

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



ITEM: 10.1
(ID # 17747)

MEETING DATE:

Tuesday, January 11, 2022

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, Rancho Las Bolsas, Located in the City of Temecula, By and Between Ynez Road Housing Partners LP and the Housing Authority of the County of Riverside; District 3. [\$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, Rancho Las Bolsas (AHAP Contract), located in the City of Temecula, by and between Ynez Road 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 12/2/2021

MINUTES OF THE BOARD OF COMMISSIONERS

On motion of Commissioner Jeffries, 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: January 11, 2022
xc: Housing Authority

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

RECOMMENDED MOTION: That the Board of Commissioners:

3. Approve the form of the Consent to Assignment of AHAP Contract and HAP Contract and Housing Assistance Payments as Security for Financing (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, and a form of the attached Consent to Assignment, each substantially conforming in form and substance to the attached, 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.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Housing Authority of the County of Riverside (HACR) awarded Jamboree Housing Corporation (Developer) 26 Housing Choice Voucher Program (HCVP) Project-Based Vouchers (PBVs) for the proposed 55-unit (including 1 manager's unit) multifamily affordable rental housing complex for low-income families known as Rancho Las Bolsas (Project). The Project was formerly known as Rancho Family Housing and will be located in the City of Temecula. Owner responded to the request for proposals for proposed projects released by HACR on July 20, 2020 applying for California Department of Housing and Community Development No Place Like Home Funds (NPLH). The Developer has formed a limited partnership known as Ynez Road Housing Partners LP, a California Limited Partnership (Owner), for the purposes of developing and financing the proposed Project. The 26 PBVs will serve as a rental subsidy for clients who are on the HACR HCVP waitlist at or below 30% of the Area Median Income. Supportive Services will be provided by Riverside University Health System-Behavioral Health and 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) Contract with the Owner, subject to approval by the HACR's Board of Commissioners.

The proposed Project will be located on the southeast side of the intersection of Ynez Road and Rancho California Road in the City of Temecula on 1.75 acres of land identified as Assessor's Parcel Number 944-330-005. The proposed Project is part of the larger 12.32-acre Rancho Highland multifamily development. The proposed Project will consist of 55 units, with a three-bedroom unit set aside as a manager's unit which will not be income restricted; 26 one-bedroom units; 14 two-bedroom units, and; 15 three-bedroom units. The one-bedroom units are

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approximately 652 square feet, two-bedroom units are approximately 826 square feet and three-bedroom units are approximately 1,027 square feet. On-site amenities will include access to a tot-lot playground located on the affordable housing site. Joint access to amenities located on the adjacent market-rate development site will include open space with picnic tables, a barbeque area, a pool, a cabana/sun deck, a gym facility, and a dog park.

Pursuant to the National Environmental Policy Act (NEPA), on December 15, 2020 (Minute Order 3.20), the Board of Supervisors adopted the Environmental Assessment prepared by the County of Riverside Housing and Workforce Solutions (HWS) (formerly known as Housing, Homelessness Prevention and Workforce Solutions) as the Responsible Entity that found that the proposed Project would not have a significant effect on the environment.

Impact on Residents and Businesses

The Section 8 PBVs attached to this proposed Project will directly have a positive impact on the residents who live in southwestern portion of the County because it will provide crucial and stable housing to low-income families and individuals. Temporary jobs will be created during the construction phase of the Project and some permanent jobs will also be created for operation of the Project.

SUPPLEMENTAL:

Additional Fiscal Information

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

Attachments:

- Forms of the AHAP and HAP Contracts, including all exhibits
- Form of the Consent to Assignment


Brianna Lontajo, Principal Management Analyst

1/4/2022


Gregory V. Priarios, Director County Counsel

12/29/2021

**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

Ynez Road 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.

**Agreement to Enter into a PBV HAP Contract
HUD 52531A, Part 1 of 2
(07/2019)
Page 1 of 17**

Previous Editions are obsolete

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

JAN 11 2022 10:1

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:** 06/30/2023
- ii. **Date of Commencement of the Work:** The date for commencement of work is not later than 02/07/2022 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 720 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
BY: AMRIT P. BHILLON DATE: 12/28/2024

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) Ynez Road Housing Partners LP
By: Signature of authorized representative
Michael Massie Chief Development Officer Name and official title (Print)
Date

FORM

Rancho Las Bolsas
Signature Blocks

Property Owner:

YNEZ ROAD HOUSING PARTNERS LP,
a California limited partnership

By: JHC-Ynez Road LLC,
a California limited liability company,
its Managing General Partner

By: Jamboree Housing Corporation,
a California nonprofit public benefit corporation,
its Manager

By: _____
Michael Massie, Chief Development Officer

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

September 10, 2020

John Witkowski
Jamboree Housing Corporation
28250 Ynez Road,
Temecula, CA 92591

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

Website: harivco.org

RE: Rancho Family Housing

Dear Mr. Witkowski:

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 No. 2020-011 released by the HACR on July 20, 2020. The HACR is reserving funding for twenty six (26) vouchers for a twenty (20) year contract term consisting of the following: 13 1-bedroom units, 6 2-bedroom units and 7 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 3 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 3 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

Thank you,

Michael Walsh
Deputy Director
Housing Authority of the County of Riverside

Exhibit B

Project Description

Rancho Las Bolsas is part of a larger market rate development by master developer FPA Multifamily. The overall development is 270 units, with 55 affordable units and 215 market rate units. The affordable component is approximately 1.75 acres and is seamlessly blended with the larger market rate community. The proposed development will consist of 55 units within three 3-story Type-VB buildings. Two of the buildings (Type F) contain 20 units and one building (Type E) contains 15 units. One building (Type E) includes a two-story office and services space totaling approximately 3,879 SF. Building Type E has an elevator in the common areas.

- 3-story Type-VB with NFPA 13 and 13R sprinkler system
- Slab on grade foundation
- Leasing, Management Office and Services (+/- 3,879 SF)
- 55 Residential Units
- One manager's unit (1,027 SF)

Tenants in the affordable units will have access to an on-site tot-lot and landscaped courtyard patio. The tenants will also have access to the master planned amenities such as a clubhouse that includes a community room, exercise room, swimming pool, spa/jacuzzi, picnic area, and dog park. The affordable and market rate components will be built concurrently. Rancho Las Bolsas will enter a cost-sharing agreement that will allocate the costs of maintenance and repair of infrastructure and common amenities with the master developer. The affordable component includes 84 parking stalls, with 36 garages and 84 surface parking stalls.

The affordable project site is identified as a portion of Assessor Parcel Number 944-330-005, in Temecula, Riverside County, California. The portion done by the master developer will sit on adjacent parcels 944-330-007 & 944-330-004. 54 of the units will be LIHTC-restricted to households with income levels at or below the 30, 50, and 60 percent AMI levels, with the exception of one three-bedroom manager's unit. Additionally, 26 of the units will be a part of the No Place Like Home Program (NPLH) which provides funding for housing for persons with serious mental illness who are chronically homeless, homeless, or at-risk of being homeless. These units will have project-based vouchers to help cover the cost of rent and utilities. The tenants will also be provided with amenities like general appliances, dishwashers, communal laundry space and balconies for the residents.

The site will have limited visibility from the access road that will connect to the north side of Ynez Road and the parking lot connecting to the south side of Rancho California Road. The site is located in a mixed-use neighborhood. Located to the north is a restaurant currently under renovation and residential uses in average to good condition. To the south is of vacant land, which will be developed with the Rancho Highlands market rate units. The view to the west is of a Duck Pond and Park in good condition. The views to the east are of vacant land and of Temecula Gardens I and II Apartments, in average condition.

The site will contain a total of 55 one, two, and three-bedroom apartment units. With the exception of a three-bedroom manager's unit, all of the units will be LIHTC-restricted, offered to households with income levels at or below the 30, 50, and 60 percent AMI levels. The 26 units at the 30 percent AMI level will be a part of the No Place Like Home Program (NPLH) which provides funding for housing for persons with serious mental illness who are chronically homeless, homeless, or at-risk

of being homeless. These units will have project-based vouchers to assist with rent and utility costs.

The development will include 15%, or 9 units, for mobility impaired and 10%, or 6 units, for audio/visual impaired. The mobility impaired units will comply with ADA and will be accessible pursuant to CBC Chapter 11B. Features within the units include roll-in showers. All dwelling units in Building Type E and all ground level units in Building Type F, with the exception of mobility units, are adaptable in accordance with CBC Chapter 11A. These units are capable of being readily modified to be made accessible. Buildings E and F are non-elevator buildings. The communication units shall comply with CBC Chapter 11B 809.5 and will include extra assisted listening upgrades. Upgrades will include a telephone jack capable of supporting voice and TTY communication with the common use or public space interface.

Rancho Las Bolsas is a Special Needs property with 48% of the units serving formerly homeless. The remaining units will be for Large Family. Supportive services at Rancho Las Bolsas will be provided by an on-site Resident Services Coordinator. The club room and multipurpose room will be open to residents. Activities will include arts and crafts, health and wellness and skill building courses. The multipurpose room includes a computer lab, sink, and folding partition wall to separate the space into two smaller spaces as needed. The club room contains a community kitchen and seating for resident use and events. The development commits to providing 1.0 FTE service coordinator, a minimum of 60 hours/year of adult education, health and wellness, or skill building classes for the Large Family units, and a minimum of 84 hours/year of adult education, health and wellness, or skill building classes for the Special Needs units. Further, the County will provide services on site in an office located on the first floor adjacent to the leasing office. This office includes a private entry from the exterior for client privacy and a mail drop per the County's recommendation.

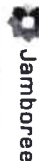
The Subject is zoned SP-2, Specific Plan. The Specific Plan for this area has an Affordable Housing Overlay Zone (AHOZ) that allows a density of 20 to 30 units per acre. The total master plan site is 12.32 acres, which would allow for a total of 264 to 369 units. The proposed units total for the master plan community is 270 units including both market rate and affordable units. According to SB 1818 the State Density Bonus Law, parking requirements are as follows: 1 space per one-bedroom, 2 spaces per two or three-bedroom units and 3 spaces per four-bedroom or larger units, or 84 spaces for the Subject. The Subject will consist of 55 units and 84 garage and surface parking spaces.

Please see drawings attached.

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RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
TEMECULA, CA 92592



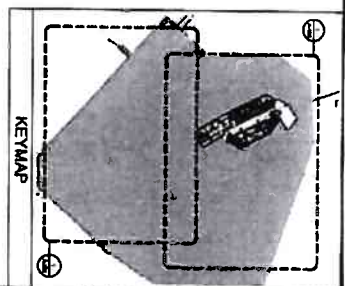
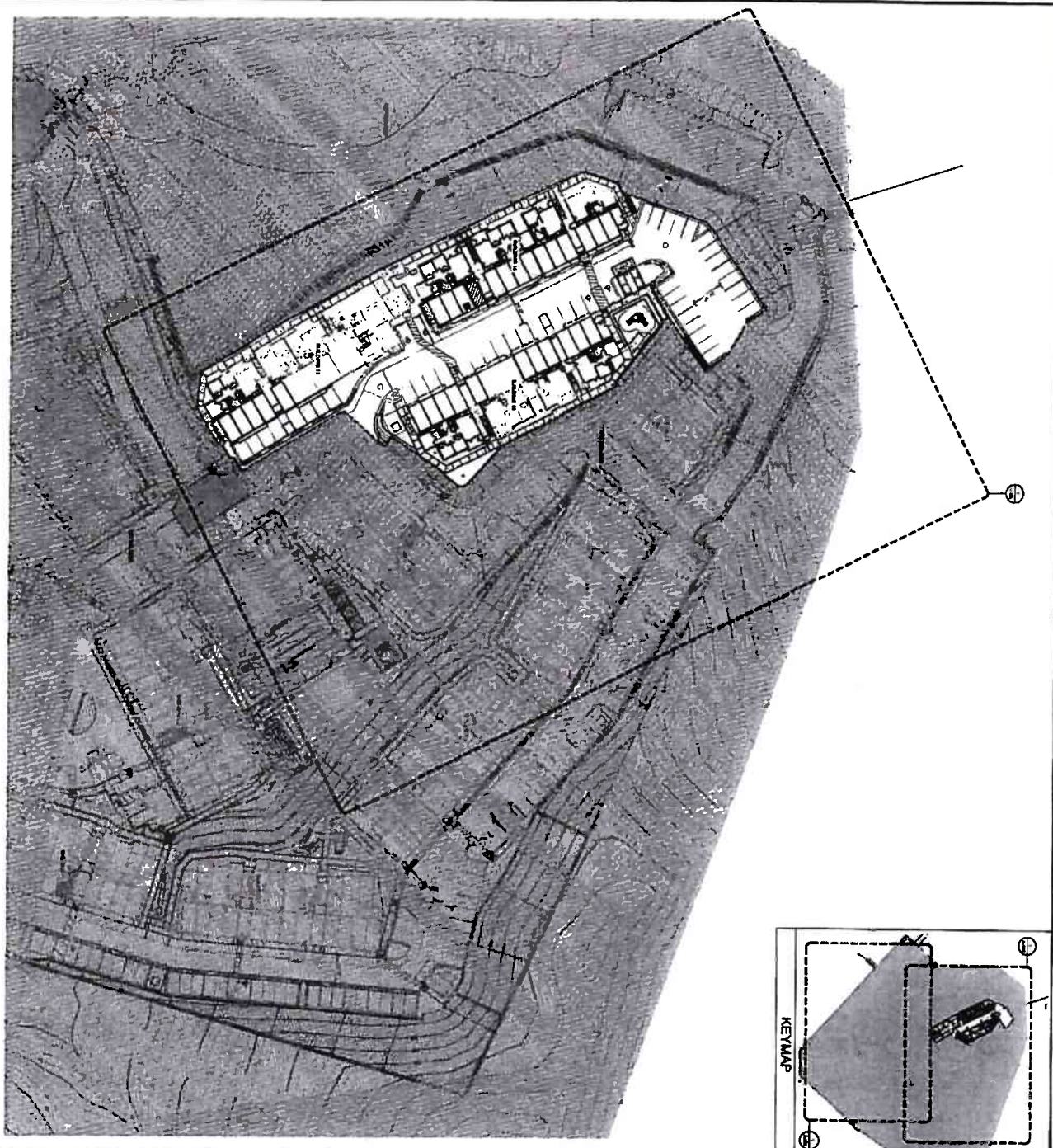
Company: Jamboree
Address: 17701 Champlain, Suite 200
Bakersfield, CA 93311
Phone No: (805) 333-8075

Project Contact: George Johnson
Project Engineer: Chris Warrick
Project Manager: Jim G...
Client: ...



