

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



ITEM: 10.1  
(ID # 21972)

MEETING DATE:

Tuesday, June 06, 2023

FROM : HOUSING AUTHORITY:

**SUBJECT:** HOUSING AUTHORITY: Approval of the Form of Section 8 Project-Based Voucher Program Agreement to Enter into a Housing Assistance Payments (AHAP) Contract for New Construction and Approve the Form of the Consent to Assignment of AHAP and HAP Contract, between Aloe Palm Canyon, L.P. and the Housing Authority of the County of Riverside, for the Aloe Palm Canyon Project, Located in the City of Palm Springs; District 4. [\$0]

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

1. Approve the form of the Section 8 Project-Based Voucher Program Agreement to Enter into a Housing Assistance Payments Contract for New Construction, by and between Aloe Palm Canyon, L.P., a California limited partnership, and the Housing Authority of the County of Riverside (AHAP Contract) for the Aloe Palm Canyon Apartments project located in the City of Palm Springs;

Continued on Page 2

**ACTION:Policy**

Heidi Marshall, Director of Housing, Homelessness Prevention 5/22/2023

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**MINUTES OF THE BOARD OF COMMISSIONERS**

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

Ayes: Jeffries, Washington, Perez and Gutierrez  
Nays: None  
Absent: Spiegel  
Date: June 6, 2023  
xc: Housing Authority

Kimberly A. Rector  
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:

2. Approve the form of Section 8 Project-Based Voucher Program Housing Assistance Payments Contract – New Construction Part I and II (HAP Contract);
3. Approve the form of the Consent to Assignment of AHAP Contract and HAP Contract as Security for Financing (Consent to Assignment); and
4. Authorize the Executive Director of the Housing Authority, 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 AHAP Contract, HAP Contract and Consent to Assignment, subject to approval as to form by County Counsel; and to take all necessary steps to implement the AHAP Contract, HAP Contract, and the Consent to Assignment including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2022/23

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

**BACKGROUND:**

West Hollywood Community Housing Corporation (WHCHC), a California nonprofit public benefit corporation and affordable housing developer (Developer), was selected to receive a total of 32 Housing Choice Voucher Program (HCVP or Section 8) Project Based Vouchers (PBVs) under a competitive Request for Proposal released by the Housing Authority of the County of Riverside (HACR) pursuant to Section 21.3 of the HACR’s Administrative Plan for the HCVP and in compliance with 24 CFR 983.51 on July 20, 2020 and October 27, 2022, awarded 25 PBVs and 7 PBVs, respectively for the project. The Developer has formed a limited partnership known as Aloe Palm Canyon, L.P., a California limited partnership (Partnership), for the purpose of developing and financing new construction of Aloe Palm Canyon Apartments, consisting of 69 affordable rental units and two manager units on an approximately 1.75 acre lot at 1475 North Palm Canyon Drive, southwest corner of North Palm Canyon Drive and West Steven Road, Palm Springs, CA 92262, County of Riverside, State of California, identified as Assessor’s Parcel Numbers 505-182-004 and 505-182-010 (Project).

The Project will provide a total of 71 units in which 32 units will be subsidized with PBVs and reserved for households whose income do not exceed 50% of the area median income, in a community consisting of all one-bedroom rental units within a two-story residential building. Amenities include a community room with a kitchen and computer room/library, a fitness room, and a laundry room. An office for the full-time onsite building managers is located adjacent to

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the front entrance to the building. Three offices are located onsite for supportive services. Aloe Palm Canyon will include private balconies or patios in each unit and ground floor outdoor shared recreational space.

The PBVs have an estimated value of \$11,351,040 over the 20-year term of the agreement and may be extended for an additional 20 years. Upon approval by the Board of Supervisors, the County of Riverside (County) will request that the Board commit \$3,000,000 in Permanent Local Housing Allocation (PLHA) funds allocated from the California Department of Housing and Community Development (HCD) PLHA Program to pay a portion of construction costs of Aloe Palm Canyon Apartments. Permanent sources for financing include the following:

<b>Permanent Sources</b>	
Permanent Loan (JLL Capital)	\$6,085,175
California Housing Accelerator (HCD)	\$20,928,000
No Place Like Home (HCD)	\$6,413,275
City of Palm Springs	\$7,004,300
County of Riverside PLHA Loan	\$3,000,000
Deferred Developer Fee	\$700,000
<b>Total</b>	<b>\$44,130,750</b>

An Environmental Assessment was completed and adopted by the County Board of Supervisors on December 15, 2020 (Minute Order 3.18) and it was determined that there was a Finding of No Significant Impact (FONSI) on the environment. HACR received the Authority to Use Grant Funds on January 5, 2021 from the U.S. Department of Housing and Urban Development.

**Impact on Residents and Businesses**

The rental assistance that the PBVs provide the Project will have a positive impact on the residents to stabilize housing and assist in financing construction to create affordable housing for residents of the County of Riverside, as well as generate construction, permanent maintenance and property management jobs.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No impact upon the County's General Fund. The HACR's contribution to the Project includes the Section 8 Project-Based Vouchers which are fully funded by the United States Department of Housing and Urban Development.

**Attachments:**

- Form of AHAP Contract
- Form of HAP Contract
- Form of Consent to Assignment

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Brianna Lontajo, Principal Management Analyst 5/31/2023

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 5/24/2023

**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  
Aloe Palm Canyon, L.P. ("owner").

## 1.2 Purpose

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

### **1.3 Contents of Agreement**

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

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

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

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

**EXHIBIT C:** Description of housing, including:

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

- estimated initial rent to owner for the contract units.

