)(3)(i) of this section available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(4) Apprentices and Trainees. (i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the

contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employee and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted

*under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.*

*(iii) Equal Employment Opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.*

*(5) Compliance with Copeland Act Requirements. The contractor shall comply with the requirements of 29 CFR part 3 which are incorporated by reference in this Agreement.*

*(6) Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in section 2.4(a)(1) through (11) and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section 2.4(a).*

*(7) Contract Terminations; Debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.*

*(8) Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.*

*(9) Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the PHA, HUD, the U. S. Department of Labor, or the employees or their representatives.*



*(10) Certification of Eligibility. (i) By entering into this Agreement, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.*

*(ii) No part of this Agreement shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.*

*(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, section 1010, Title 18, U.S.C., "Federal Housing Administration transactions, provides in part: "Whoever, for the purpose of ...influencing in any way the action of such Administration...makes, utters or publishes any statement, knowing the same to be false... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."*

*11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Agreement are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Agreement to his employer.*

*(b) Contract Work Hours and Safety Standards Act. The provisions of this paragraph (b) are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.*

*(1) Overtime Requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the*

*basic rate of pay for all hours worked in excess of forty hours in such workweek.*

*(2) Violation; Liability for Unpaid Wages; Liquidated Damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$25 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.*

*(3) Withholding for Unpaid Wages and Liquidated Damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any monies payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.*

*(4) Subcontractors. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.*

*(c) Health and Safety. The provisions of this paragraph (c) are applicable only where the amount of the prime contract exceeds \$100,000.*

- (1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to his health and safety as established under construction safety and health standards promulgated by the Secretary of Labor by regulation.*
- (2) The contractor shall comply with all regulations issue by the Secretary of Labor pursuant to Title 29 part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.*
- (3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.*

**2.5    Reserved**

**2.6    Reserved**

**2.7    Reserved**

**2.8    Wage and Claims Adjustments**

The owner shall be responsible for the correction of all violations under section 2.4, including violations committed by other contractors. In cases where there is evidence of underpayment of salaries or wages to any laborers or mechanics (including apprentices and trainees) by the owner or other contractor or a failure by the owner or other contractor to submit payrolls and related reports, the owner shall be required to place an amount in escrow, as determined by HUD sufficient to pay persons employed on the work covered by the Agreement the difference between the salaries or wages actually paid such employees for the total number of hours worked and the full amount of wages required under this Agreement, as well as an amount determined by HUD to be sufficient to satisfy any liability of the owner or other contractor for liquidated damages pursuant to section 2.4. The amounts withheld may be disbursed by HUD for and on account of the owner or other contractor to the respective employees to whom they are due, and to the Federal Government in satisfaction of liquidated damages under section 2.4.

## **2.9 Reserved**

## **2.10 Evidence of Unit(s) Completion; Escrow**

- A. The owner shall evidence the completion of the unit(s) by furnishing the PHA, in addition to the requirements listed in Part I of this Agreement, a certification of compliance with the provisions of sections 2.4 and 2.8 of this Agreement, and that to the best of the owner's knowledge and belief there are no claims of underpayment to laborers or mechanics in alleged violation of these provisions of the Agreement. In the event there are any such pending claims to the knowledge of the owner, the PHA, or HUD, the owner will place a sufficient amount in escrow, as directed by the PHA or HUD, to assure such payments.
- B. The escrows required under this section and section 2.8 of shall be paid to HUD, as escrowee, or to an escrowee designated by HUD, and the conditions and manner of releasing such escrows shall be designated and approved by HUD.

## **2.11 Flood Insurance**

If the project is located in an area that has been identified by the Federal Emergency Management Agency as an area having special flood hazards and if the sale of flood insurance has been made available under the National Flood Insurance Program, the owner agrees that: (1) the project will be covered, during the life of the property, by flood insurance in an amount at least equal to its development or project cost (less estimated land cost) or to the limit of coverage made available with respect to the particular type of property under the National Flood Insurance Act of 1968, whichever is less; and (2) that it will advise any prospective purchaser or transferee of the property in writing of the continuing statutory requirement to maintain such flood insurance during the life of the property.

**Tenancy Addendum  
Section 8 Project-Based  
Voucher Program**  
(to be attached to the lease)

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. 07/31/2022)

Public reporting burden for this collection of information is estimated to average 0.25 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.256(b)(3), under which the lease between the owner and the tenant must include a HUD-required tenancy addendum. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the family members' names, unit address, and owner name is mandatory. The information is used to provide Section 8 PBV assistance in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner and the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the PBV program.

**Instructions for use of Tenancy Addendum:**

This tenancy addendum is used in the Section 8 project-based voucher (PBV) program. Under the program, HUD provides funds to a public housing agency (PHA) for rent subsidy on behalf of eligible families. The main regulation for this program is 24 Code of Federal Regulations Part 983.