SHEET INDEX

A-001



SITE PLAN KEYNOTES

- 1. All areas shown on this plan are to be used for the purposes indicated.
- 2. The boundaries shown on this plan are for informational purposes only and do not constitute a warranty of accuracy.
- 3. All areas shown on this plan are to be used for the purposes indicated.
- 4. The boundaries shown on this plan are for informational purposes only and do not constitute a warranty of accuracy.
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OVERALL SITE PLAN 1

Jamboree
 17100 Sherman Way, Suite 100
 Van Nuys, CA 91411
 Phone No. (818) 708-8888
 Fax No. (818) 708-8889
 Project Contact: George Mihalak
 g.mihalak@jamboree.com
 CHS-Webb
 2015 S. Main
 Suite 100
 Los Angeles, CA 90001
 Phone No. (213) 622-8888
 Fax No. (213) 622-8889

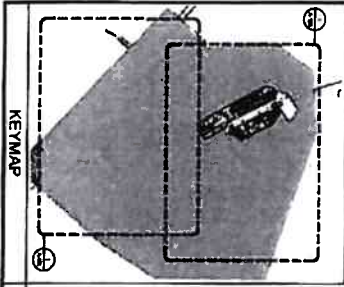
RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

Sheet Index & Revision Log

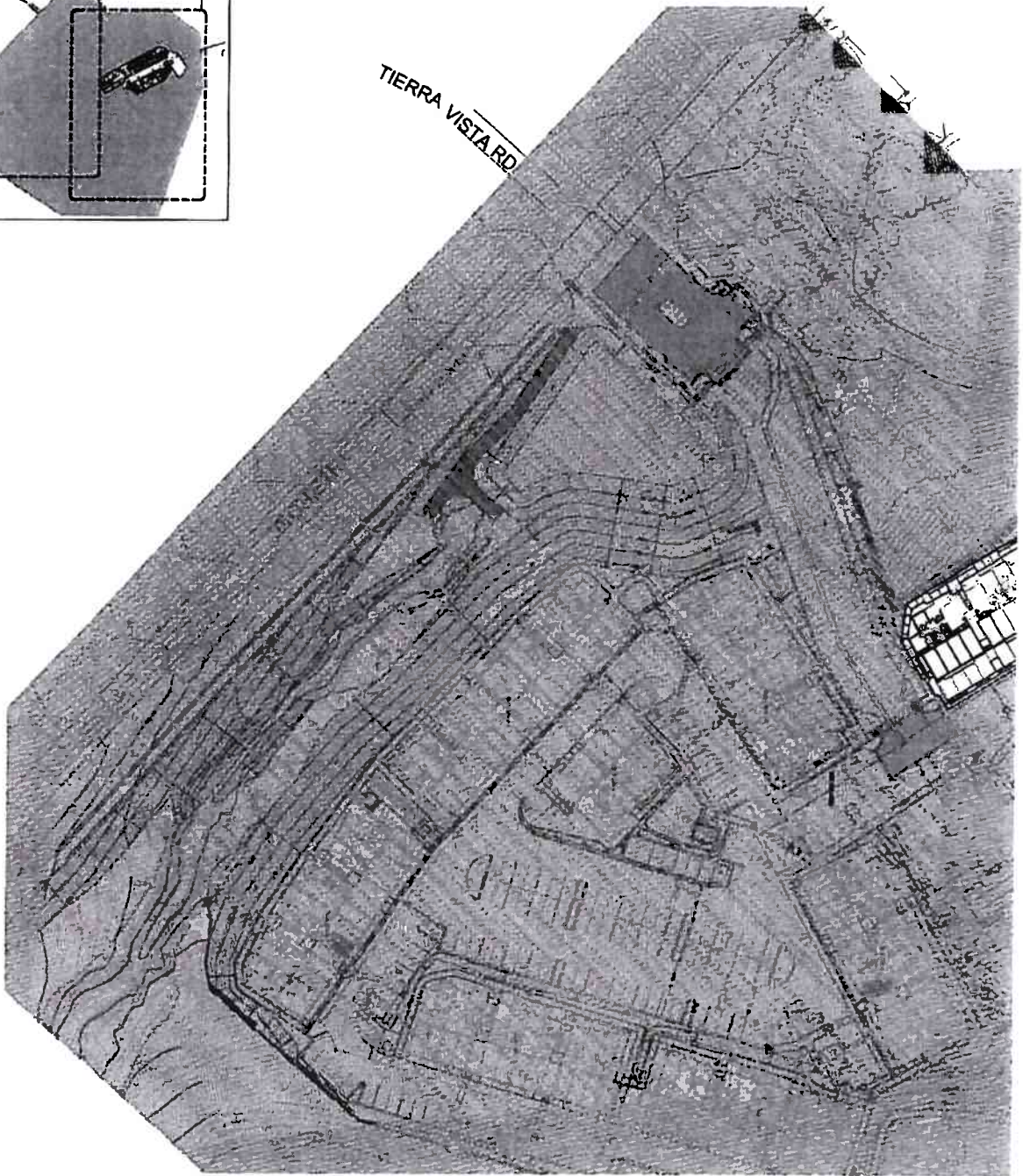
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OVERALL SITE PLAN
A-100



KEYMAP

TIERRA VISTAR



OVERALL SITE PLAN



SITE PLAN KEYNOTES

- 1. SEE SITE PLAN FOR DETAILED INFORMATION.
- 2. UNDEVELOPED AREAS SHALL BE MAINTAINED AS NATURAL OPEN SPACE.
- 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TEMECULA ZONING ORDINANCES.
- 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TEMECULA DEVELOPMENT ORDINANCES.
- 5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
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SYMBOLS & LEGEND

- 1. UNDEVELOPED AREAS
- 2. CONSTRUCTION AREAS
- 3. UTILITIES
- 4. ROADS
- 5. BUILDING FOOTPRINTS
- 6. LANDSCAPING
- 7. SIGNAGE
- 8. FENCE
- 9. LIGHTING
- 10. PARKING
- 11. BIKEWAY
- 12. TRAIL
- 13. PLAY AREA
- 14. SPORTS COURT
- 15. COMMUNITY CENTER
- 16. SENIORS CENTER
- 17. DAYCARE
- 18. PRESCHOOL
- 19. ELEMENTARY SCHOOL
- 20. MIDDLE SCHOOL
- 21. HIGH SCHOOL
- 22. COLLEGE
- 23. UNIVERSITY
- 24. RESEARCH CENTER
- 25. MANUFACTURING PLANT
- 26. WAREHOUSE
- 27. DISTRIBUTION CENTER
- 28. OFFICE BUILDING
- 29. RETAIL STORE
- 30. RESTAURANT
- 31. HOTEL
- 32. APARTMENT BUILDING
- 33. CONDOMINIUM BUILDING
- 34. TOWNHOME BUILDING
- 35. SINGLE-FAMILY HOME
- 36. MULTIFAMILY RESIDENTIAL
- 37. COMMERCIAL RESIDENTIAL
- 38. INDUSTRIAL RESIDENTIAL
- 39. MIXED-USE DEVELOPMENT
- 40. TRANSIT STATION
- 41. TRANSIT STOP
- 42. TRANSIT ROUTE
- 43. TRANSIT LANE
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Jamboree

17701 Commercial Blvd. Suite 200
 Temecula, CA 92591
 (951) 693-0000

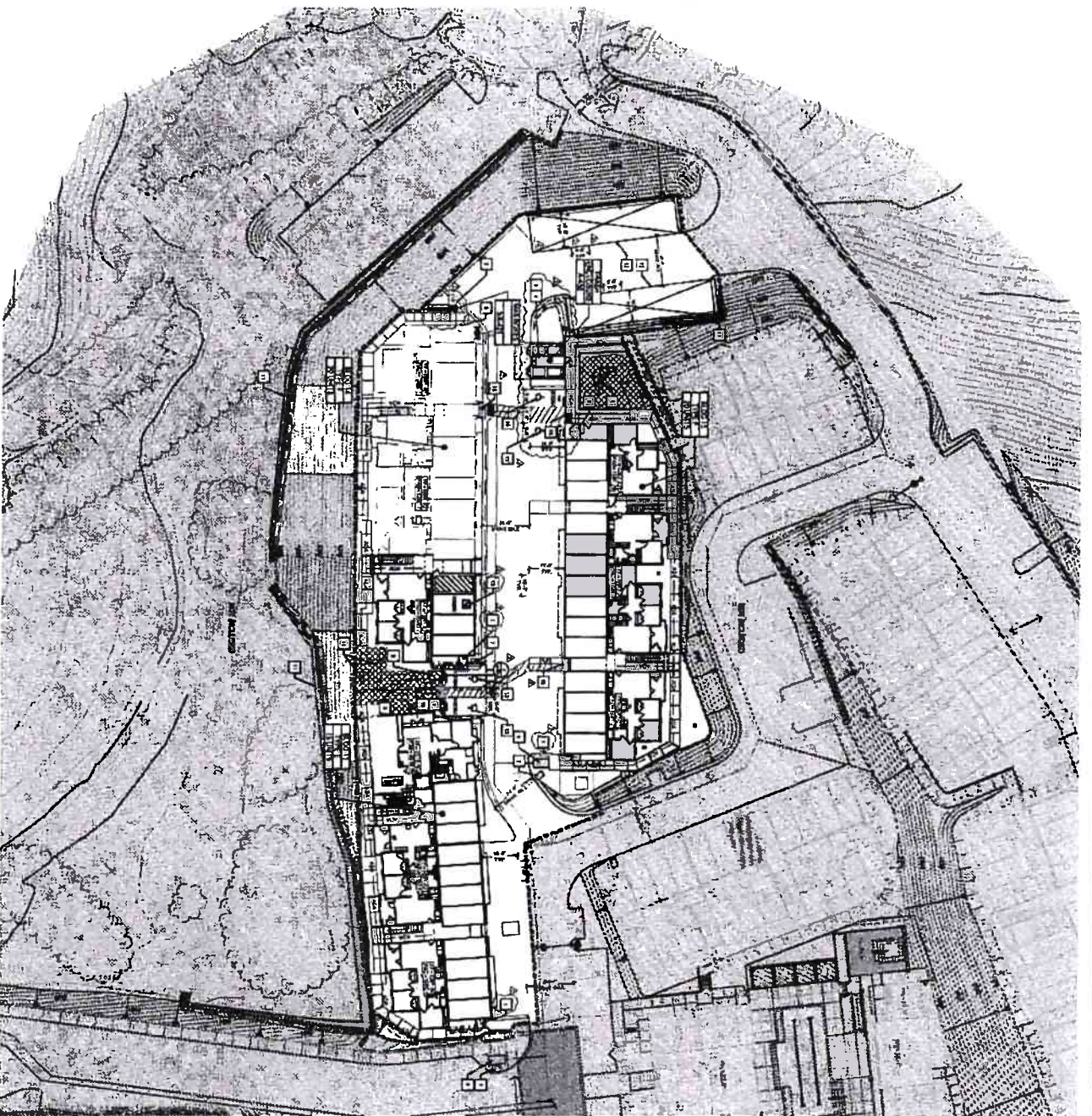
RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592



OVERALL SITE PLAN

A-101



SITE PLAN KEYNOTES

- 1. All work shall conform to the latest edition of the California Building Code (CBC) and the California Fire Code (CFC).
- 2. All work shall conform to the latest edition of the California Electrical Code (CEC) and the California Mechanical Code (CMC).
- 3. All work shall conform to the latest edition of the California Plumbing Code (CPC) and the California Fire Alarm and Signaling Code (CFASC).
- 4. All work shall conform to the latest edition of the California Fire Sprinkler Code (CFCSP).
- 5. All work shall conform to the latest edition of the California Fire Alarm and Signaling Code (CFASC).
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ENLARGED SITE PLAN Sheet No. 1