EXHIBIT D: The HAP contract.

### 1.4 Significant Dates

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

**Single-stage project**

- i. **Effective Date for all contract units:** 05/19/2023
- ii. **Date of Commencement of the Work:** The date for commencement of work is not later than 90 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 \_\_\_\_\_ 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-Nonconcurrence: 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:  5/23/23  
DATE  
AMRIT P. DHILLON

<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)  Housing Authority of the County of Riverside
By: Signature of authorized representative
Heidi Marshall, Executive Director
Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print)  Aloe Palm Canyon, L.P., a California limited partnership
By: (Signature Block Attached) Signature of authorized representative
Jesse Slansky, CEO & President
Name and official title (Print)
Date

Previous Editions are obsolete

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

**FORM**

Aloe Palm Canyon, L.P.,  
a California limited partnership

By: Aloe Palm Canyon LLC,  
a California limited liability company,  
its general partner

By: West Hollywood Community Housing Corporation,  
a California nonprofit public benefit corporation,  
its sole member/manager

By: \_\_\_\_\_  
Jesse Slansky,  
President and Chief Executive Officer

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

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM**

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

**NEW CONSTRUCTION OR REHABILITATION**

**PART II**

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

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

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

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

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



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

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

## **2.2 Equal Employment Opportunity**

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

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

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

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

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

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

## 2.3 Reserved

## 2.4 HUD—Federal Labor Standards Provisions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**2.5 Reserved**

**2.6 Reserved**

**2.7 Reserved**

**2.8 Wage and Claims Adjustments**

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

## **2.9 Reserved**

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

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

## **2.11 Flood Insurance**

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

# **Exhibit A**

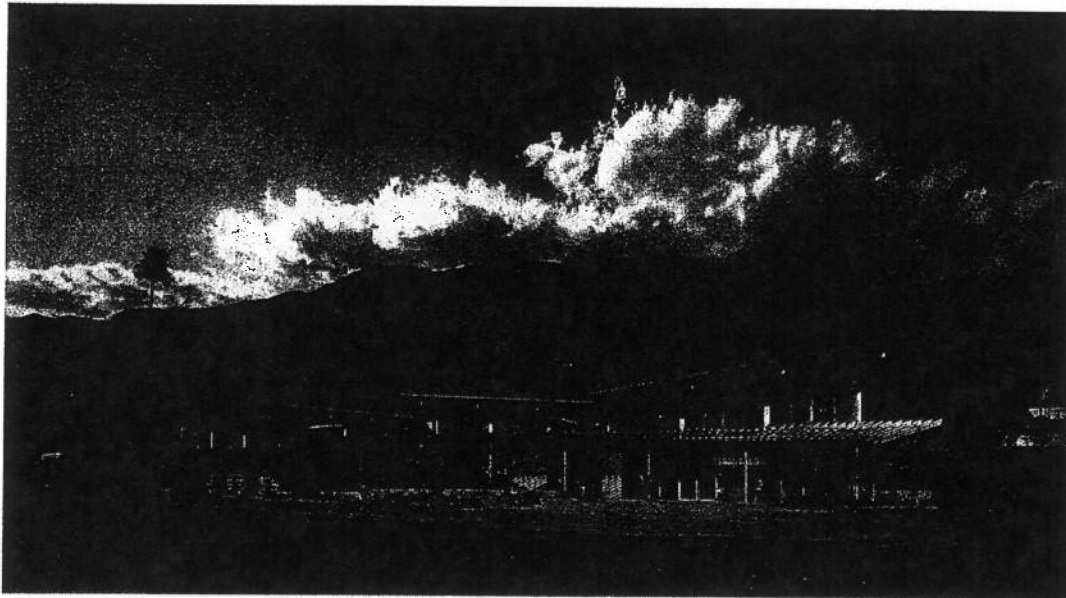
Approved PBV Proposal





**Aloe Palm Canyon**  
1475 N. Palm Canyon Drive  
Palm Springs, CA 92262

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**Overview**

WHCHC's Aloe Palm Canyon will be the new construction of 71 one-bedroom rental apartments on a 1.75-acre lot located at 1475 N. Palm Canyon Drive in the City of Palm Springs. Aloe Palm Canyon will provide desperately needed high-quality affordable housing to low income seniors age 62 and greater. Of the 71 units, twenty-five (25) will be reserved as permanent supportive housing for formerly homeless seniors and an additional seven (7) units will be reserved as permanent supportive housing for low-income seniors making up to 30% of the area median income (AMI). Thirty-seven (37) units will be reserved for low-income seniors making up to 80% of the area median income (AMI). Two (2) 1-bedroom units will be reserved for two (2) fulltime on-site building managers.

Aloe Palm Canyon will include a total floor area of approximately 55,000 sq. ft. The ground floor features a variety of common amenities organized around a central outdoor open space. Amenities include 800 sq. ft. community room with a demonstration kitchen and computer room/library, a 600 sq. ft. fitness room, and a laundry room. An office for the full-time onsite building manager(s) is located adjacent to the front entrance to the building. Three (3) offices are located onsite for supportive services. Aloe Palm Canyon will include private balconies or patios in each unit and ground floor outdoor shared recreational space.