The tenancy addendum has two parts:

Part A: Tenancy Addendum Information (fill-ins). See section by section instructions.

Part B: Tenancy addendum (no information is entered in this part).

**How to fill in Part A - Section by Section Instructions:**

**Section 2: Tenant**

Enter full name of tenant.

**Section 3. Contract Unit**

Enter address of unit, including apartment number, if any.

**Section 4. Household Members**

Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities.

**Section 5. Initial Lease Term**

Enter first date and last date of initial lease term. The initial lease term must be for at least one year. 24 CFR § 983.256(f).

**Section 6. Initial Rent to Owner**

Enter the amount of the monthly rent to owner during the initial lease term.

**Section 7. Initial Tenant Rent**

Enter the initial monthly amount of tenant rent.

**Section 8. Housing Assistance Payment**

Enter the initial amount of the monthly housing assistance payment.

**Section 9. Utilities and Appliances**

The lease must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 9 to show who is responsible to provide or pay for utilities and appliances.



## Part A of the Tenancy Addendum

(Fill out all of the information in Part A.)

### 1. **Contents of Tenancy Addendum**

This Tenancy Addendum has two parts:

Part A: Tenancy Addendum Information

Part B: Tenancy Addendum

### 2. **Tenant**

--

### 3. **Contract Unit**

--

### 4. **Household**

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

--

### 5. **Initial Lease Term**

The initial lease term begins on (mm/dd/yyyy): \_\_\_\_\_

The initial lease term ends on (mm/dd/yyyy): \_\_\_\_\_

### 6. **Initial Rent to Owner**

The initial rent to owner is: \$ \_\_\_\_\_

### 7. **Initial Tenant Rent**

The initial tenant rent is: \$ \_\_\_\_\_ per month. The amount of the tenant rent is subject to change by the PHA during the term of the lease in accordance with HUD requirements.

### 8. **Initial Housing Assistance Payment**

At the beginning of the Housing Assistance Payments (HAP) contract term, the amount of the housing assistance payment by the PHA to the owner is \$ \_\_\_\_\_ per month. The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

## 9. Utilities and Appliances

The owner shall provide or pay for the utilities and appliances indicated below by an "O". The tenant shall provide or pay for the utilities and appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

Item	Specify fuel type			Provided by	Paid by
Heating	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other		
Cooking	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other		
Water Heating	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric	<input type="checkbox"/> Coal or Other		
Other Electric					
Water					
Sewer					
Trash Collection					
Air Conditioning					
				Provided by	
Refrigerator					
Range/Microwave					
Other (specify)					

**Signatures:**  
**Owner**

**Tenant**

\_\_\_\_\_  
Print or Type Name of Owner

\_\_\_\_\_  
Print or Type Name of Family Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or Type Name and Title of Signatory

\_\_\_\_\_  
Print or Type Name of Family Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## **Part B of the Tenancy Addendum**

### **1. Section 8 Project-Based Voucher (PBV) Program**

- a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family with assistance for a tenancy under the Section 8 PBV program of the United States Department of Housing and Urban Development (HUD).
- b. The owner has entered into a Housing Assistance Payments Contract (HAP contract) with the public housing agency (PHA) under the PBV program. Under the HAP contract, the PHA will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

### **2. Lease**

- a. The owner has given the PHA a copy of the lease, including any revisions agreed to by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with HUD requirements and the lease includes the tenancy addendum.
- b. The tenant shall have the right to enforce the tenancy addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

### **3. Use of Contract Unit**

- a. During the lease term, the family will reside in the contract unit with assistance under the PBV program.
- b. The composition of the household must be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and the PHA.
- c. The contract unit may be used for residence only by the PHA-approved household members. The unit must be the family's only residence. Members of the household may engage in legal profit-making activities incidental to primary use of the unit for residence by members of the family.
- d. The tenant may not sublease or let the unit.
- e. The tenant may not assign the lease or transfer the unit.

### **4. Rent to Owner**

- a. The initial and redetermined rent to owner are established in accordance with HUD requirements.
- b. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed:
  - (1) The reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements, or
  - (2) Rent charged by the owner for comparable unassisted units in the premises.

## **5. Family Payment to Owner**

- a. The tenant rent is the portion of the monthly rent to owner paid by the family. The PHA determines the tenant rent in accordance with HUD requirements. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the PHA to the family and the owner.
- b. Each month, the PHA will make a housing assistance payment to the owner on behalf of the family in accordance with the HAP contract. The amount of the monthly housing assistance payment will be determined by the PHA in accordance with HUD requirements for a tenancy under the Section 8 PBV program.
- c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- d. The tenant is not responsible for paying the portion of rent to owner covered by the PHA housing assistance payment under the HAP contract between the owner and the PHA. A PHA failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the PHA housing assistance payment.
- e. The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. The rent to owner includes all housing services, maintenance, utilities and appliances to be provided and paid by the owner in accordance with the lease. The rent to owner does not include charges for non-housing services such as food, furniture or supportive services provided by the owner.
- f. The owner must immediately return any excess rent payment to the tenant.