RANCHO LAS BOLSAS

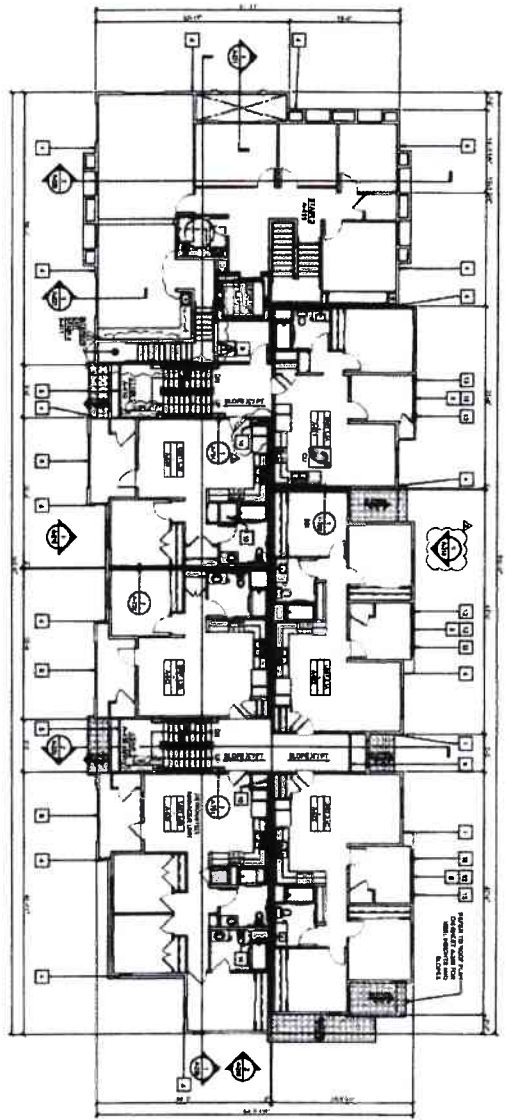
TRACT 23992 LOTS 4 & 5
TEMECULA, CA 92592

Jamboree
 30111 ...
 Project Contact: George ...
 g...@jamboree.com
 2018-08-08

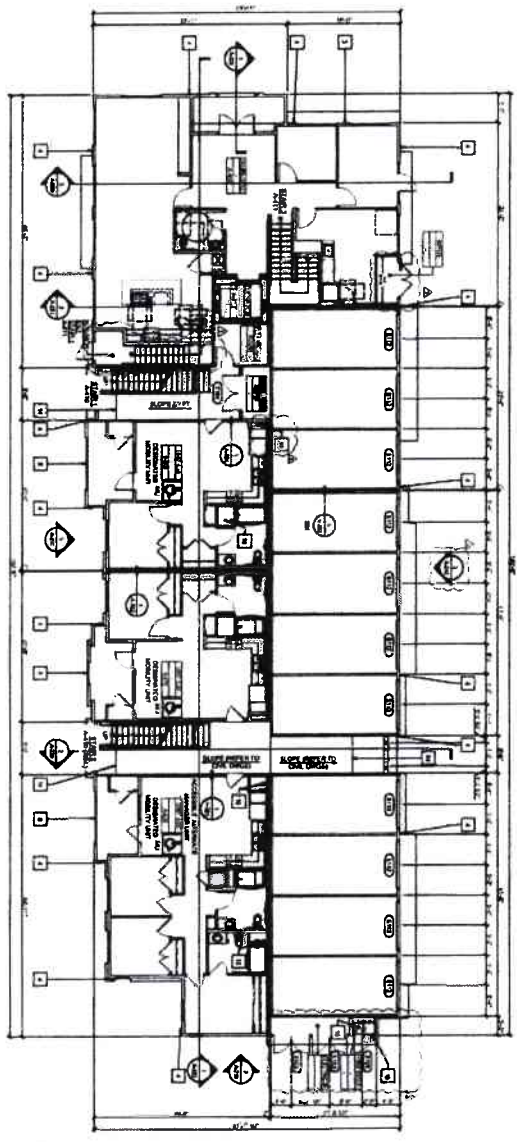
Shawn Isaacs & Revision Log

Rev	Description
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2	Revisions
3	Revisions
4	Revisions
5	Revisions
6	Revisions
7	Revisions
8	Revisions
9	Revisions
10	Revisions

A-102



BUILDING E SECOND FLOOR PLAN Scale: 1/8" = 1'-0"



BUILDING E FIRST FLOOR PLAN Scale: 1/8" = 1'-0"

BUILDING PLAN KEYNOTES

1. REFER TO SHEET 10000 FOR GENERAL NOTES.
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BUILDING PLAN NOTES

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RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
TEMECULA, CA 92592

Jamboree
 Project Contact: Chris Wainwright
 chris.wainwright@jamboree.com
 951.781.1888
 2017 Woodloch
 Temecula, CA 92592

Sheel Insular & Remover Log
 A-201
 BUILDING E FIRST AND SECOND FLOOR PLANS

BUILDING PLAN KEYNOTES

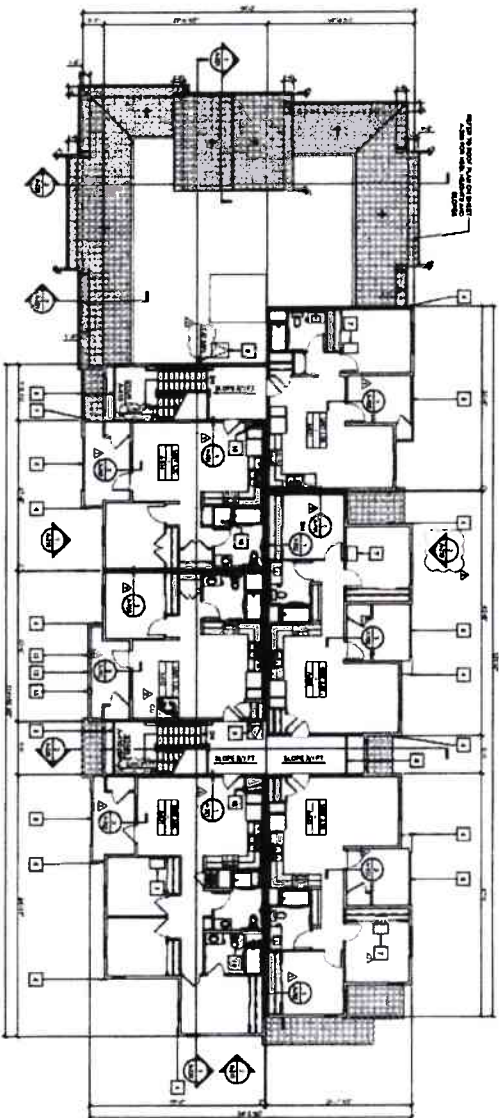
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SYMBOLS & LEGEND

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BUILDING PLAN NOTES

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BUILDING E THIRD FLOOR PLAN Scale: 1/8" = 1'-0" 1

NOT USED 2

Jamboree
 17500 Central Expressway
 Suite 200
 Fremont, CA 94538
 (925) 424-1100
 Project Contact: George Hayward
 ghayward@jamboree.com
 Principal: Chris VanHorn
 2017-0028

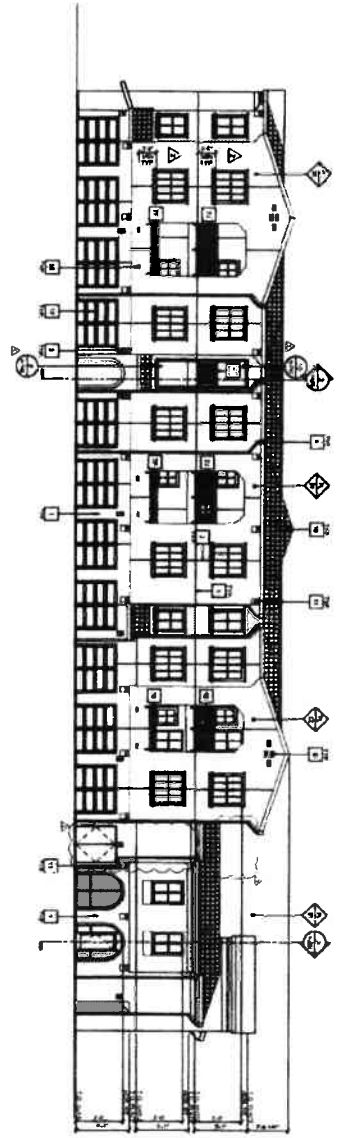
RANCHO LAS BOLSAS
 TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

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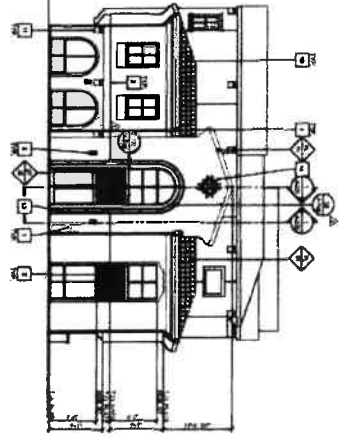
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BUILDING E THIRD FLOOR

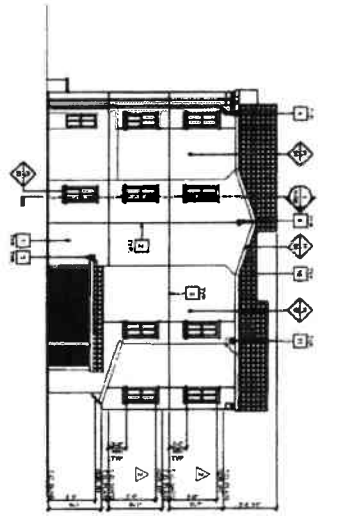
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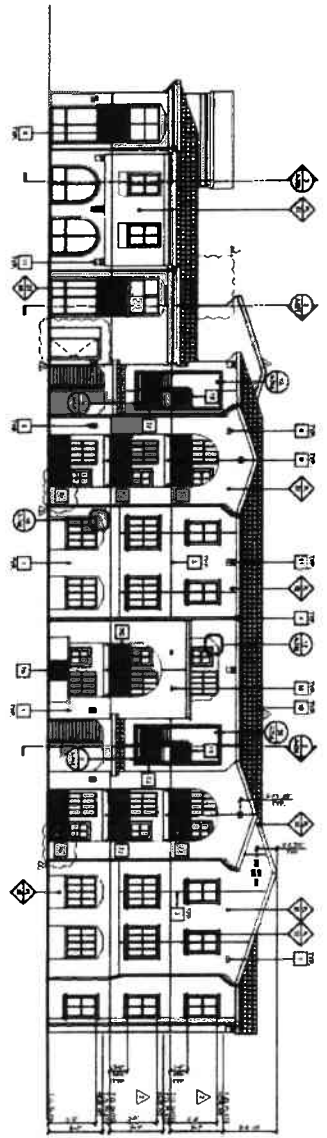
BUILDING E EAST ELEVATION Scale: 1/4" = 1'-0"



BUILDING E NORTH ELEVATION Scale: 1/4" = 1'-0"



BUILDING E SOUTH ELEVATION Scale: 1/4" = 1'-0"



BUILDING E WEST ELEVATION Scale: 1/4" = 1'-0"

- EXTERIOR ELEVATION KEYNOTES**
1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATIONS UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
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EXHAUST VENT DIAGRAM



EXTERIOR ELEVATION NOTES

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
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EXTERIOR FINISHES

SYMBOL	FINISH DESCRIPTION
▲	STAINLESS STEEL
▲	ALUMINUM
▲	BRASS
▲	COPPER
▲	PAINT
▲	GLASS
▲	STONE
▲	CONCRETE
▲	CEMENT PLASTER
▲	EIFS
▲	EIFS WITH STAINLESS STEEL
▲	EIFS WITH ALUMINUM
▲	EIFS WITH BRASS
▲	EIFS WITH COPPER
▲	EIFS WITH PAINT
▲	EIFS WITH GLASS
▲	EIFS WITH STONE
▲	EIFS WITH CONCRETE
▲	EIFS WITH CEMENT PLASTER

KEY MAP



RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
TEMECULA, CA 92592

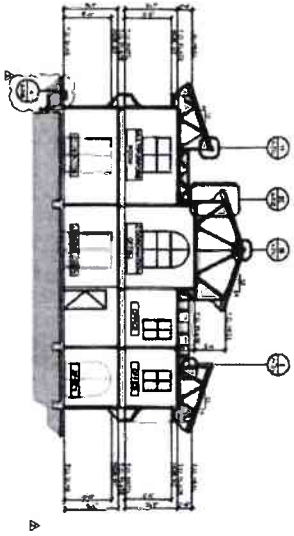
Jamboree

Company/ Architect/Interior Designer
Address: 1700 Channel
City: Temecula, CA 92592
Phone No.: (951) 695-8875

Project Contact: George Kizil
Project: gkizil@jamboree.com
City: Van Nuys
2018
2018

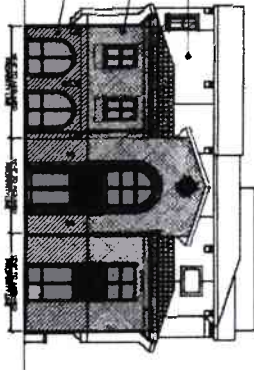
**Building E
Exterior
Elevations**

A-210

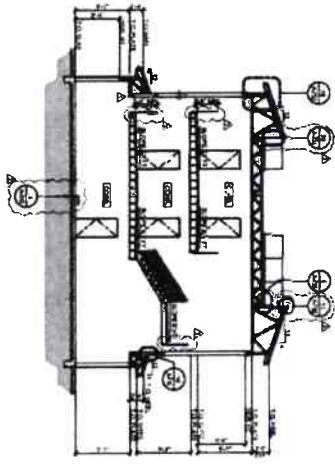


BUILDING E SECTION C

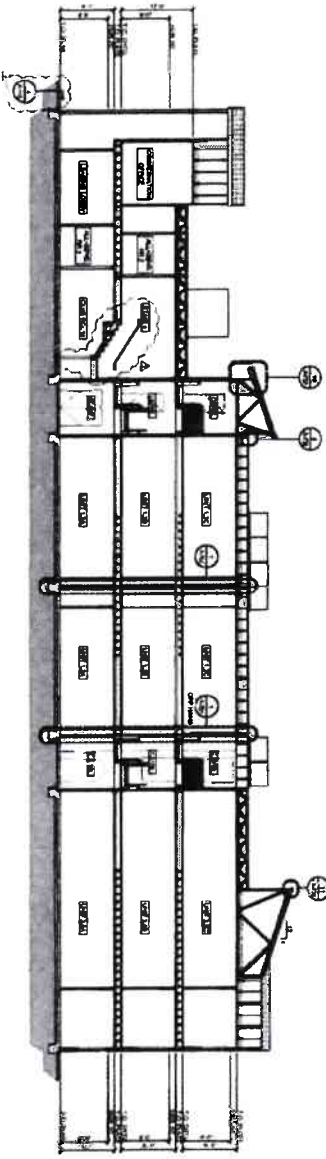
GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE.
 2. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT'S REQUIREMENTS.
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BUILDING E NORTH ELEVATION ALLOWABLE OPENINGS PER CODE