### **Design & Construction**

Aloe Palm Canyon will feature a striking, contemporary design that evokes the mid-century modern aesthetic that is characteristic of the community. The area immediately adjacent to the project site has been a particularly important historical nexus for design. Aloe Palm Canyon's design aims to build on this heritage and embody the spirit of Palm Springs, continuing the city's exceptional architectural legacy into our own time.

The design also seeks to fill a gap in the urban fabric along North Palm Canyon Drive, stitching the city as it extends from downtown to the south to connect to new and historical developments to the north. The building is sheltered by overhanging canopies which provide shade and allow for the gathering on the broad paseo that connects the project directly to North Palm Canyon Drive. Aloe Palm Canyon is landscaped with a diversity of drought-tolerant species including cacti, palo verdes, and palms. Aloe Palm Canyon is a two-story type V wood-frame construction fronting Palm Canyon Drive, with a surface parking lot for approximately 80 spaces located behind the building.

As with all WHCHC's new construction projects, Aloe Palm Canyon will seek LEED for Homes Gold. Sustainable features include rooftop and surface parking-shed solar, solar heated hot water, exceeding Title 24 energy standards by 15%, energy star appliances, drought-tolerant and native plantings, low-flow plumbing fixtures, no VOC interior paint, CRI green label carpeting, and formaldehyde-free composite wood materials.

### **Resident Services**

As with all WHCHC affordable apartment communities, voluntary comprehensive supportive services will be available on-site and free of charge to all residents. WHCHC has partnered with **Desert AIDS Project (DAP)** to provide these critical services that keep community members housed. DAP will staff one full-time resident services coordinator (RSC) who will assess resident's needs, link them to critical resources, and provide lifelong learning and cultural enrichment programs. DAP will also provide specialized case-management services for residents with special needs including those with HIV/AIDS and the formerly homeless. This position will be funded by the building's cash flow and supplemented through other available outside resources.

**The Riverside County Health Department** will also provide specialized case management services that focus on support for those with special needs unique to the formerly homeless and those with physical and mental health challenges. It is anticipated that an additional full-time equivalent case manager will work fulltime onsite to provide those services specific to the residents of the approximately 25 units housed as part of the State of California No Place Like Home Program.

### **About WHCHC**

West Hollywood Community Housing Corporation is a 501(c)(3) non-profit organization founded in 1986. WHCHC's mission is building homes and providing services that move community members from insecurity to stability. Today, WHCHC continues to serve West Hollywood and has expanded into Los Angeles and neighboring areas.

**<Insert HUD SLR letter here>**



# 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

April 26, 2023

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

WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION  
7530 SANTA MONICA BLVD.  
WEST HOLLYWOOD, CA 90046  
ATTN. SERGIO ROSAS

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

RE: Estimate of Initial Rents – HCV Project-Based Vouchers  
(ALOE PALM CANYON)

Dear Mr. Rosas:

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

**PBV Contract Rent Determination**

<b>Bedroom Size</b>	<b>1BR</b>
Reasonable Rent	\$1959 per GoSection8
110% of 2023 FMR eff 10/1/22	\$1537 (\$1398 + \$139)
less Utility Allowance eff 7/1/22	\$59
FMR Rent Cap	\$1478
<b>Lower of Reasonable Rent or FMR Rent Cap</b>	<b>\$1478</b>

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

Sincerely,

Jennifer Graham  
Principal Development Specialist

# Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval  
No. 25577-0169  
exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

7-1-2022

Locality: **Housing Authority of the County of Riverside, CA**

Unit Type: **Multi-Family (Apartment)**

Utility or Service: **Standard**

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
------	------	------	------	------	------

Monthly Dollar Allowances

### Heating

a. Natural Gas	\$18.00	\$21.00	\$23.00	\$25.00	\$26.00	\$29.00
b. Bottle Gas/Propane	\$59.00	\$68.00	\$77.00	\$86.00	\$90.00	\$99.00
c. Electric (avg)	\$12.00	\$14.00	\$17.00	\$21.00	\$24.00	\$27.00
d. Oil						

### Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$23.00	\$32.00	\$41.00	\$45.00
c. Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00

### Other Electric & Cooling

Other Electric Non-SCE (Lights & Appliances) (avg)	\$24.00	\$28.00	\$39.00	\$50.00	\$60.00	\$71.00
Other Electric SCE (Lights & Appliances, SCE Mthly Credit)	\$20.00	\$25.00	\$36.00	\$47.00	\$58.00	\$70.00
Air Conditioning	\$11.00	\$13.00	\$17.00	\$22.00	\$27.00	\$32.00

### Water Heating

a. Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$23.00	\$28.00
b. Bottle Gas/Propane	\$32.00	\$36.00	\$50.00	\$63.00	\$77.00	\$95.00
c. Electric (avg)	\$14.00	\$17.00	\$21.00	\$26.00	\$31.00	\$36.00
d. Oil						

### Water, Sewer, Trash Collection

Water (avg) (MF)	\$24.00	\$24.00	\$26.00	\$29.00	\$31.00	\$34.00
Sewer (avg) (MF)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Trash Collection (avg)	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00

### Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

### Other - specify: Monthly Charges

Non SCE/Non-Rev Public Monthly Electric Fee \$22.16	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Natural Gas Charge \$5.10	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Monthly Electric Fee (Riverside Public Utilities) \$34.45	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00

### Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family  
Aloe Palm Canyon

Address of Unit  
1475 N. Palm Canyon Dr.  
Palm Springs, CA 92262

Number of Bedrooms 1

Utility or Service	per month cost
Heating	\$
Cooking	\$
Other Electric	\$
Air Conditioning	\$
Water Heating	\$
Water	\$
Sewer	\$
Trash Collection	\$
Range / Microwave	\$
Refrigerator	\$
Other	\$
Other	\$
<b>Total</b>	<b>\$ 59.00</b>

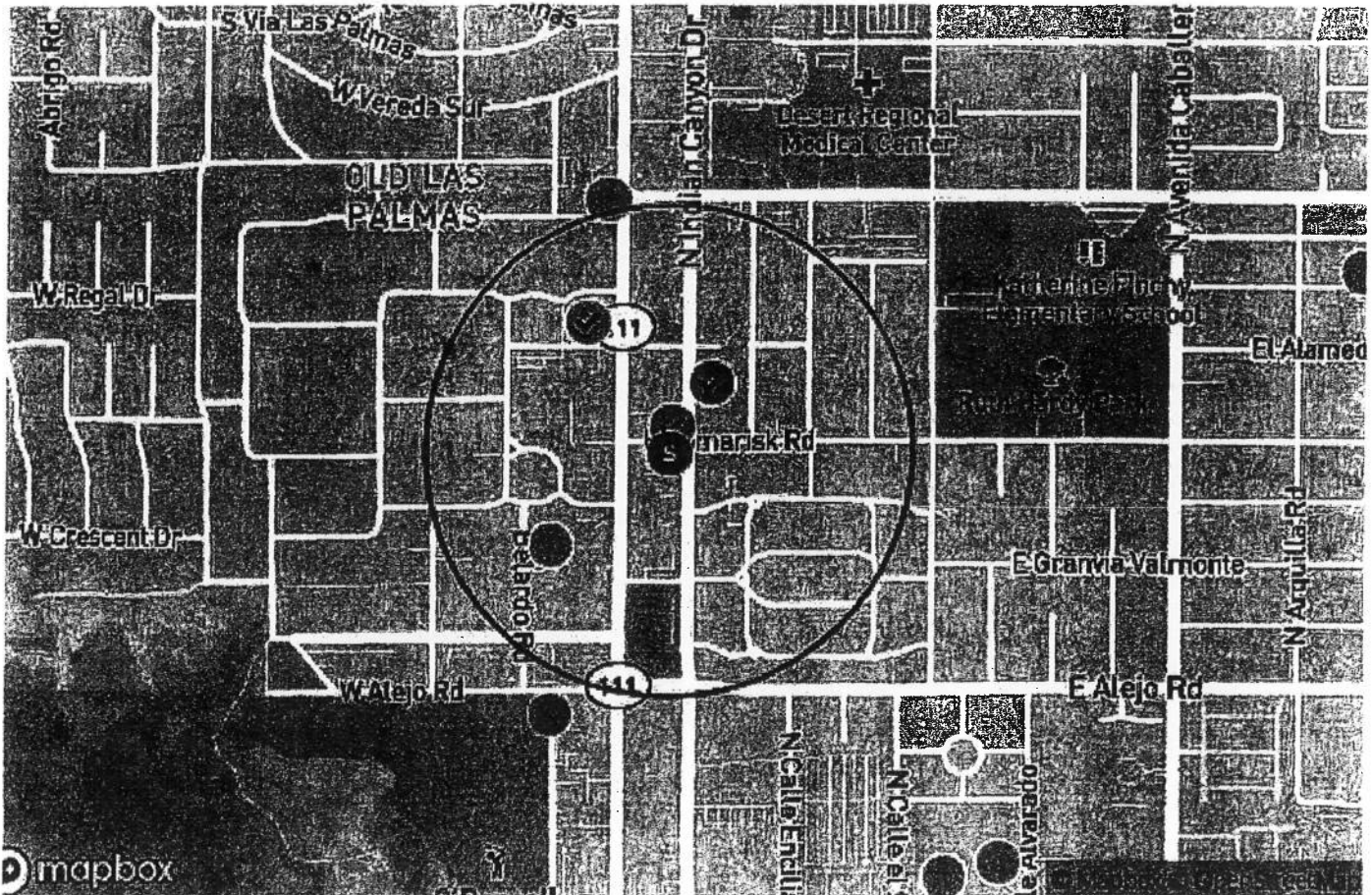
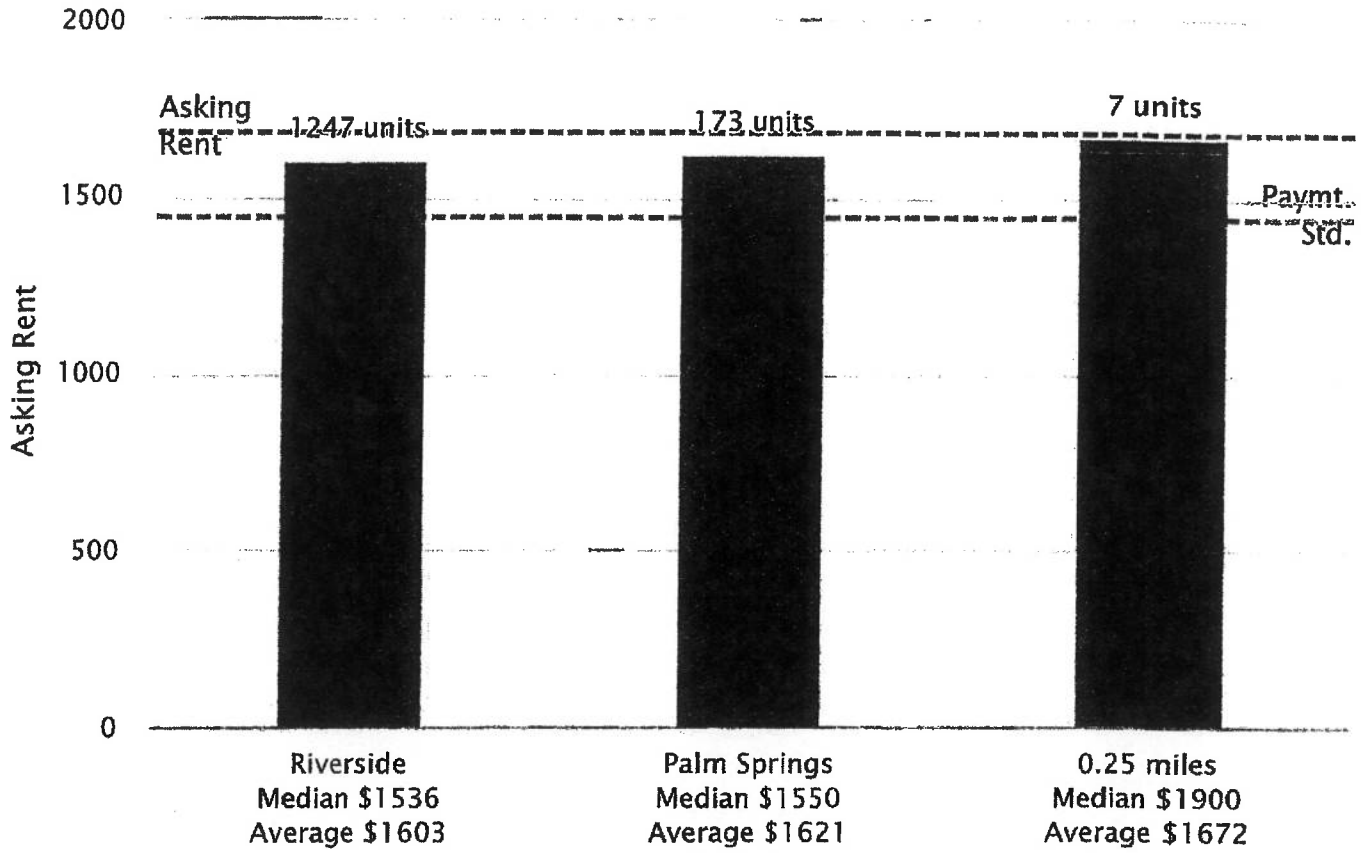