## **6. Other Fees and Charges**

- a. With the exception of families receiving PBV assistance in assisted living developments (see paragraph b. below), the owner may not require the tenant or family members to pay charges for any meals or supportive services which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.
- b. In assisted living developments receiving project-based assistance, the owner may charge tenants, family members, or both for meals or supportive services. Any such charges must be specified in the lease. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of the reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in assisted living developments.
- c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.

## **7. Maintenance, Utilities, and Other Services**

### **a. Maintenance**

- (1) The owner must maintain the unit and premises in accordance with the HQS.
- (2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

### **b. Utilities and Appliances**

- (1) The owner must provide all utilities needed to comply with the HQS.

(2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:

(a) Pay for any utilities that are to be paid by the tenant.

(b) Provide and maintain any appliances that are to be provided by the tenant.

c. Family Damage. The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.

d. Housing Services. The owner must provide all housing services as agreed to in the lease.

## **8. Termination of Tenancy by Owner**

a. Requirements. The owner may terminate the tenancy only in accordance with the lease and HUD requirements.

b. Grounds. During the term of the lease (the initial term of the lease or any extension term), the owner may terminate the tenancy only because of:

(1) Serious or repeated violation of the lease;

(2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;

(3) Criminal activity or alcohol abuse (as provided in paragraph c); or

(4) Other good cause (as provided in paragraph d).

c. Criminal Activity or Alcohol Abuse

(1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:

(a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);

(b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;

(c) Any violent criminal activity on or near the premises; or

(d) Any drug-related criminal activity on or near the premises.

(2) The owner may terminate the tenancy during the term of the lease if any member of the household is:

(a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or

(b) Violating a condition of probation or parole under Federal or State law.

(3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.



(4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

d. Other Good Cause for Termination of Tenancy

(1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.

(2) During the initial lease term or during any extension term, other good cause includes:

(a) Disturbance of neighbors,

(b) Destruction of property, or

(c) Living or housekeeping habits that cause damage to the unit or premises.

(3) After the initial lease term, such good cause includes the tenant's failure to accept the owner's offer of a new lease or revision.

e. Automatic Renewal of the Lease

Although the lease automatically renews (for successive definite terms or for an indefinite extension of the term, as provided for in the lease), an owner may terminate the lease for good cause.

f. Protections for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

(1) Purpose: This section incorporates the protections for victims of domestic violence, dating violence, sexual assault, or stalking in accordance with subtitle N of the Violence Against Women Act of 1994, as amended (codified as amended at 42 U.S.C. 14043e et seq.) (VAWA) and implementing regulations at 24 CFR part 5, subpart L.

(2) Conflict with other Provisions: In the event of any conflict between this provision and any other provisions included in Part C of the HAP contract, this provision shall prevail.

(3) Effect on Other Protections: Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault or stalking.

(4) Definition: As used in this section, the terms "actual and imminent threat," "affiliated individual," "bifurcate," "dating violence," "domestic violence," "sexual assault," and "stalking" are defined in HUD's regulations at 24 CFR part 5, subpart L. The terms "Household" and "Other Person Under the Tenant's Control" are defined at 24 CFR part 5, subpart A.

(5) VAWA Notice and Certification Form: The PHA shall provide the tenant with the "Notice of Occupancy Rights under VAWA" and the certification form described under 24 CFR 5.2005(a)(1) and (2).

(6) Protection for victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking:

(a) The landlord or the PHA will not deny admission to, deny assistance under, terminate from participation in, or evict the tenant on the basis of or as a direct result of the fact that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the tenant otherwise qualifies for admission, assistance, participation, or occupancy. 24 CFR 5.2005(b)(1).

(b) The tenant shall not be denied tenancy or occupancy rights solely on the basis of criminal activity engaged in by a member of the tenant's household or any guest or other person under the tenant's control, if the criminal activity is directly related to domestic violence, dating violence, sexual assault, or stalking, and the tenant or an affiliated individual of the tenant is the victim or the threatened victim of domestic violence, dating violence, sexual assault, or stalking. 24 CFR 5.2005(b)(2).

(c) An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of the incident. Nor shall such incident or incidents be construed as other "good cause" for termination of the lease, tenancy, or occupancy rights of such a victim or threatened victim. 24 CFR 5.2005(c)(1) and (c)(2).

(7) Compliance with Court Orders: Nothing in this Addendum will limit the authority of the landlord, when notified by a court order, to comply with the court order with respect to the rights of access or control of property (including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, or stalking) or with respect to the distribution or possession of property among members of the tenant's household. 24 CFR 5.2005(d)(1).