BUILDING E SECTION B



BUILDING E SECTION A

BUILDING SECTION NOTES

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SYMBOLS & LEGEND

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RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

Jamboree
 17700 Chino Ave, Ste 200
 Chino, CA 91710
 Phone No. 951-693-1111
 Fax No. 951-693-1112
 Project Contact: George Mirafrales
 gmirafrales@jamboree.com
 Office: 951-693-1111
 Cell: 951-693-1111
 Email: gmirafrales@jamboree.com
 Address: 17700 Chino Ave, Ste 200
 Chino, CA 91710
 Phone No. 951-693-1111

Sheel Issue & Revision Log

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3	REVISION	01/15/2020
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7	REVISION	01/15/2020
8	REVISION	01/15/2020
9	REVISION	01/15/2020
10	REVISION	01/15/2020

BUILDING E SECTIONS

A-220

BUILDING SECTION KEYNOTES



Project Contact: George Mamborg
 gmborg@jamborae.com
 Client: Jamborae Ranch Development
 Address: 17701 Quince Ave, Suite 200
 Irvine, CA 92614
 Phone No. 949.233.8878

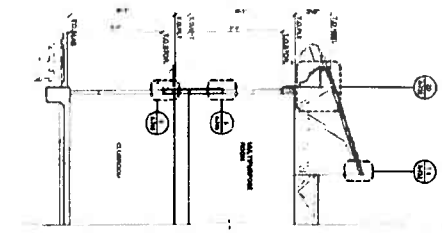
BUILDING SECTION NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISH FLOOR IS INDICATED BY A DOTTED LINE.
3. CONCRETE FLOOR IS INDICATED BY A HATCHED AREA.
4. CONCRETE WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
5. ALL WALLS ARE TO BE FINISHED WITH 5/8" GYPSUM BOARD OVER STUDS AND JOISTS.
6. ALL WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD OVER STUDS AND JOISTS.
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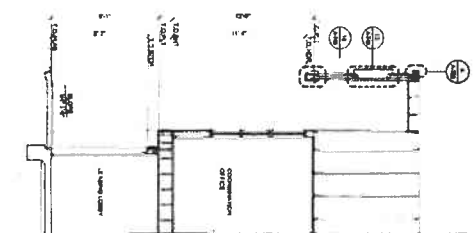
KEY MAP



WALL SECTION 2



WALL SECTION 1



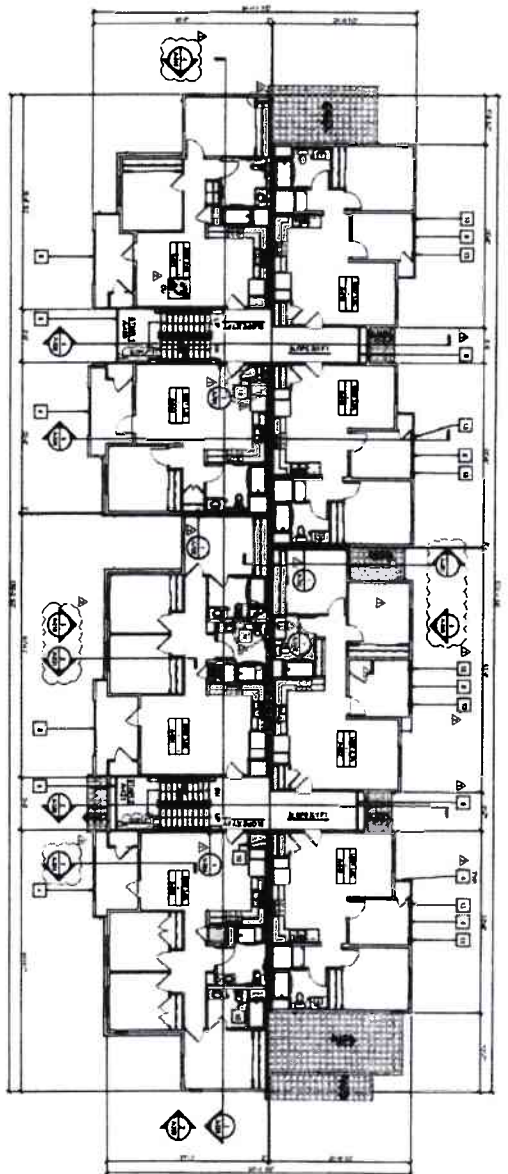
RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

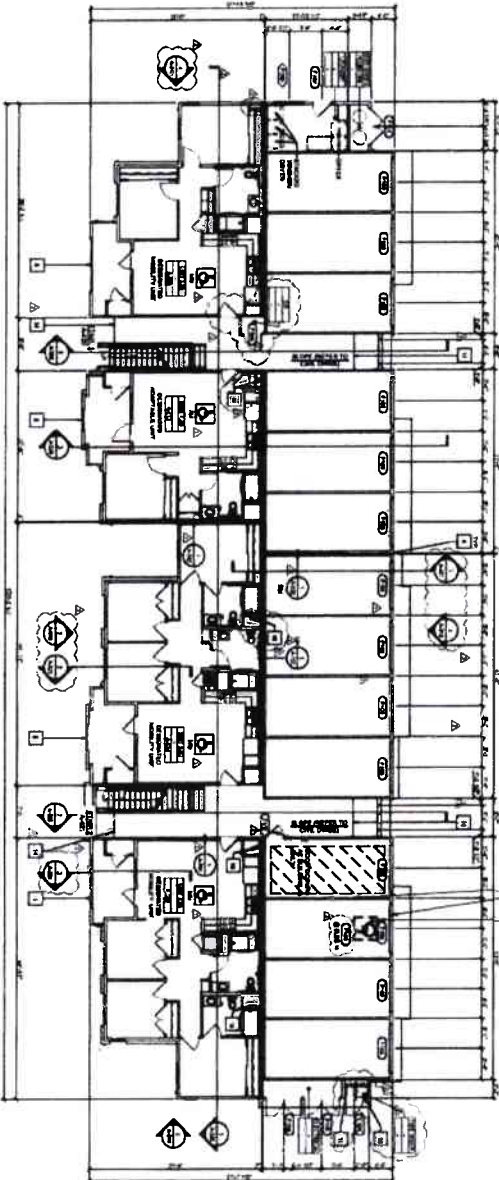
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9	ISSUED FOR PERMIT	08/14/2014
10	ISSUED FOR PERMIT	08/14/2014

BUILDING E - WALL SECTIONS



BUILDING F SECOND FLOOR PLAN (Scale: 1/8" = 1'-0") 2



BUILDING F FIRST FLOOR PLAN (Scale: 1/8" = 1'-0") 1

BUILDING PLAN KEYNOTES

- 1. FLOOR FINISHES
- 2. FLOOR OR WALL FINISHES
- 3. DOOR FINISHES
- 4. WINDOW FINISHES
- 5. EXTERIOR FINISHES
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SYMBOLS & LEGEND

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BUILDING PLAN NOTES

1. GENERAL NOTES TO BE OBSERVED BY CONTRACTOR AND OWNER.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
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50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.

Jamboree
 Project Consultant
 17801 Columbia Blvd, Suite 200
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 Phone: 949.261.8875
 Fax: 949.261.8876
 Email: info@jamboree.com
 Website: www.jamboree.com

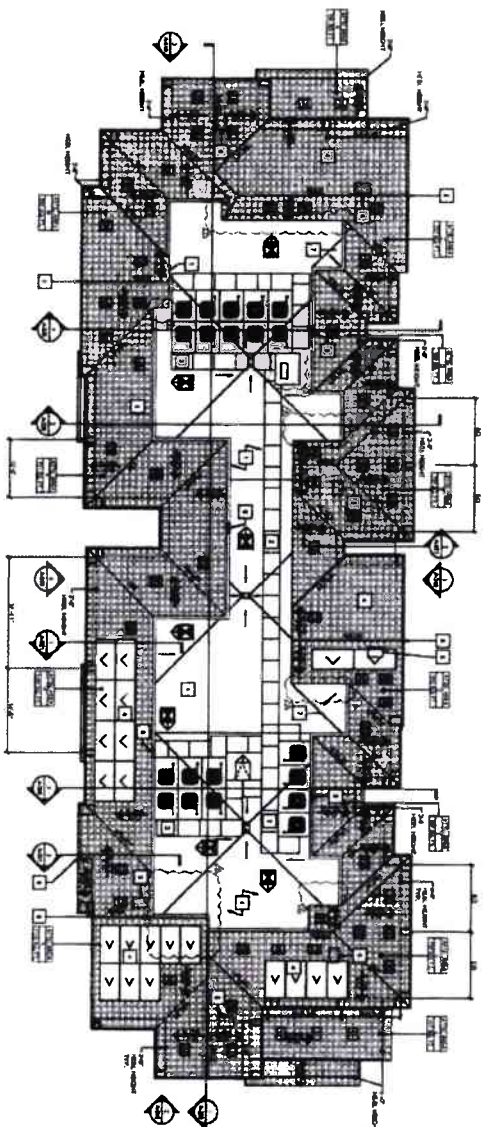
RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592



BUILDING F FIRST AND SECOND FLOOR PLANS

A-301



BUILDING F ROOF PLAN

NOT USED

ROOF PLAN KEYNOTES

- 1. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.01)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.02)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.03)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.04)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.05)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.06)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.07)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.08)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.09)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.10)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.11)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.12)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.13)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.14)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.15)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.16)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.17)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.18)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.19)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.20)

SYMBOLS & LEGEND

- 1. ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.01)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.02)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.03)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.04)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.05)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.06)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.07)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.08)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.09)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.10)
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 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.14)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.15)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.16)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.17)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.18)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.19)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.20)

ROOF PLAN NOTES

1. ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.01)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.02)
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 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.05)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.06)
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 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.13)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.14)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.15)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.16)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.17)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.18)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.19)
 - PERMANENTLY MAINTAINED ROOFING SYSTEMS (MRS. 15.20)

ATTIC VENTILATION

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	Office	100	1000	
102	Office	100	1000	
103	Office	100	1000	
104	Office	100	1000	
105	Office	100	1000	
106	Office	100	1000	
107	Office	100	1000	
108	Office	100	1000	
109	Office	100	1000	
110	Office	100	1000	
111	Office	100	1000	
112	Office	100	1000	
113	Office	100	1000	
114	Office	100	1000	
115	Office	100	1000	
116	Office	100	1000	
117	Office	100	1000	
118	Office	100	1000	
119	Office	100	1000	
120	Office	100	1000	

Jamboree

Contracting & Construction

17700 Quince Ave. #200
 Temecula, CA 92592
 Phone No. (951) 695-1111

Project Contact: Craig Harwood
 Principal: Craig Harwood
 2015-0029

Company: Jamboree Contracting & Construction
 Address: 17700 Quince Ave. #200
 Temecula, CA 92592
 Phone No. (951) 695-1111

RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

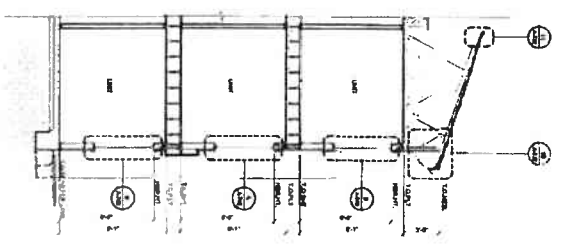
Shed Issues & Revision Log

Issue No.	Description	Resolution
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2	Issue 2	Resolved
3	Issue 3	Resolved
4	Issue 4	Resolved
5	Issue 5	Resolved
6	Issue 6	Resolved
7	Issue 7	Resolved
8	Issue 8	Resolved
9	Issue 9	Resolved
10	Issue 10	Resolved

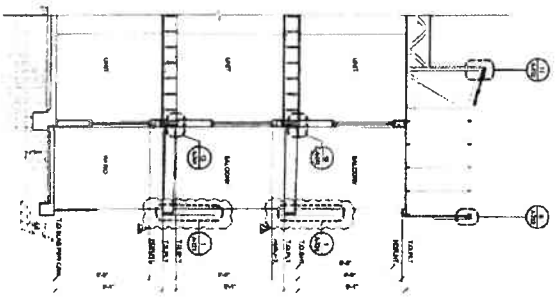
BUILDING F ROOF PLAN

A-303

BUILDING SECTION KEYNOTES



WALL SECTION 2



WALL SECTION 3

BUILDING SECTION NOTES

1. FOUNDATION SHALL BE CONCRETE ON GRADE.
2. FOUNDATION SHALL BE CONCRETE ON GRADE.
3. FOUNDATION SHALL BE CONCRETE ON GRADE.
4. FOUNDATION SHALL BE CONCRETE ON GRADE.
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14. FOUNDATION SHALL BE CONCRETE ON GRADE.
15. FOUNDATION SHALL BE CONCRETE ON GRADE.
16. FOUNDATION SHALL BE CONCRETE ON GRADE.
17. FOUNDATION SHALL BE CONCRETE ON GRADE.