## Rent Reasonable Valuation

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	783 N Indian Canyon Dr C8	140 Tamarisk Rd 8	155 W Hermosa Pl 25	860 N Indian Canyon Dr 3
Model		1/1/0/450	1/1/0/756	1/1/0/756
City	Palm Springs 92262	Palm Springs 92262	Palm Springs 92262	Palm Springs 92262
<b>LOCATION</b>				
Subdivision				
Proximity to Subject		0.02	0.15	0.08
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>Size</b>				
Beds/Baths/Half Baths	1/1/0	1/1/0	1/1/0	1/1/0
Sq. Ft.	552	450	756	756
Adjustment		Inferior / Adj: \$18.36	Superior / Adj: -\$36.72	Superior / Adj: -\$36.72
<b>TYPE</b>				
Property Type	apartment	apartment	apartment	apartment
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AGE</b>				
Year Built	2023		2003	
Adjustment		Similar / Adj: \$0.00	Inferior / Adj: \$190.00	Similar / Adj: \$0.00
<b>CONDITION &amp; QUALITY</b>				
Rating	Above Average	Average	Average	Average
Adjustment		Inferior / Adj: \$75.00	Inferior / Adj: \$95.00	Inferior / Adj: \$104.75
<b>UTILITIES</b>				
Heat	Electric / Owner	Electric / Tenant	Natural Gas / Owner	Natural Gas / Tenant
Hot Water / Paid By	Electric / Owner	Electric / Owner	Natural Gas / Owner	Natural Gas / Owner
Cooking / Paid By	Electric / Owner	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Tenant
Drainage Type / Paid By	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner
Water Type / Paid By	City Water / Owner	City Water / Owner	City Water / Owner	City Water / Owner
Appliances / Other Electric	Owner	Tenant	Owner	Tenant
Adjustment		Inferior / Adj: \$112.00	Inferior / Adj: \$3.00	Inferior / Adj: \$123.00
<b>MAINTENANCE</b>				
Maintenance	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
<b>AMENITIES</b>				
Amenities	Dishwasher, Onsite Laundry	Garbage Disposal, Refrigerator, Stove, Gated Community	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove, Fireplace	Washer, Dryer, Garbage Disposal, W/D Hookups, Pool, Refrigerator, Stove
Central Air	Central	Central	Central	Central
Heat	Central	Central	Central	Unknown
Parking	1 Covered Space	Unknown	1 - Carport	None
Interior Features	Balcony			
Unit Size				
Adjustment		Superior / Adj: -\$50.00	Superior / Adj: -\$125.00	Superior / Adj: -\$90.00
<b>RENT ADJUSTMENTS</b>				
Listing Source		HA Added	Internet Listing	Internet Listing
Date Listed		4/21/2022	4/6/2022	12/9/2022
Date Rented		4/21/2022		
Listing Status		Rented	Rented	Rented
Asking Rent	\$1,678.00	\$1,500.00	\$1,900.00	\$2,095.00
Actual Rent				
Adjustment		\$155.36	\$126.28	\$101.03
Adjusted Monthly Rent		\$1,655.36	\$2,026.28	\$2,196.03
<b>COMPARABLE BREAKDOWN</b>				
638 Recent comparables in jurisdiction				
247 Similar 1 bedroom comparables in Riverside County				
173 Similar 1 bedroom comparables in the City of Palm Springs				
7 Within 0.25 miles				
<b>CERTIFICATION</b>				
(we) estimate the monthly market rent of the subject as of 12/19/2022 to be \$1,959.22.				
The adjusted reasonable rent range is \$1,655.36 to \$2,196.03.				
Requested Rent Amount: \$1,678.00 Rent Approved: \$1,537.00.				
RR Certifier Signature: <u>Jennifer Graham</u>				
QC Certifier Signature: _____				
In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Housing Authority of the County of Riverside, the requested rent of \$1,678.00 IS reasonable, and the approved rent of \$1,537.00 IS reasonable.				