(8) Violations Not Premised on Domestic Violence, Dating Violence, Sexual Assault, or Stalking: Nothing in this section shall be construed to limit any otherwise available authority of the landlord to evict or the public housing authority to terminate the assistance of a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the tenant or an affiliated individual of the tenant. However, the landlord or the PHA will not subject the tenant, who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, to a more demanding standard than other tenants in determining whether to evict or terminate assistance. 24 CFR 5.2005(d)(2).

(9) Actual and Imminent Threats:

(a) Nothing in this section will be construed to limit the authority of the landlord to evict the tenant if the landlord can demonstrate that an "actual and imminent threat" to other tenants or those employed at or providing service to the property would be present if the tenant or lawful occupant is not evicted. In this context, words, gestures, actions, or other indicators will be construed as an actual and imminent threat if they meet the following standards for an actual and imminent threat: "Actual and imminent threat" refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur. 24 CFR 5.2005(d)(3).

(b) If an actual and imminent threat is demonstrated, eviction should be used only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the perpetrator from the property, contacting law enforcement to increase police presence, developing other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat. Restrictions predicated on public safety cannot be based on stereotypes, but must be tailored to particularized concerns about individual residents. 24 CFR 5.2005(d)(4).

(10) Emergency Transfer: A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with the PHA's emergency transfer plan. 24 CFR 5.2005(e). The PHA's emergency transfer plan, which must be made available upon request, must:

(a) Incorporate strict confidentiality measures to ensure that the PHA does not disclose a tenant's dwelling unit location to a person who committed or threatened to commit an act of domestic violence, dating violence, sexual assault, or stalking against the tenant;

(b) Give the victim priority to receive the next available opportunity for continued tenant-based rental assistance if they have been living in the PBV unit for one year or more. 24 CFR 983.261;

(c) Describe policies or efforts a PHA will take when the victim has been living in a unit for less than one year, or the victim seeks to move sooner than a tenant-based voucher will be available.

(d) For transfers in which the tenant would not be considered a new applicant, the PHA must ensure that a request for an emergency transfer receives, at a minimum, any applicable additional priority that is already provided to other types of emergency transfer requests. For transfers in which the tenant would be considered a new applicant, the plan must include policies for assisting a tenant with this transfer.

(11) Bifurcation: Subject to any lease termination requirements or procedures prescribed by Federal, State, or local law, if any member of the tenant's household engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, the landlord may "bifurcate" the lease, or remove that household member from the lease, without regard to whether that household member is a signatory to the lease, in order to evict, remove, or terminate the occupancy rights of that household member without evicting, removing, or otherwise penalizing the victim of the criminal activity who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the Housing Choice Voucher program. 24 CFR 5.2009(a). If the Landlord bifurcates the Lease to evict, remove, or terminate assistance to a household member, and that household member is the sole tenant eligible to receive assistance, the landlord shall provide any remaining tenants or residents a period of 30 calendar days from the date of bifurcation of the lease to:

(a) Establish eligibility for the same covered housing program under which the evicted or terminated tenant was the recipient of assistance at the time of bifurcation of the lease;

(b) Establish eligibility under another covered housing program; or;

(c) Find alternative housing.

(12) Family Break-up: If the family break-up results from an occurrence of domestic violence, dating violence, sexual assault, or stalking, the PHA may offer the victim the opportunity for continued tenant-based rental assistance.

(13) Move with Continued Assistance: The public housing agency may not terminate assistance to a family or member of the family that moves out of a unit in violation of the lease, with or without prior notification to the public housing agency, if:

(a) The move was needed to protect the health or safety of the family or family member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and

(b) The family or member of the family reasonably believes that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. However, any family member that has been the victim of a sexual assault that occurred on the premises during the 90-calendar day period preceding the family's move or request to move is not required to believe that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. 24 CFR 983.261.

(14) Confidentiality:

(a) The Landlord shall maintain in strict confidence any information the Tenant (or someone acting on behalf of the Tenant) submits to the Landlord concerning incidents of domestic violence, dating violence, sexual assault or stalking, including the fact that the tenant is a victim of domestic violence, dating violence, sexual assault, or stalking.

(b) The Landlord shall not allow any individual administering assistance on its behalf, or any persons within its employ, to have access to confidential information unless explicitly authorized by the Landlord for reasons that specifically call for these individuals to have access to the information pursuant to applicable Federal, State, or local law.

(c) The Landlord shall not enter confidential information into any shared database or disclose such information to any other entity or individual, except to the extent that the disclosure is requested or consented to in writing by the individual in a time-limited release; required for use in an eviction proceeding; or is required by applicable law.

g. Eviction by Court Action. The owner may evict the tenant only by a court action.

h. Owner Notice of Grounds

- (1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.
- (2) The owner must give the PHA a copy of any owner eviction notice at the same time the owner notifies the tenant.
- (3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

**9. PHA Termination of Assistance**

The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.

**10. Lease: Relation to HAP Contract**

If the HAP contract terminates for any reason, the lease terminates automatically.