KEY MAP



ORDINARY ENGINE OCCURRENCE
 17700 Central Expressway
 Suite 200
 Temecula, CA 92592
 Phone: 951-251-8870

Jamboree

Client: American Housing Organization
 Address: 17700 Central Expressway, Suite 200
 Temecula, CA 92592
 Phone: 951-251-8870

Project Contact: George Marshall
 gmarshall@jamboree.com
 CHS, Valencia
 2015-2025

RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

Sheet Labels & Revision Log

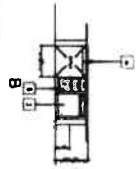
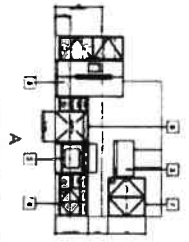
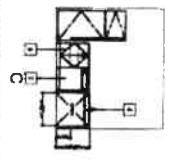
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7		REVISIONS
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9		REVISIONS
10		REVISIONS

BREAK ROOM ELEVATION

SCALE 1/4" = 1'-0"

COMMUNITY ROOM KITCHEN ELEVATIONS

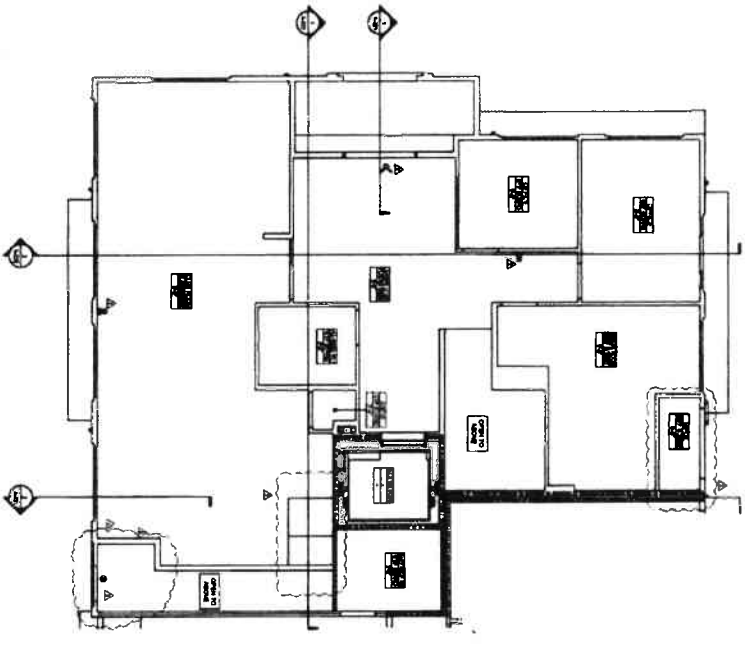
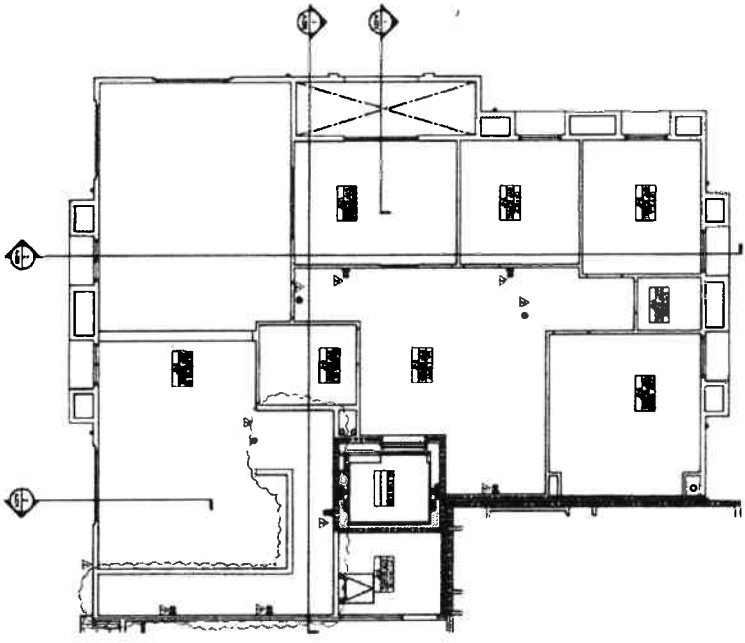
SCALE 1/4" = 1'-0"



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COMMON AREA KEYNOTES

1. ALL COMMON AREAS SHALL BE FINISHED TO THE SAME STANDARD AS THE LEASING OFFICES.
2. ALL COMMON AREAS SHALL BE MAINTAINED IN A CLEAN AND WELL-KEPT CONDITION AT ALL TIMES.
3. ALL COMMON AREAS SHALL BE MAINTAINED IN A CLEAN AND WELL-KEPT CONDITION AT ALL TIMES.
4. ALL COMMON AREAS SHALL BE MAINTAINED IN A CLEAN AND WELL-KEPT CONDITION AT ALL TIMES.
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SYMBOLS & LEGEND

- 1. LEASING OFFICES AND LEASING AREA - 2ND FLOOR RCP
- 2. LEASING OFFICES AND LEASING AREA - 1ST FLOOR RCP
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RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
TEMECULA, CA 92592

Jamboree

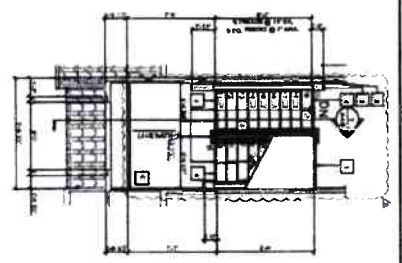
7700 Chino Ave, Suite 200
Chino, CA 91710
Tel: (909) 592-1111
Fax: (909) 592-1112
www.jamboree.com

ASPP

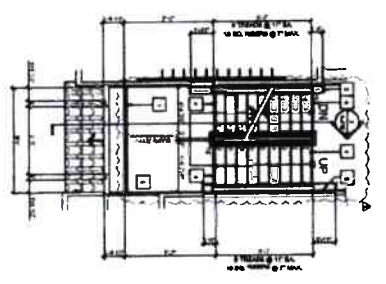
BUILDING E: COMMON
AREA REFLECTED
CEILING PLANS

A-401

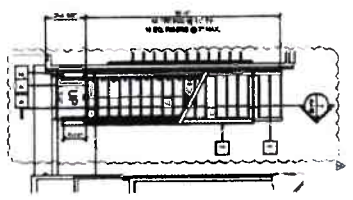
- STAIR PLAN KEY NOTES**
- 1. Check for proper door swing, clearances, etc. before construction.
 - 2. Verify door and window locations, sizes, and materials before construction.
 - 3. Verify door and window locations, sizes, and materials before construction.
 - 4. Verify door and window locations, sizes, and materials before construction.
 - 5. Verify door and window locations, sizes, and materials before construction.
 - 6. Verify door and window locations, sizes, and materials before construction.
 - 7. Verify door and window locations, sizes, and materials before construction.
 - 8. Verify door and window locations, sizes, and materials before construction.
 - 9. Verify door and window locations, sizes, and materials before construction.
 - 10. Verify door and window locations, sizes, and materials before construction.



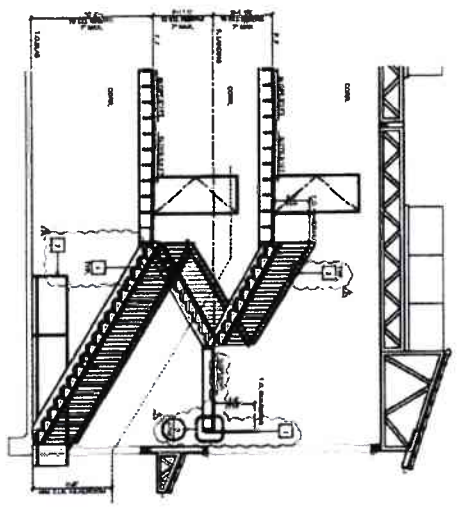
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BUILDING E STAIR 1 (STAIR 2 SIMILAR) - SECOND FLOOR



BUILDING E STAIR 1 (STAIR 2 SIMILAR) - FIRST FLOOR



STAIR - SECTION

SYMBOLS & LEGEND

- 1. Staircase
- 2. Landing
- 3. Door
- 4. Window
- 5. Wall
- 6. Ceiling
- 7. Floor
- 8. Staircase
- 9. Landing
- 10. Door
- 11. Window
- 12. Wall
- 13. Ceiling
- 14. Floor

STAIR NOTES

1. Staircase shall be constructed in accordance with the applicable building code.
2. Landing shall be constructed in accordance with the applicable building code.
3. Door shall be constructed in accordance with the applicable building code.
4. Window shall be constructed in accordance with the applicable building code.
5. Wall shall be constructed in accordance with the applicable building code.
6. Ceiling shall be constructed in accordance with the applicable building code.
7. Floor shall be constructed in accordance with the applicable building code.
8. Staircase shall be constructed in accordance with the applicable building code.
9. Landing shall be constructed in accordance with the applicable building code.
10. Door shall be constructed in accordance with the applicable building code.
11. Window shall be constructed in accordance with the applicable building code.
12. Wall shall be constructed in accordance with the applicable building code.
13. Ceiling shall be constructed in accordance with the applicable building code.
14. Floor shall be constructed in accordance with the applicable building code.

TYPICAL DETAIL REFERENCES

- 1. Staircase
- 2. Landing
- 3. Door
- 4. Window
- 5. Wall
- 6. Ceiling
- 7. Floor

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 Principal: George M. Jamboree
 2013-0208
 Client: Atlantic Building Corporation
 Address: 1700 Ocean Ave, Suite 200
 Rancho Santa Fe, CA 92670
 Phone: 951-261-1000

RANCHO LAS BOLSAS

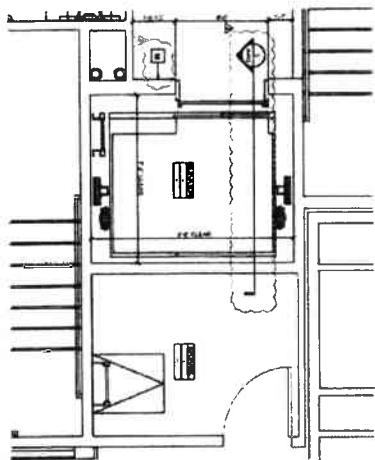
TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

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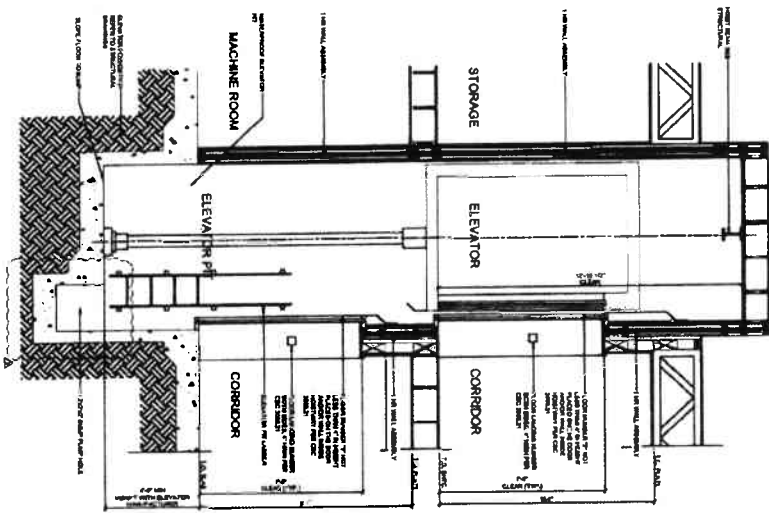
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BUILDING E STAIR 1 PLANS AND SECTIONS

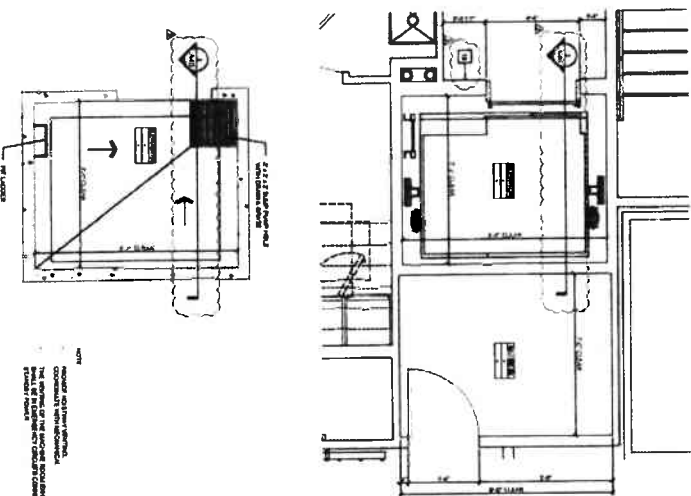
A-410



BUILDING ELEVATOR PLAN sheet 2 of 2



BUILDING ELEVATOR SECTION sheet 3 of 3



BUILDING ELEVATOR PLAN sheet 1 of 1

EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS.
2. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS.
3. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS.
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EXHAUST VENT DIAGRAM



EXTERIOR ELEVATION NOTES

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS.
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10. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS.