Certification ID 0DEEFEC4-C83B-4AFE-97E8-4EBCAF7CD6AE  
 Certification Date 2022-12-19  
 Version AVM 6.1, RRC 7.0, RW5  
 Client Reference  
 Voucher Bedroom 1  
 Family Name Aloe Palm Canyon  
 Housing Authority Housing Authority of the County of Riverside  
 Certifier Jennifer Graham  
 Utility Schedule 7-22-Riverside-Multi Family (Standard) SCE  
 Page 1 of 1 excluding appendices.

# Local Market Analysis



The adjusted reasonable rent range is \$1,655.36 to \$2,196.03.

Comparable 1: **\$1,655.36** 93.45% Very Similar

Comparable 2: **\$2,026.28** 86.27% Somewhat Similar

Comparable 3: **\$2,196.03** 93.74% Very Similar

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

**Comparable 1:**

Living area for comparable is inferior to subject (\$18.36 adjustment)  
Quality for comparable is inferior to subject (\$75.00 adjustment)  
Stove for comparable is superior to subject (-\$25.00 adjustment)  
Refrigerator for comparable is superior to subject (-\$25.00 adjustment)  
Dish washer for comparable is inferior to subject (\$15.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Gated community for comparable is superior to subject (-\$10.00 adjustment)  
Leaking utility for comparable is inferior to subject (\$14.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$3.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$25.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$13.00 adjustment)  
Range/Stove utility for comparable is inferior to subject (\$11.00 adjustment)  
Refrigerator utility for comparable is inferior to subject (\$12.00 adjustment)  
Electric service charge for comparable is inferior to subject (\$34.00 adjustment)  
Total adjustment for this property is (\$155.36)

**Comparable 2:**

Living area for comparable is superior to subject (-\$36.72 adjustment)  
Condition for comparable is inferior to subject (\$190.00 adjustment)  
Quality for comparable is inferior to subject (\$95.00 adjustment)  
Stove for comparable is superior to subject (-\$25.00 adjustment)  
Microwave for comparable is superior to subject (-\$5.00 adjustment)  
Refrigerator for comparable is superior to subject (-\$25.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Leaking utility for comparable is superior to subject (-\$7.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$3.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$7.00 adjustment)  
Gated community for comparable is unknown (\$0 adjustment)  
Total adjustment for this property is (\$126.28)

**Comparable 3:**

Living area for comparable is superior to subject (-\$36.72 adjustment)  
Quality for comparable is inferior to subject (\$104.75 adjustment)  
Stove for comparable is superior to subject (-\$25.00 adjustment)  
Refrigerator for comparable is superior to subject (-\$25.00 adjustment)  
Dish washer for comparable is inferior to subject (\$15.00 adjustment)  
Garbage disposal for comparable is superior to subject (-\$5.00 adjustment)  
Pool for comparable is superior to subject (-\$25.00 adjustment)  
Laundry for comparable is superior to subject (-\$40.00 adjustment)  
Parking for comparable is inferior to subject (\$15.00 adjustment)  
Leaking utility for comparable is inferior to subject (\$14.00 adjustment)  
Cooking utility for comparable is inferior to subject (\$7.00 adjustment)  
Hot water utility for comparable is inferior to subject (\$7.00 adjustment)  
Other electric utility for comparable is inferior to subject (\$25.00 adjustment)  
Cooling utility for comparable is inferior to subject (\$13.00 adjustment)



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# HOUSING AUTHORITY of the County of Riverside

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

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

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

January 31, 2023

Sergio Rosas  
West Hollywood Community Housing Corporation  
7530 Santa Monica Blvd.  
West Hollywood, CA 90046

RE: Aloe Palm Canyon Drive

Dear Mr. Rosas:

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 (RFP) No. 2020-011 released by the HACR on July 20, 2020 and RFP No. 2022-201 released by HACR on October 27, 2022. The HACR is reserving funding for 32 (32) vouchers consisting of 32 1-bedroom units for households at or below 30% of the Area Median Income for the County of Riverside. 25 vouchers will be referred to the HACR from the Riverside County Department of Behavioral Health and 7 vouchers will come from a waitlist created by HACR for the project. The 32 vouchers will have a twenty (20) year contract term.