Upon termination or expiration of the HAP contract without extension, each family assisted under the contract may elect to use its assistance to remain in the same project if the family's unit complies with the inspection requirements, the rent for the unit is reasonable, and the family pays its required share of the rent and the amount, if any, by which the unit rent (including the amount for tenant-based utilities) exceeds the applicable payment standard.

**11. Family Right to Move**

- a. The family may terminate its lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for tenant-based rental assistance in accordance with HUD requirements.

- b. Before providing notice to terminate the lease under paragraph a, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance.

## **12. Security Deposit**

- a. The owner may collect a security deposit from the tenant. (However, the PHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants.)
- b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.
- d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

## **13. Prohibition of Discrimination**

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the lease. Eligibility for HUD's programs must be made without regard to actual or perceived sexual orientation, gender identity, or marital status.

## **14. Conflict with Other Provisions of Lease**

- a. The terms of the tenancy addendum are prescribed by HUD in accordance with Federal law and regulation, as a condition for Federal assistance to the tenant and tenant's family under the Section 8 PBV program.
- b. In case of any conflict between the provisions of the tenancy addendum as required by HUD, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the HUD-required tenancy addendum shall control.

## **15. Changes in Lease and Rent**

- a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the PHA a copy of such changes. The lease, including any changes, must be in accordance with the requirements of the tenancy addendum.
- b. The owner must notify the PHA in advance of any proposed change in lease requirements governing the allocation of tenant and owner responsibilities for utilities. Such changes may be made only if approved by the PHA and if in accordance with the terms of the lease relating to its amendment. The PHA must redetermine reasonable rent in accordance with HUD requirements, based on any changes in the allocation of responsibility for utilities between the owner and tenant, and the redetermined reasonable rent shall be used in the calculation of the rent to owner from the effective date of the change.



## 16. Written Notices

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

## 17. Definitions

**Contract unit.** The housing unit rented by the tenant with assistance under the program.

**Excepted Unit.** A contract unit in a multifamily building not counted against the per-building cap on PBV assistance (25 units or 25 percent of the units in the project, whichever is greater) (see 24 CFR § 983.56(b)).

**Family.** The persons who may reside in the unit with assistance under the program.

**HAP contract.** The housing assistance payments contract between the PHA and the owner. The PHA pays housing assistance payments to the owner in accordance with the HAP contract.

**Household.** The persons who may reside in the contract unit. The household consists of the family and any PHA-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

**Housing quality standards (HQS).** The HUD minimum quality standards for housing assisted under the Section 8 PBV program.

**HUD.** The U.S. Department of Housing and Urban Development.

**HUD requirements.** HUD requirements for the Section 8 PBV program. HUD requirements are issued by HUD headquarters as regulations, Federal Register notices or other binding program directives. The Lease Addendum shall be interpreted and implemented in accordance with HUD requirements.

**Lease.** The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by HUD.

**PHA.** Public Housing Agency.

**Premises.** The building or complex in which the contract unit is located, including common areas and grounds.

**Program.** The Section 8 project-based voucher program.

**Rent to owner.** The total monthly rent payable to the owner for the contract unit. The rent to owner is the sum of the portion of rent payable by the tenant plus the PHA housing assistance payment to the owner.

**Section 8.** Section 8 of the United States Housing Act of 1937 (42 United States Code 1437f).

**Tenant.** The family member (or members) who leases the unit from the owner.

**U.S. Department of Housing and Urban Development (HUD)  
Project-based Section 8 Contract Administration**

**CONSENT TO ASSIGNMENT  
OF HAP CONTRACT  
AS SECURITY FOR FINANCING**

OMB Control #2502-0587

"Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information is being collected for obtaining a signature on legally binding documents and will be used to enforce contractual obligations. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it has a currently valid OMB control number. No confidentiality is assured."

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. While no assurance of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

**I. IDENTIFICATION OF ACC AND HAP CONTRACT**

**Annual Contributions Contract Number:** \_\_\_\_\_

**Section 8 HAP Contract Number:** \_\_\_\_\_

**Section 8 Project Number:** PBV1-20-001 \_\_\_\_\_

**Project Name:** Vista De La Sierra

**Project Location:**

The housing development site is located at 11253 Pierce Street, Riverside, CA 92505, identified as Assessor Parcel Number: 146-141-080, as more specifically described in the legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

## II. NAMES

### **Contract administrator**

Housing Authority of the County of Riverside, a public entity, corporate and politic

### **Contract administrator address**

5555 Arlington Ave  
Riverside, CA 92504

### **Owner**

Golden Pierce Housing Partners, L.P.

### **Owner address**

c/o National Community Renaissance of California  
9421 Haven Avenue, Rancho Cucamonga, CA.  
Attention: Property Management

### **Lender**

Bank of America, N.A.

### **Lender address**

c/o Bank of America, N.A., a national banking association  
333 S Hope Street, 20th Floor, Los Angeles CA. 90071  
Attention: Loan Administration Manager

### III. DEFINITIONS

ACC. Annual Contributions Contract.