EXTERIOR FINISHES

NO.	SYMBOL	FINISH	APPLY TO
1	▲	CONCRETE	CONCRETE
2	▲	PLASTER	PLASTER
3	▲	PAINT	PAINT
4	▲	GLASS	GLASS
5	▲	WOOD	WOOD
6	▲	STONE	STONE
7	▲	BRICK	BRICK
8	▲	CLAY TILE	CLAY TILE
9	▲	CEMENT TILE	CEMENT TILE
10	▲	ROOFING	ROOFING
11	▲	MECHANICAL	MECHANICAL
12	▲	ELECTRICAL	ELECTRICAL
13	▲	PLUMBING	PLUMBING
14	▲	MECHANICAL	MECHANICAL
15	▲	ELECTRICAL	ELECTRICAL
16	▲	PLUMBING	PLUMBING

ELEVATOR NOTES

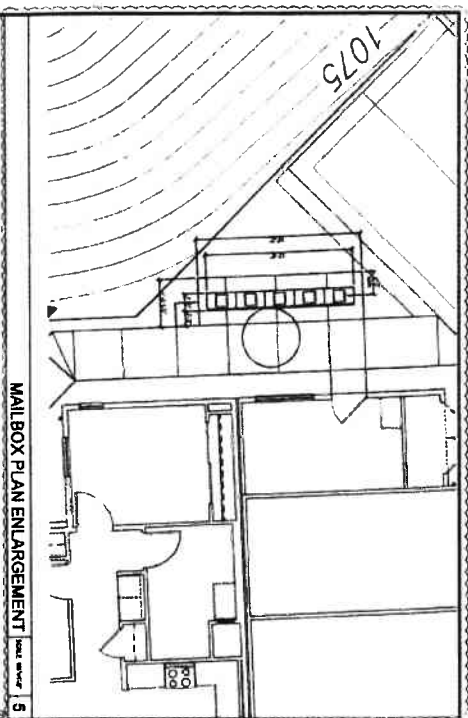
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10. ELEVATOR SHALL BE AS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS.

Jamboree
 23111 1st Street, Suite 100
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 Phone: (951) 691-1100
 Fax: (951) 691-1101
 Project Contact: George Marshall
 Principal: George Marshall
 2318 4th St.
 Temecula, CA 92592
 Client: Jamboree Building Organization
 Address: 17701 Quince Orchard, Suite 200
 Gaithersburg, MD 20878
 Phone No. (301) 987-8275

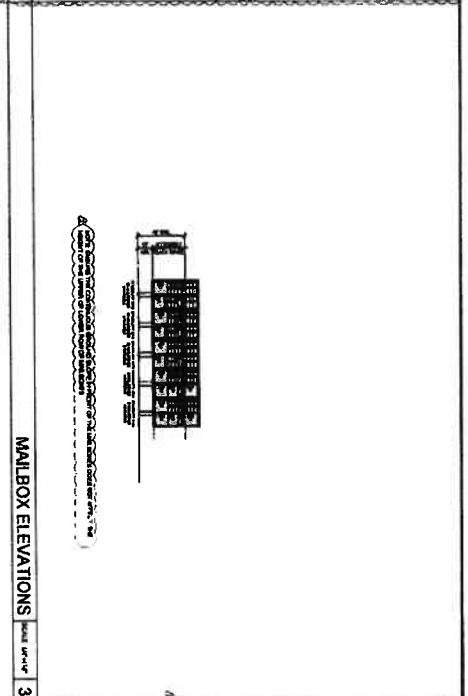
RANCHO LAS BOLSAS
 TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

Shelton Lewis & Rowland Long
 ARCHITECTS, INC.
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 Phone: (951) 691-1100
 Fax: (951) 691-1101

BUILDING ELEVATOR AND CORE PLANS AND SECTIONS
A-412



MAIL BOX PLAN ENLARGEMENT

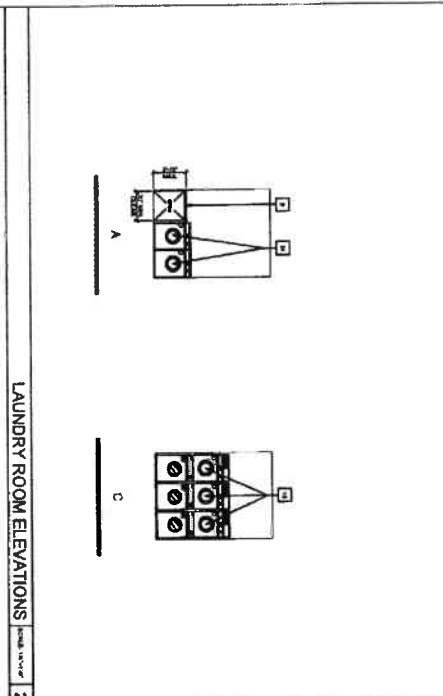


MAIL BOX ELEVATIONS

- COMMON AREA KEYNOTES**
1. ALL COMMON AREAS SHALL BE FINISHED TO THE SAME STANDARD AS THE RESIDENTIAL UNITS.
 2. ALL COMMON AREAS SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
 3. ALL COMMON AREAS SHALL BE ACCESSIBLE TO ALL RESIDENTS.
 4. ALL COMMON AREAS SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
 5. ALL COMMON AREAS SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
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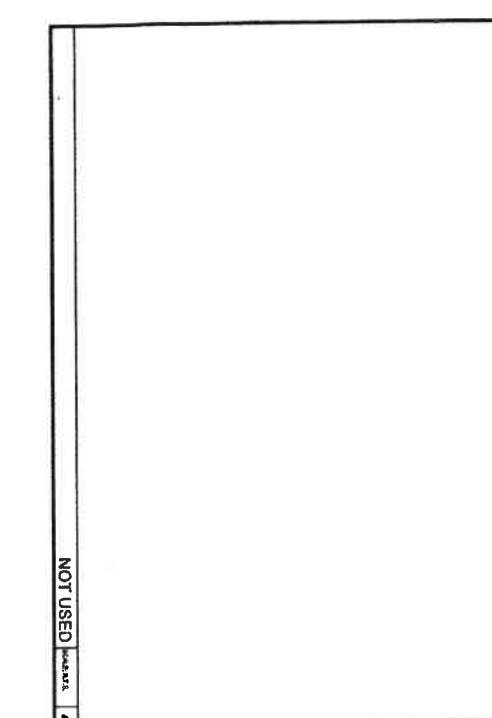


LAUNDRY ROOM ELEVATIONS

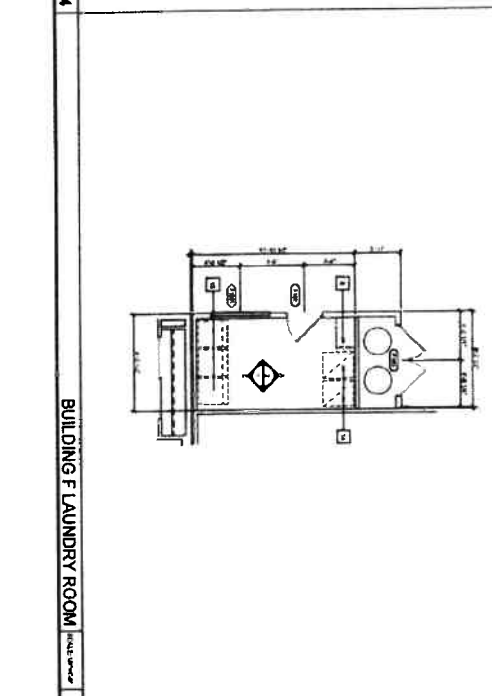


LAUNDRY ROOM ELEVATIONS

- INTERIOR ELEVATION NOTES**
1. ALL INTERIOR SURFACES SHALL BE FINISHED TO THE SAME STANDARD AS THE RESIDENTIAL UNITS.
 2. ALL INTERIOR SURFACES SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
 3. ALL INTERIOR SURFACES SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
 4. ALL INTERIOR SURFACES SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
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 9. ALL INTERIOR SURFACES SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
 10. ALL INTERIOR SURFACES SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION AT ALL TIMES.



BUILDING F LAUNDRY ROOM



BUILDING F LAUNDRY ROOM

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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SYMBOLS & LEGEND

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

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Jamboree

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 Temecula, CA 92592
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 www.jamboree.com

Client

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 Temecula, CA 92592
 Phone No. (951) 691-1111

RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

Sheet Issues & Revision Log

Issue/Revision	Date	By
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2. SHEET REVISION		
3. SHEET REVISION		
4. SHEET REVISION		
5. SHEET REVISION		
6. SHEET REVISION		
7. SHEET REVISION		
8. SHEET REVISION		
9. SHEET REVISION		
10. SHEET REVISION		

BUILDING F LAUNDRY ROOM PLANS

A-421

UNIT PLAN KEY NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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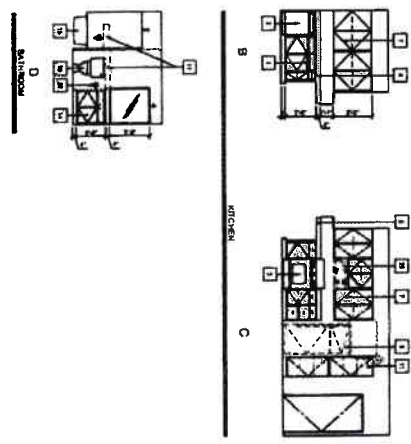
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SYMBOLS & LEGEND

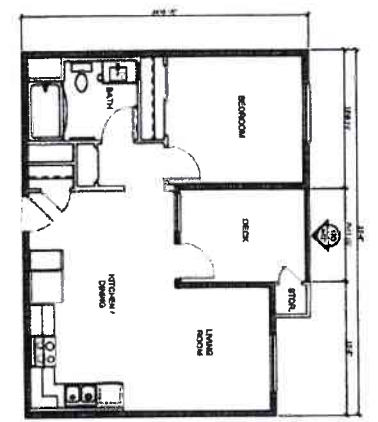
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UNIT NOTES

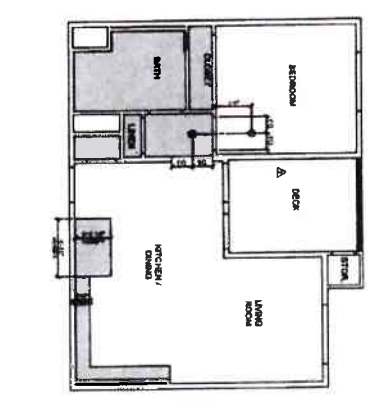
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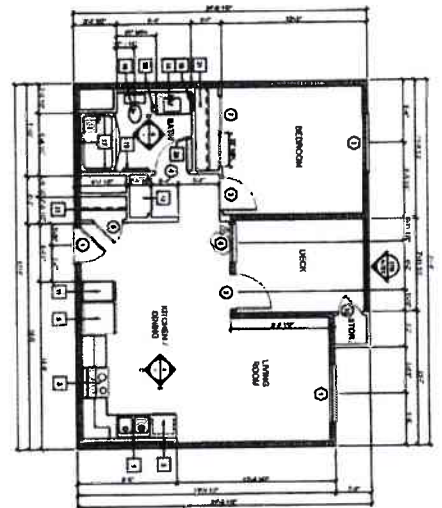
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2 UNIT 1.1A (NON-ACCESSIBLE)
SCALE: 1/4" = 1'-0"



3 UNIT TYPE 1.1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 UNIT 1.1A (NON-ACCESSIBLE)
SCALE: 1/4" = 1'-0"

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 Website: www.jamboree.com

RANCHO LAS BOLSAS
 TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92582

UNIT TYPE 1.1 FLOOR PLANS AND RCP
 A-511

UNIT PLAN KEY NOTES

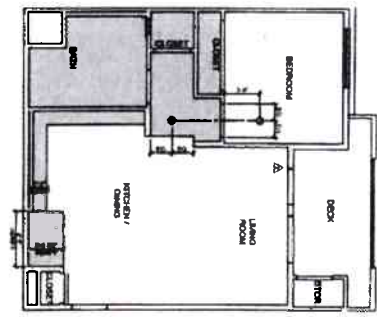
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4. SEE GENERAL NOTES FOR MATERIALS.
5. SEE GENERAL NOTES FOR CONSTRUCTION.
6. SEE GENERAL NOTES FOR ELECTRICAL.
7. SEE GENERAL NOTES FOR MECHANICAL.
8. SEE GENERAL NOTES FOR PLUMBING.
9. SEE GENERAL NOTES FOR PAINTS.
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11. SEE GENERAL NOTES FOR ROOFING.
12. SEE GENERAL NOTES FOR EXTERIOR FINISHES.
13. SEE GENERAL NOTES FOR INTERIOR FINISHES.
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21. SEE GENERAL NOTES FOR RAMP.
22. SEE GENERAL NOTES FOR HANDICAP ACCESS.
23. SEE GENERAL NOTES FOR SIGNAGE.
24. SEE GENERAL NOTES FOR SECURITY.
25. SEE GENERAL NOTES FOR SMOKE DETECTORS.
26. SEE GENERAL NOTES FOR FIRE ALARMS.
27. SEE GENERAL NOTES FOR EXTINGUISHERS.
28. SEE GENERAL NOTES FOR EMERGENCY LIGHTS.
29. SEE GENERAL NOTES FOR EXIT SIGNS.
30. SEE GENERAL NOTES FOR TELEPHONE.
31. SEE GENERAL NOTES FOR DATA.
32. SEE GENERAL NOTES FOR AUDIO VISUAL.
33. SEE GENERAL NOTES FOR ACCESSIBILITY.
34. SEE GENERAL NOTES FOR ENERGY EFFICIENCY.
35. SEE GENERAL NOTES FOR GREEN BUILDING.
36. SEE GENERAL NOTES FOR LEED.
37. SEE GENERAL NOTES FOR SUSTAINABILITY.
38. SEE GENERAL NOTES FOR WELLNESS.
39. SEE GENERAL NOTES FOR BIOPHILIC DESIGN.
40. SEE GENERAL NOTES FOR HEALTHY BUILDING.
41. SEE GENERAL NOTES FOR INDOOR AIR QUALITY.
42. SEE GENERAL NOTES FOR LIGHTING.
43. SEE GENERAL NOTES FOR SOUND.
44. SEE GENERAL NOTES FOR VIBRATION.
45. SEE GENERAL NOTES FOR THERMAL COMFORT.
46. SEE GENERAL NOTES FOR HUMIDITY.
47. SEE GENERAL NOTES FOR AIR QUALITY.
48. SEE GENERAL NOTES FOR WATER QUALITY.
49. SEE GENERAL NOTES FOR ENERGY CONSUMPTION.
50. SEE GENERAL NOTES FOR CARBON FOOTPRINT.
51. SEE GENERAL NOTES FOR RENEWABLE ENERGY.
52. SEE GENERAL NOTES FOR WATER CONSERVATION.
53. SEE GENERAL NOTES FOR WASTE REDUCTION.
54. SEE GENERAL NOTES FOR LOCAL SOURCING.
55. SEE GENERAL NOTES FOR TRANSPORTATION.
56. SEE GENERAL NOTES FOR BICYCLE FACILITIES.
57. SEE GENERAL NOTES FOR PEDESTRIAN FACILITIES.
58. SEE GENERAL NOTES FOR PUBLIC TRANSPORTATION.
59. SEE GENERAL NOTES FOR CARPOOLING.
60. SEE GENERAL NOTES FOR CARPools.
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SYMBOLS & LEGEND