**Term and Amount of Subsidy:**

Unit Size	Units	Subsidy	Monthly	Months	Annual	Term	AHAP Term 20 Years
1-Bedroom	32	\$ 1,537.00	\$ 49,184.00	12	\$ 590,208.00	20	\$ 11,804,160.00

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 until June 30, 2023. Therefore, an AHAP Agreement must be executed on or before June 30, 2023.

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

Thank you,

A handwritten signature in black ink, appearing to read 'Michael Walsh', written in a cursive style.

**Michael Walsh**  
**Deputy Director**  
**Housing Authority of the County of Riverside**

**Aloe Palm Canyon  
Utility Allowance**

**Utility Allowance Schedule**

See Public Reporting and Instructions on back.

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): **7-1-2022**

Locality: **Housing Authority of the County of Riverside, CA** Unit type: **Multi-Family (Apartment)**

Utility or Service-Standard	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
-----------------------------	------	------	------	------	------	------

Monthly Dollar Allowances

<b>Heating</b>						
a. Natural Gas	\$18.00	\$21.00	\$23.00	\$25.00	\$26.00	\$29.00
b. Bottle Gas/Propane	\$59.00	\$68.00	\$77.00	\$86.00	\$90.00	\$99.00
c. Electric (avg)	\$12.00	\$14.00	\$17.00	\$21.00	\$24.00	\$27.00
d. Oil						

<b>Cooking</b>						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$23.00	\$32.00	\$41.00	\$45.00
c. Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00

<b>Other Electric &amp; Cooling</b>						
Other Electric Non-SCE (Lights & Appliances)(avg)	\$24.00	\$28.00	\$39.00	\$50.00	\$60.00	\$71.00
Other Electric SCE (Lights & Appliances, SCE Mthly Credit)	\$20.00	\$25.00	\$36.00	\$47.00	\$58.00	\$70.00
Air Conditioning	\$11.00	\$13.00	\$17.00	\$22.00	\$27.00	\$32.00

<b>Water Heating</b>						
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$23.00	\$28.00
b. Bottle Gas/Propane	\$32.00	\$36.00	\$50.00	\$63.00	\$77.00	\$95.00
c. Electric (avg)	\$14.00	\$17.00	\$21.00	\$26.00	\$31.00	\$36.00
d. Oil						

<b>Water, Sewer, Trash Collection</b>						
Water (avg) (MF)	\$24.00	\$24.00	\$26.00	\$29.00	\$31.00	\$34.00
Sewer (avg) (MF)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Trash Collection (avg)	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00

<b>Tenant-supplied Appliances</b>						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

<b>Other--specify: Monthly Charges</b>						
Non SCE/Non-Rev Public Monthly Electric Fee \$22.16	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Natural Gas Charge \$5.10	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Monthly Electric Fee (Riverside Public Utilities) \$34.45	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00

<b>Actual Family Allowances</b>	Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
Name of Family	Other	\$
	Total	\$
Address of Unit	Other	\$
	Total	\$
Number of Bedrooms		



**Utility Allowance: \$59**  
**The Nelrod Company 3/2022 Update**

adapted from form HUD-52667  
(7/2019)

# Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval  
No. 25577-0169  
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): **7-1-2022**

Locality: **Housing Authority of the County of Riverside, CA** Unit Type: **Multi-Family (Apartment)**

Utility or Service: <b>Standard</b>	Monthly Dollar Allowances			
	6 BR	7 BR		
<b>Heating</b>				
a. Natural Gas	\$32.00	\$35.00		
b. Bottle Gas/Propane	\$108.00	\$117.00		
c. Electric (avg)	\$29.00	\$31.00		
d. Oil				
<b>Cooking</b>				
a. Natural Gas	\$15.00	\$16.00		
b. Bottle Gas/Propane	\$50.00	\$54.00		
c. Electric (avg)	\$22.00	\$24.00		
<b>Other Electric &amp; Cooling</b>				
Other Electric Non-SCE (Lights & Appliances)(avg)	\$78.00	\$84.00		
Other Electric SCE (Lights & Appliances, SCE Mthly Credit)	\$77.00	\$84.00		
Air Conditioning	\$35.00	\$37.00		
<b>Water Heating</b>				
a. Natural Gas	\$31.00	\$32.00		
b. Bottle Gas/Propane	\$104.00	\$108.00		
c. Electric (avg)	\$38.00	\$41.00		
d. Oil				
<b>Water, Sewer, Trash Collection</b>				
Water (avg) (MF)	\$36.00	\$37.00		
Sewer (avg) (MF)	\$33.00	\$33.00		
Trash Collection (avg)	\$27.00	\$27.00		
<b>Tenant-supplied Appliances</b>				
Range / Microwave Tenant-supplied	\$11.00	\$11.00		
Refrigerator Tenant-supplied	\$12.00	\$12.00		
<b>Other--specify: Monthly Charges</b>				
Non SCE/Non-Rev Public Monthly Electric Fee \$22.16	\$22.00	\$22.00		
Natural Gas Charge \$5.10	\$5.00	\$5.00		
Monthly Electric Fee (Riverside Public Utilities) \$34.45	\$34.00	\$34.00		
<b>Actual Family Allowances</b>			Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating	\$
			Cooking	\$
Name of Family			Other Electric	\$
			Air Conditioning	\$
Address of Unit			Water Heating	\$
			Water	\$
Number of Bedrooms			Sewer	\$
			Trash Collection	\$
			Range / Microwave	\$
			Refrigerator	\$
			Other	\$
			Other	\$
			Total	\$