ASSIGNMENT AS SECURITY. The creation of a security interest in the owner's interest pursuant to the HAP Contract, and a transfer of such security interest to a successor secured party.

CONTRACT ADMINISTRATOR. HUD or a PHA acting as contract administrator under an ACC with HUD.

FULL ASSIGNMENT. An assignment of the HAP contract other than an assignment as security. "Full Assignment" includes a sale, conveyance or other transfer of the HAP Contract, voluntary or involuntary, to a successor in interest.

HAP CONTRACT. The Housing Assistance Payments Contract for units in the project. The HAP Contract was entered between the owner and the contract administrator pursuant to Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).

PHA. Public Housing Agency.

PROJECT. The project identified in section I of the consent to assignment.

SECURED PARTY. A party that holds a security interest in the owner's interest pursuant to the HAP contract, including the lender, and successors to the lender's security interest.

SUCCESSOR. The term "successor" includes an assignee.

#### **IV. BACKGROUND**

Pursuant to the terms of the HAP Contract, the HAP Contract (including any interest in the HAP Contract or any payments under the HAP Contract) may not be assigned without the prior written consent of HUD.

The owner has advised the contract administrator that the owner wants to grant the lender a security interest in the HAP Contract, as security for a loan by the lender to the owner with respect to the project.

#### **V. CONSENT TO ASSIGNMENT AS SECURITY**

By execution of this consent to assignment as security, the HUD consents to the assignment as security of the HAP Contract by the owner to the lender as security for a loan by the lender to the owner with respect to the project.

HUD consents to transfer of the lender's security interest to successor secured parties.

#### **VI. EFFECT OF CONSENT TO ASSIGNMENT**

The contract administrator is not a party to the loan or the loan documents, nor to any assignment of the HAP Contract by the owner to the lender as security for the loan, nor to any transfer of the HAP contract or the loan by the lender. Issuance of the consent to assignment does not signify that HUD or the contract administrator has reviewed, approved or agreed to the terms of any financing or refinancing; to any term of the loan documents; or to the terms of any assignment of the HAP contract by the owner to the lender as security for the loan, or by the lender to any transferee of the loan.

The consent to assignment of the HAP Contract as security for the loan does not change the terms of the HAP Contract in any way, and does not change the rights or obligations of HUD, the contract administrator or the owner under the HAP Contract.



The creation or transfer of any security interest in the HAP Contract is limited to amounts payable under the HAP Contract in accordance with the terms of the HAP Contract..

**VII. EXERCISE OF SECURITY INTEREST - ASSIGNEE  
ASSUMPTION OF HAP CONTRACT OBLIGATIONS**

Notwithstanding HUD's grant of consent to assignment by the owner of a security interest in the HAP Contract to the lender as security for the loan, and to further transfer of such security interest to successor secured parties, HUD's execution of this consent does not constitute consent to a full assignment of the HAP contract to any entity, including the lender or any successor secured party.

A secured party may not exercise any rights or remedies against the contract administrator or HUD under the HAP Contract, and shall not have any right to receive housing assistance payments that may be payable to the owner under the HAP Contract, until and unless:

- HUD has approved the secured party as successor to the owner pursuant to the HAP contract, and
- The secured party seeking to exercise such rights or remedies, or to receive such payments, has executed and delivered, in a form acceptable to HUD in accordance with HUD requirements, an agreement by the assignee to comply with all the terms of the HAP Contract, and to assume all obligations of the owner under the HAP Contract.

## **VIII. PAYMENT TO SECURED PARTY**

When a secured party notifies the contract administrator, in writing, that housing assistance payments payable pursuant to the HAP Contract should be directed to the secured party (in accordance with paragraph VII above), the contract administrator may make such payments to the secured party instead of the owner. In making such payments, the contract administrator is not required to consider or make any inquiry as to the existence of a default under the loan documents, but may rely on notice by the secured party; and any payments by the contract administrator to the secured party shall be credited against amounts payable by the contract administrator to the owner pursuant to the HAP Contract.

## **IX. WHEN ASSIGNMENT IS PROHIBITED**

The consent to assignment as security shall be void ab initio if HUD determines that any assignee, or any principal or interested party of the assignee, is debarred, suspended or subject to a limited denial of participation under 24 CFR part 24, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

## HUD

Name of Authorized Representative (Print)

By: \_\_\_\_\_

Signature of authorized representative

Name and official title (Print)

Date \_\_\_\_\_

## CONTRACT ADMINISTRATOR

Name of Authorized Representative (Print)

By: \_\_\_\_\_

Signature of authorized representative

Name and official title (Print)

Carrie Harmon

Executive Director

Date \_\_\_\_\_

FORM APPROVED COUNTY COUNSEL  
BY APC DATE 12/8/2024  
Amrit Dhillion

## **OWNER AGREEMENT TO ASSIGNMENT AS SECURITY**

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The owner has read the terms of HUD's consent to assignment by the owner of a security interest in the HAP Contract to the lender as security for the loan, and to further transfer of such security interest to successor secured parties. In consideration for HUD's grant of such consent to assignment, the owner agrees to all the terms of the consent to assignment, and agrees that any assignment by the owner is subject to all such terms.