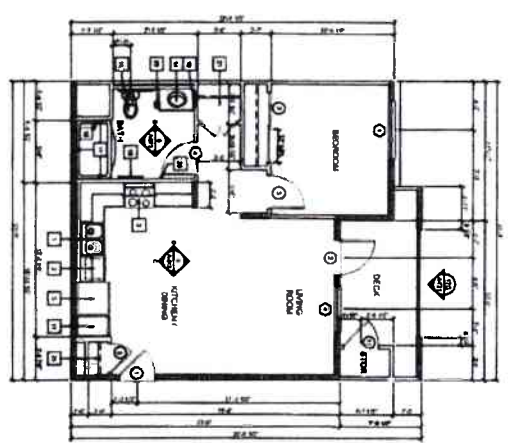
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UNIT NOTES

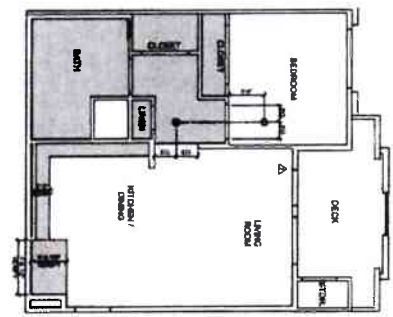
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11. SEE GENERAL NOTES FOR INTERIOR FINISHES.
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13. SEE GENERAL NOTES FOR CEILING.
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22. SEE GENERAL NOTES FOR SECURITY.
23. SEE GENERAL NOTES FOR SMOKE DETECTORS.
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26. SEE GENERAL NOTES FOR EMERGENCY LIGHTS.
27. SEE GENERAL NOTES FOR EXIT SIGNS.
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30. SEE GENERAL NOTES FOR AUDIO VISUAL.
31. SEE GENERAL NOTES FOR ACCESSIBILITY.
32. SEE GENERAL NOTES FOR ENERGY EFFICIENCY.
33. SEE GENERAL NOTES FOR GREEN BUILDING.
34. SEE GENERAL NOTES FOR LEED.
35. SEE GENERAL NOTES FOR SUSTAINABILITY.
36. SEE GENERAL NOTES FOR WELLNESS.
37. SEE GENERAL NOTES FOR BIOPHILIC DESIGN.
38. SEE GENERAL NOTES FOR HEALTHY BUILDING.
39. SEE GENERAL NOTES FOR INDOOR AIR QUALITY.
40. SEE GENERAL NOTES FOR LIGHTING.
41. SEE GENERAL NOTES FOR SOUND.
42. SEE GENERAL NOTES FOR VIBRATION.
43. SEE GENERAL NOTES FOR THERMAL COMFORT.
44. SEE GENERAL NOTES FOR HUMIDITY.
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46. SEE GENERAL NOTES FOR WATER QUALITY.
47. SEE GENERAL NOTES FOR ENERGY CONSUMPTION.
48. SEE GENERAL NOTES FOR CARBON FOOTPRINT.
49. SEE GENERAL NOTES FOR RENEWABLE ENERGY.
50. SEE GENERAL NOTES FOR WATER CONSERVATION.
51. SEE GENERAL NOTES FOR WASTE REDUCTION.
52. SEE GENERAL NOTES FOR LOCAL SOURCING.
53. SEE GENERAL NOTES FOR TRANSPORTATION.
54. SEE GENERAL NOTES FOR BICYCLE FACILITIES.
55. SEE GENERAL NOTES FOR PEDESTRIAN FACILITIES.
56. SEE GENERAL NOTES FOR PUBLIC TRANSPORTATION.
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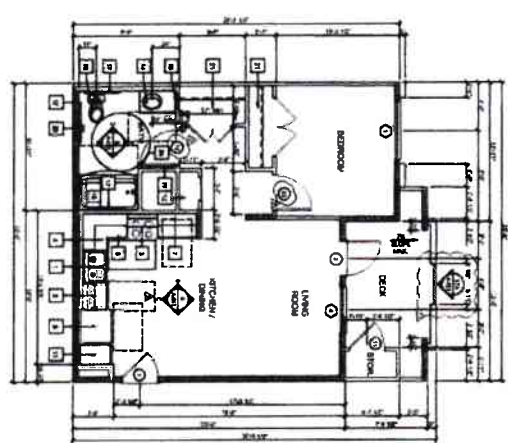
4 UNIT TYPE 1.2 REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"



2 UNIT 1.2A (ACCESSIBILITY)
SCALE 1/8" = 1'-0"



3 UNIT TYPE 1.2A REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"



1 UNIT 1.2A (ACCESSIBILITY)
SCALE 1/8" = 1'-0"

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(925) 251-1111

RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
TEMECULA, CA 92592

Sheet Issue & Revision Log

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UNIT TYPE 1.2
FLOOR PLANS AND
RCP

A-512

UNIT PLAN KEY NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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Principal: Chris W. Hunsicker
Job #: 2018-0069

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 San Diego, CA 92161
 Phone: (619) 444-1111

RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

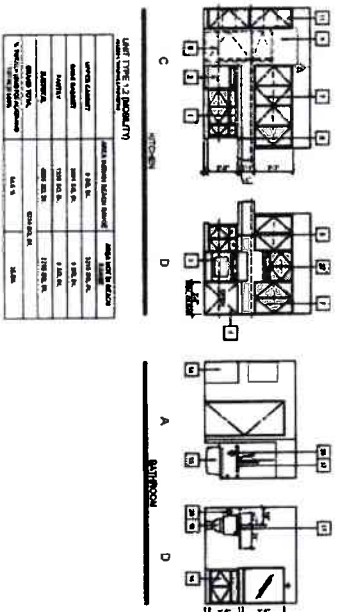
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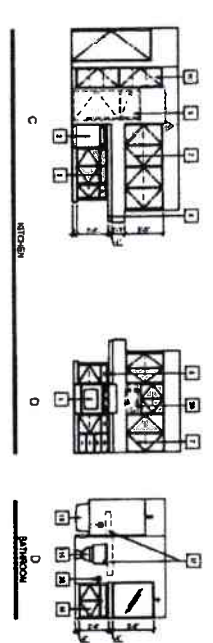
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Sheet Issues & Revision Log

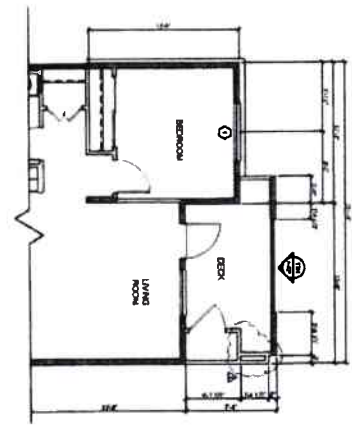
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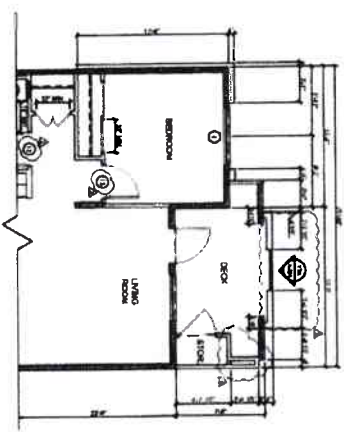
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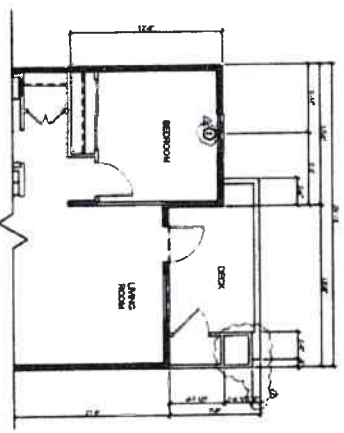
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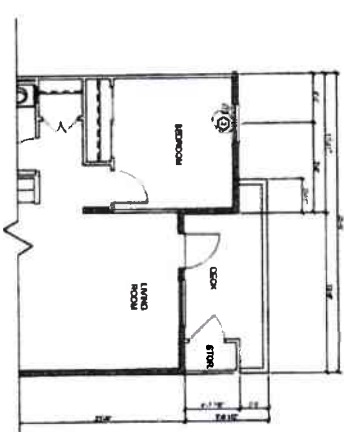
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UNIT 1.2E (NON-ACCESSIBLE E)
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UNIT 1.2C (NON-ACCESSIBLE)
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UNIT 1.2C (NON-ACCESSIBLE)
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SYMBOLS & LEGEND

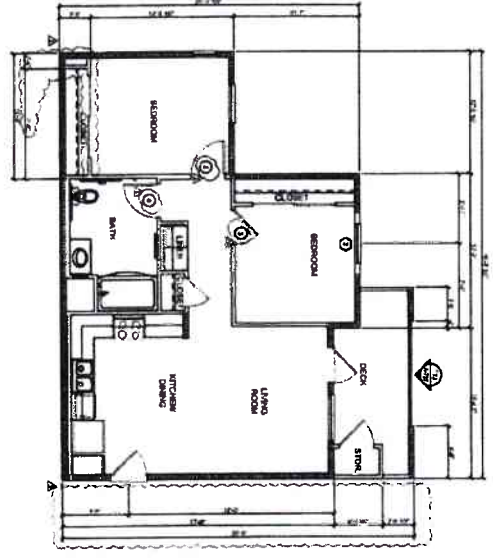
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UNIT NOTES

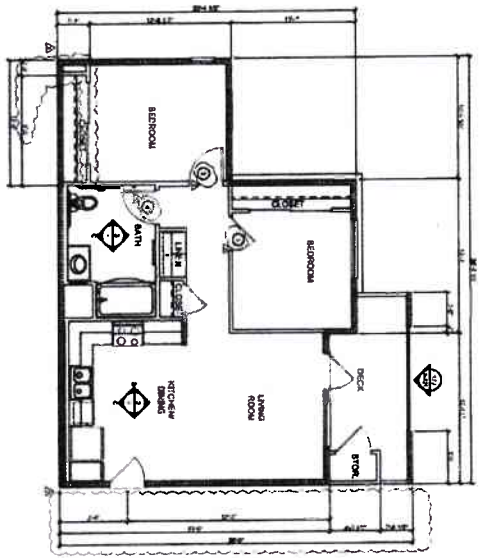
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UNIT PLAN KEY NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- 4. SEE SPECIFICATIONS FOR ELECTRICAL AND MECHANICAL REQUIREMENTS.
- 5. SEE SPECIFICATIONS FOR PLUMBING REQUIREMENTS.
- 6. SEE SPECIFICATIONS FOR INTERIORS AND PARTITION WALLS.
- 7. SEE SPECIFICATIONS FOR CEILING AND FLOOR FINISHES.
- 8. SEE SPECIFICATIONS FOR EXTERIORS AND LANDSCAPE.
- 9. SEE SPECIFICATIONS FOR PAINTS AND COATINGS.
- 10. SEE SPECIFICATIONS FOR LIGHTING AND FIXTURES.
- 11. SEE SPECIFICATIONS FOR FURNITURE AND FIXTURES.
- 12. SEE SPECIFICATIONS FOR APPLIANCES AND EQUIPMENT.
- 13. SEE SPECIFICATIONS FOR ACCESSIBILITY REQUIREMENTS.
- 14. SEE SPECIFICATIONS FOR SAFETY AND SECURITY REQUIREMENTS.
- 15. SEE SPECIFICATIONS FOR ENERGY EFFICIENCY REQUIREMENTS.
- 16. SEE SPECIFICATIONS FOR SUSTAINABILITY REQUIREMENTS.
- 17. SEE SPECIFICATIONS FOR COMMUNITY DEVELOPMENT REQUIREMENTS.
- 18. SEE SPECIFICATIONS FOR CULTURAL AND HISTORIC PRESERVATION REQUIREMENTS.
- 19. SEE SPECIFICATIONS FOR TRANSPORTATION AND INFRASTRUCTURE REQUIREMENTS.
- 20. SEE SPECIFICATIONS FOR ENVIRONMENTAL AND CLIMATE RESILIENCE REQUIREMENTS.



2 UNIT 2.0C (NON-ACCESSIBLE)
SCALE: 1/8" = 1'-0"



1 UNIT 2.0B (NON-ACCESSIBLE)
SCALE: 1/8" = 1'-0"

SYMBOLS & LEGEND

- 1. WALL
- 2. WINDOW
- 3. DOOR
- 4. CLOSET
- 5. BATH
- 6. KITCHEN
- 7. LIVING ROOM
- 8. BEDROOM
- 9. HALL
- 10. STAIR
- 11. BALCONY
- 12. TERRACE
- 13. DRIVEWAY
- 14. GARAGE
- 15. PORCH
- 16. PATIO
- 17. FENCE
- 18. LANDSCAPE
- 19. UTILITY
- 20. STORAGE

UNIT NOTES

1. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. SEE SPECIFICATIONS FOR ELECTRICAL AND MECHANICAL REQUIREMENTS.
3. SEE SPECIFICATIONS FOR PLUMBING REQUIREMENTS.
4. SEE SPECIFICATIONS FOR INTERIORS AND PARTITION WALLS.
5. SEE SPECIFICATIONS FOR CEILING AND FLOOR FINISHES.
6. SEE SPECIFICATIONS FOR EXTERIORS AND LANDSCAPE.
7. SEE SPECIFICATIONS FOR PAINTS AND COATINGS.
8. SEE SPECIFICATIONS FOR LIGHTING AND FIXTURES.
9. SEE SPECIFICATIONS FOR FURNITURE AND FIXTURES.
10. SEE SPECIFICATIONS FOR APPLIANCES AND EQUIPMENT.
11. SEE SPECIFICATIONS FOR ACCESSIBILITY REQUIREMENTS.
12. SEE SPECIFICATIONS FOR SAFETY AND SECURITY REQUIREMENTS.
13. SEE SPECIFICATIONS FOR ENERGY EFFICIENCY REQUIREMENTS.
14. SEE SPECIFICATIONS FOR SUSTAINABILITY REQUIREMENTS.
15. SEE SPECIFICATIONS FOR COMMUNITY DEVELOPMENT REQUIREMENTS.
16. SEE SPECIFICATIONS FOR CULTURAL AND HISTORIC PRESERVATION REQUIREMENTS.
17. SEE SPECIFICATIONS FOR TRANSPORTATION AND INFRASTRUCTURE REQUIREMENTS.
18. SEE SPECIFICATIONS FOR ENVIRONMENTAL AND CLIMATE RESILIENCE REQUIREMENTS.

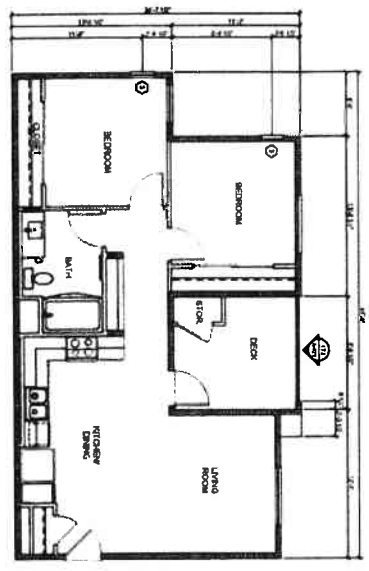
RANCHO LAS BOLSAS

TRACT 23892 LOTS 4 & 5
TEMECULA, CA 92592

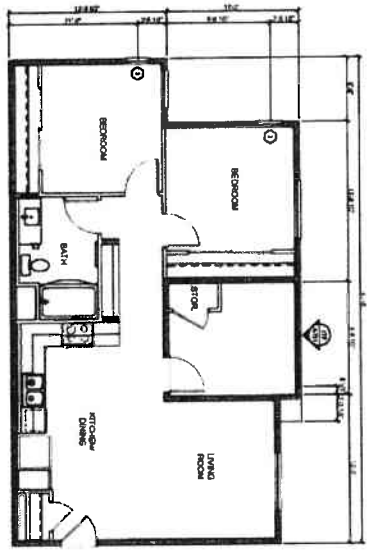
Jamboree
 23111 Lodi Road
 Temecula, CA 92592
 Phone: 951-261-1111
 Fax: 951-261-1112
 Email: info@jamboree.com
 Website: www.jamboree.com

Sheet Issue & Revision Log

Issue No.	Description	Date
1	Initial Issue	10/1/2011
2	Revised	10/1/2011
3	Revised	10/1/2011
4	Revised	10/1/2011
5	Revised	10/1/2011
6	Revised	10/1/2011
7	Revised	10/1/2011
8	Revised	10/1/2011
9	Revised	10/1/2011
10	Revised	10/1/2011



2 UNIT 2.1D (NON-ACCESSIBLE)
SCALE: 1/8" = 1'-0"



1 UNIT 2.1C (NON-ACCESSIBLE)
SCALE: 1/8" = 1'-0"

UNIT PLAN KEY NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE TO BE FINISHED WITH 1/2" THICK CONCRETE.
4. ALL CEILING ARE TO BE FINISHED WITH 5/8" THICK GYPSUM BOARD.
5. ALL ROOF ARE TO BE FINISHED WITH 2" THICK CONCRETE.
6. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 4" THICK CONCRETE.
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SYMBOLS & LEGEND

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UNIT NOTES

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Jamboree

21321 Amber Ridge
 Suite 100
 Temecula, CA 92592
 Phone: 951-261-1000

Project Contact: George Marshall
 Principal: George Marshall
 Job #: 2018-0088
 Client: Anthony Housing Corporation
 Address: 1700 Orange Ave, Suite 200
 Temecula, CA 92592

RANCHO LAS BOLSAS

TRACT 23992 LOTS 4 & 5
 TEMECULA, CA 92592

Sheet Name & Revision Log

UNIT TYPE 2.1
 FLOOR PLANS

A-523

Exhibit C

Description of Housing

EXHIBIT C – Description of Housing

Project Name: Rancho Las Bolsas

Address: 43519, 43513, and 43602 W. Ventana Street, Temecula CA 92592

APN: 944-330-005

Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 26

Total Number Units in the Project: 55

Description and Quantity in Project:

PBV units: Thirteen (13) 1-bedroom, Six (6) 2-bedroom, Seven (7) 3-bedroom

Total units: Twenty-six (26) 1-bedroom, Fourteen (14) 2-bedroom, Fifteen (15) 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%	13	13-102* 13-202 13-204 13-302 13-304** 14-103 14-203 14-303 14-304 15-203 15-303 15-304 15-308
Two Bedroom/ One Bathroom	30%	6	14-101* 14-201** 14-301 15-101* 15-201** 15-301
Three Bedroom/ Two Bathroom	30%	7	13-106* 14-205 14-207 14-307 15-105* 15-205 15-207
	Total	26 Units	

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 = \$1,322 Contract Rent
 - 2br = \$1,659 Contract Rent
 - 3br = \$2,271 Contract Rent

- **Utility Allowance**
 - All utilities will be paid by owner

- **Size of Units**
 - 1br = 645 SF
 - 2br = 993 SF
 - 3br = 1,027 SF

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
- Microwave
- Dishwasher

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
Ynez Road Housing Partners LP (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

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: 06/30/2023

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

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

Previous editions are obsolete

**HUD 52530A Page - 2 of Part 1
(07/2019)**

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;
- ²⁶ Rental Assistance Program;
- Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: 26. 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:

26

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

EXECUTION OF HAP CONTRACT FOR SINGLE-STAGE PROJECT

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 12/28/2021
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) Ynez Road Housing Partners LP
By: Signature of authorized representative
Michael Massie Chief Development Officer Name and official title (Print)
Date

FORM

Rancho Las Bolsas
Signature Blocks

Property Owner:

YNEZ ROAD HOUSING PARTNERS LP,
a California limited partnership

By: JHC-Ynez Road LLC,
a California limited liability company,
its Managing General Partner

By: Jamboree Housing Corporation,
a California nonprofit public benefit corporation,
its Manager

By: _____
Michael Massie, Chief Development Officer

**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.)

STAGE NO. 1: 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

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

STAGE NO. 3: 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

STAGE NO. __: 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

Exhibit A

PBV Units – Description and Quantity in Project

EXHIBIT A – Description of Housing

Project Name: **Rancho Las Bolsas**

Address: **43519, 43513, and 43602 W. Ventana Street, Temecula CA 92592**

APN: 944-330-005

Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 26

Total Number Units in the Project: 55

Description and Quantity in Project:

PBV units: Thirteen (13) 1-bedroom, Six (6) 2-bedroom, Seven (7) 3-bedroom

Total units: Twenty-six (26) 1-bedroom, Fourteen (14) 2-bedroom, Fifteen (15) 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%	13	13-102* 13-202 13-204 13-302 13-304** 14-103 14-203 14-303 14-304 15-203 15-303 15-304 15-308
Two Bedroom/ One Bathroom	30%	6	14-101* 14-201** 14-301 15-101* 15-201** 15-301
Three Bedroom/ Two Bathroom	30%	7	13-106* 14-205 14-207 14-307 15-105* 15-205 15-207
	Total	26 Units	

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) = \$1,322 Contract Rent
 - 2br \$1,646 - \$12 (Utility Allowance) = \$1,659 Contract Rent
 - 3br \$2,257 - \$14 (Utility Allowance) = \$2,271 Contract Rent

Exhibit B

Services Agreement

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
- Microwave
- Dishwasher

Exhibit C

Utilities

The project will contain 1-3 bedroom unit types. All the utilities for the affordable units will be paid by the owner (Jamboree). Utilities for units with PBVs will be paid by the owner Jamboree.

EXHIBIT C

Utilities

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

Utilities paid by Owner:

water, sewer, trash, gas, electric

Utilities paid by Residents:

Telephone/cable, internet

Exhibit D

Section 504

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

At Section 504 Accessible Units

Building 13: 13-102, 13-104, 13-106

Building 14: 14-101, 14-105, 14-107

Building 15: 15-301, 15-305, 15-307

- 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 13: 13-203, 13-304

Building 14: 14-201, 14-305

Building 15: 15-201, 15-305

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

**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					
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.

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

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

**CONSENT TO ASSIGNMENT
OF AHAP CONTRACT, HAP CONTRACT AND
HOUSING ASSISTANCE PAYMENTS
AS SECURITY FOR FINANCING**

I. IDENTIFICATION OF AHAP CONTRACT

Annual Contributions Contract Number: _____

Section 8 Project Number: PBV3-20-001 _____

FHA Project Number: _____

Project Name: Rancho Las Bolsas _____

Project Location:

Southeast side of the intersection of Ynez Road and Rancho

California Road in the City of Temecula on 1.75 acres of land.

APN: 944-330-005 _____

II. NAMES

Contract administrator

Housing Authority of the County of Riverside

Contract administrator address

5555 Arlington Avenue

Riverside, CA 92504

Owner Ynez Road Housing Partners LP

Owner address

Ynez Road Housing Partners LP

17701 Cowan Avenue, Suite 200

Irvine, CA 92614

Lender U.S. Bank National Association

Lender address

c/o U.S. Bancorp Community Development Corporation

1307 Washington Avenue, Suite 300, Mailcode: SL MO RMCD

Attention: Director of LIHTC Asset Management

III. DEFINITIONS

ACC. Annual Contributions Contract.

AHAP Contract. The Agreement To Enter Into Housing Assistance Payments Contract for the Project pursuant to which PHA agrees to enter into a HAP Contract pursuant to the terms and conditions set forth therein.

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

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

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

HAP CONTRACT. Housing Assistance Payments Contract for units in the project. The HAP Contract shall be 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) and the terms and conditions set forth in the AHAP Contract.

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 AHAP Contract, including the lender and assignees of the lender's security interest.

SUCCESSOR. The term "successor" includes any assignee.

IV. BACKGROUND

Pursuant to the terms of the AHAP Contract, neither the AHAP Contract nor the HAP Contract (including any interest in the HAP Contract or any payments under the HAP Contract) may be assigned without the prior written consent of the contract administrator.

The owner has advised the contract administrator that the owner wants to grant the lender a security interest in the AHAP Contract and 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 contract administrator consents to the assignment as security of the AHAP Contract and the HAP Contract, once executed, by the owner to the lender as security for a loan by the lender to the owner with respect to the project.

The contract administrator 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 AHAP Contract or the HAP Contract by the owner to the lender as security for the loan, nor to any transfer of the AHAP Contract or 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 AHAP Contract or 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 AHAP Contract and the HAP Contract, once executed, as security for the loan does not change the terms of the

AHAP Contract in any way, and does not change the rights or obligations of HUD, the contract administrator or the owner under the AHAP Contract or the HAP Contract .

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

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

- The contract administrator has approved the secured party as successor to the owner pursuant to the AHAP 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 the contract administrator in accordance with HUD requirements, an agreement by the assignee to comply with all the terms of the AHAP Contract and the HAP Contract, and to assume all obligations of the owner under the AHAP Contract and 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.

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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: AMRIT BHILLON 12/28/2021
DATE

FORM

OWNER AGREEMENT TO ASSIGNMENT AS SECURITY

The owner has read the terms of the contract administrator's consent to assignment by the owner of a security interest in the AHAP Contract and 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 the contract administrator'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.

BORROWER:

YNEZ ROAD HOUSING PARTNERS LP,
a California limited partnership

By: JHC-Ynez Road LLC,
a California limited liability company,
its Managing General Partner

By: Jamboree Housing Corporation,
a California nonprofit public benefit corporation,
its Manager

By: _____
Michael Massie
Chief Development Officer