### **OWNER**

Name of Owner (Print)

By \_\_\_\_\_

Signature of authorized representative

\_\_\_\_\_  
Name and title (Print)

Date \_\_\_\_\_

**SIGNATURE, NOTARY AND NOTICE BLOCKS**

**BORROWER/OWNER**

**GOLDEN PIERCE HOUSING PARTNERS L.P.,**

a California limited partnership

By: NCRC Golden Pierce LLC,  
a California limited liability company,  
its managing general partner

By: National Community Renaissance of California,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Michael Finn, Chief Financial Officer

**BORROWER/OWNER NOTARY BLOCK**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Michael Finn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_



Notary Public

MANAGING GENERAL PARTNER

**NCRC GOLDEN PIERCE LLC,**  
a California limited liability company

By: National Community Renaissance of California,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Michael Finn, Chief Financial Officer

MANAGING GENERAL PARTNER NOTARY BLOCK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared James Shields, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public

ADMINISTRATIVE GENERAL PARTNER

**VISTA MERCY HOUSE CHDO, LLC,**  
a California limited liability company,  
its administrative general partner

By: Mercy House CHDO, Inc.,  
a California nonprofit public benefit corporation,  
its sole member

By: \_\_\_\_\_  
Larry Haynes, Chief Executive Officer

ADMINISTRATIVE GENERAL PARTNER NOTARY BLOCK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Larry Haynes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public

DEVELOPER/GUARANTOR

**NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA,**  
a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Michael Finn, Chief Financial Officer

DEVELOPER/GUARANTOR NOTARY BLOCK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Michael Finn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public

SOLE MEMBER OF THE ADMINISTRATIVE GENERAL PARTNER

**MERCY HOUSE CHDO, INC.,**  
a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Larry Haynes, Executive Director

ADMINISTRATIVE GENERAL PARTNER NOTARY BLOCK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared Larry Haynes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name: \_\_\_\_\_

Notary Public

**NOTICE BLOCKS**

Borrower/Owner

**GOLDEN PIERCE HOUSING PARTNERS L.P.**

c/o National Community Renaissance of California  
9421 Haven Avenue  
Rancho Cucamonga, CA  
Attention: Legal Counsel

with a copy to:

Klein Hornig LLP  
1325 G Street NW, Suite 700  
Washington, DC 20005  
Attention: Chris Hornig

Managing General Partner

**NCRC GOLDEN PIERCE LLC**

c/o National Community Renaissance of California  
Attention: Legal Counsel  
9421 Haven Avenue  
Rancho Cucamonga, CA

with a copy to:

Klein Hornig LLP  
1325 G Street NW, Suite 700  
Washington, DC 20005  
Attention: Chris Hornig

Administrative General Partner

**VISTA MERCY HOUSE CHDO, LLC**

c/o Mercy House CHDO, Inc.  
807 North Garfield  
Santa Ana, CA 92701  
Attention: Larry Haynes

with a copy to:

Chernove & Associates, Inc.  
16027 Ventura Boulevard, Suite 515  
Encino, CA 91436  
Attention: Sheldon B. Chernove, Esq.



Guarantor

**NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA**

9421 Haven Avenue  
Rancho Cucamonga, CA  
Attention: Legal Counsel

with a copy to:

Klein Hornig LLP  
1325 G Street NW, Suite 700  
Washington, DC 20005  
Attention: Chris Hornig

Sole Member of the Administrative General Partner

Mercy House CHDO, Inc.  
807 North Garfield  
Santa Ana, CA 92701  
Attention: Larry Haynes

with a copy to:

Chernove & Associates, Inc.  
16027 Ventura Boulevard, Suite 515  
Encino, CA 91436  
Attention: Sheldon B. Chernove, Esq.

**CONSENT TO  
ASSIGNMENT OF AGREEMENT TO ENTER INTO HOUSING  
ASSISTANCE PAYMENTS CONTRACT**

The **HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE** hereby acknowledges its receipt of that certain Assignment of Agreement to Enter Into Housing Assistance Payments Contract ("**Assignment**") made as of \_\_\_\_\_, 2022, by **GOLDEN PIERCE HOUSING PARTNERS L.P.**, a California limited partnership ("**Assignor**"), for the benefit of **CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**, a joint exercise of powers agency duly organized and existing under the State of California (together with its successors and assigns, "**Assignee**"), and consents to and approves of the assignment of the AHAP Contract by Assignor in favor of Assignee, and subsequent assignment of the Assignment by Assignee to Bank of America, N.A., a national banking association, subject to the Section 8(o)(13) of the U.S. Housing Act of 1937, 42 U.S.C. Section 1437f(o)(13), and the implementing regulations set forth at 24 CFR Part 983.

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[SIGNATURE PAGE FOLLOWS]

This Consent is made as of the date of the Assignment.

**HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

FORM APPROVED COUNTY COUNSEL  
BY: AMRIT P DHILLON 12/12/2021 DATE

## EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL "B" OF PROJECT: P20-0444 PARCEL MERGER, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED AUGUST 24, 2020 AS [INSTRUMENT NO. 2020-0390212 OF OFFICIAL RECORDS](#) OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 2, PARCEL 3, PARCEL 4 AND PORTIONS OF PARCEL 1 AND PARCEL 5 OF CERTIFICATE OF COMPLIANCE PW-040-823, RECORDED ON MAY 24, 1993 AS [INSTRUMENT NO. 1993-0191920 OF OFFICIAL RECORDS](#) OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 2 IN BLOCK 60 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN [BOOK 7 OF MAPS, AT PAGE 66](#) THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 60 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN [BOOK 7 OF MAPS, AT PAGE 66](#) THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4 IN BLOCK 60; THENCE S27°45'45"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 A DISTANCE OF 437.81 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J.C. HUGULEY, ET AL BY DEED RECORDED MARCH 09, 1925 IN [BOOK 664, PAGE 593](#) OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE N61°48'31"E A DISTANCE OF 99.99 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON SAID LINE BEING THE TRUE POINT OF BEGINNING; THENCE N61°48'31"E CONTINUING ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 120.22 FEET TO A POINT ON SAID SOUTHEASTERLY LINE ALSO BEING A POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MRS. MYRTA B. GIDDINGS AND LOIS M. GIDDINGS BY DEED RECORDED APRIL 18, 1923 IN [BOOK 576 PAGE 508](#) OF DEEDS, RECORDS OF SAID COUNTY; THENCE N27°36'24"W ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 1.81 TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE N61°19'40"E ALONG SAID NORTHWESTERLY LINE OF SAID LOT 2 A DISTANCE OF 200.58 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 08, 1974 AS [INSTRUMENT NO. 101360](#), RECORDS OF SAID COUNTY; THENCE S27°36'01"E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS AS AFORESAID, A DISTANCE OF 17.38 FEET TO THE WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 8, 1975 AS [INSTRUMENT NO. 95844](#), RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE N62°02'27"E ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A DISTANCE OF 212.86 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 2 THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFER OF DEDICATION TO THE CITY OF RIVERSIDE BY DEED RECORDED FEBRUARY 15, 1985 AS [INSTRUMENT NO. 32478 OFFICIAL RECORDS](#) OF SAID COUNTY; THENCE S27°21'49"E ALONG SAID SOUTHWESTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION A DISTANCE OF 110.00 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 65.00 FEET OF THAT CERTAIN PARCEL OF LAND GRANTED TO R.S. HODGE AND HENRIETTA J. HODGE, HIS WIFE, BY DEED RECORDED SEPTEMBER 12, 1924 IN [BOOK 613 PAGE 575](#) OF DEEDS, RECORDS OF SAID COUNTY; THENCE S62°02'27"W ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 61.22 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE GENERAL CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS BY DEED RECORDED AUGUST 08, 1975 AS [INSTRUMENT NO. 95844](#), RECORDS OF SAID COUNTY; THENCE S27°36'01"E ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 65.00 FEET TO AN ANGLE POINT THEREIN; THENCE

N62°02'27"E A DISTANCE OF 60.95 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY OFFER OF DEDICATION RECORDED FEBRUARY 15, 1985 AS [INSTRUMENT NO. 32478 OFFICIAL RECORDS](#) OF SAID COUNTY; THENCE S27°21'49"E ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 A DISTANCE OF 190.79 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL 4 BY DEED RECORDED OCTOBER 04, 1985 AS [INSTRUMENT NO. 224758 OF OFFICIAL RECORDS](#) OF SAID COUNTY; THENCE S60°36'41"W ALONG SAID NORTHWESTERLY LINE OF PARCEL 4 AND THE NORTHWESTERLY LINE OF PARCELS 1, 2 AND 3 AS CONVEYED TO THE CITY OF RIVERSIDE BY SAID DEED AND ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED NOVEMBER 25, 1974 AS [INSTRUMENT NO. 151223](#) AND ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 27, 1977 AS [INSTRUMENT NO. 97145](#), ALL RECORDS OF SAID COUNTY, A DISTANCE OF 414.77; THENCE N28°12'00"W LEAVING SAID NORTHWESTERLY LINE A DISTANCE OF 173.16 FEET; THENCE S61°50'35"W A DISTANCE OF 115.69 FEET; THENCE N28°03'05"W A DISTANCE OF 215.91 FEET TO THE TRUE POINT OF BEGINNING.

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