## **EXHIBIT B**

1475 N. Palm Canyon Drive  
Palm Springs, CA 92262

Aloe Palm Canyon will feature a striking, contemporary design that evokes the mid-century modern aesthetic that is characteristic of the community. The area immediately adjacent to the project site has been a particularly important historical nexus for design. Aloe Palm Canyon's design aims to build on this heritage and embody the spirit of Palm Springs, continuing the city's exceptional architectural legacy into our own time. The design also seeks to fill a gap in the urban fabric along North Palm Canyon Drive, stitching the city as it extends from downtown to the south to connect to new and historical developments to the north. The building is sheltered by overhanging canopies which provide shade and allow for the gathering on the broad paseo that connects the project directly to North Palm Canyon Drive.

Aloe Palm Canyon entails the new construction of 71 one-bedroom rental apartments on a 1.75-acre lot located at 1475 N. Palm Canyon Drive in the City of Palm Springs. Aloe Palm Canyon will provide desperately needed high-quality affordable housing to low income seniors age 62 and greater. Of the 71 units, twenty-five (25) will be reserved as Permanent Supportive Housing (PSH) for formerly homeless seniors and an additional seven (7) units will be reserved as permanent supportive housing for low-income seniors making up to 30% of the area median income (AMI). Aloe Palm Canyon is seek 32 HAP contracts for the PSH units and 30% AMI low-income units. Thirty-seven (37) units will be reserved for low-income seniors making up to 80% of the area median income (AMI). Two (2) 1-bedroom units will be reserved for two (2) fulltime on-site building managers. All of the affordable units are sized at 533 square feet and include one bedroom and one bathroom. The units will be distributed evenly across the site and accompany both the ground and second floors. 71 vehicular parking spaces are provided.

Aloe Palm Canyon will include a total floor area of 55,593 sq. ft. Aloe Palm Canyon is a two-story type V wood-frame construction fronting Palm Canyon Drive. The ground floor features a variety of common amenities organized around a central outdoor open space. Amenities include 800 sq. ft. community room with a demonstration kitchen and computer room/library, a 600 sq. ft. fitness room, and a laundry room. An office for the full-time onsite building manager(s) is located adjacent to the front entrance to the building. Three (3) offices are located onsite for supportive services. Aloe Palm Canyon will include private balconies or patios in each unit and ground floor outdoor shared recreational space.

As with all WHCHC's new construction projects, Aloe Palm Canyon will seek LEED for Homes Gold. Sustainable features include rooftop and surface parking-shed, solar heated hot water, energy star appliances, drought-tolerant and native plantings, low-flow plumbing fixtures, no VOC interior paint, CRI green label carpeting, and formaldehyde-free composite wood materials. Aloe Palm Canyon is landscaped with a diversity of drought-tolerant species including cacti, palo verdes, and palms.

All of the units will be fully adaptable to persons with mobility and sensory impairments. 32 units will reserved for mobility units and eight (8) units will be accessible to persons with sensory impairments. The property will be completely secured and served by two elevators. There will be a gated vehicular entrance into the property along W Stevens Road and Camino Norte. There will also be a single, locked pedestrian entrance from N. Palm Canyon Drove equipped with an intercom system. Access will be restricted to tenants and their guests only at all times.

**Security:** Security is well integrated into the design of Aloe Palm Canyon. The project provides a secure environment for all residents through the use of both physical systems and a "design out crime" approach to the architecture by providing visual access between units and exterior spaces, including the street.

- The main entry has an intercom system to keep uninvited individuals from entering the building.
- The manager's office is located within view of the main entry to assure that staff can observe all who come and go.
- The community room, the parking lot, and other common areas such as the hallways and entry ways are appropriately lit so that all public spaces are bright and psychologically safe but not intrusive in their relationship to the living units.
- Physical systems include a controlled intercom system for guest access, carefully placed interior and exterior lighting, and ornamental iron fencing. Residents will enter the building through doors that are monitored by video cameras. Cameras will also be placed around the perimeter of the building, in stairwells, and along corridors. Video monitoring equipment will be in the Resident Manager's office.

Architectural Drawings and specifications are provided as attached. The drawings are in compliance with the design and construction requirements of the Fair Housing Act and implement regulations at 24 CFR 100.205 and the accessibility requirements under section 504 of the Rehabilitation Act of 1973 and regulations at 24 CFR 8.22 and 8.23.

Aloe Palm Canyon complies with Program accessibility requirements as stated under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. Aloe Palm Canyon is designed and constructed to be readily accessible to and usable by individuals with handicaps.

Aloe Palm Canyon complies with design and construction requirements as stated under the Fair Housing Amendments Act of 1988 and implementing regulations at 24 CFR 100.205. Aloe Palm Canyon is designed and constructed to have at least one building entrance on an accessible route. Further, the public and common use areas are readily accessible to and usable by handicapped persons and all the doors on the premises are sufficiently wide to allow passage by handicapped persons in wheelchairs. All units contain the following features of adaptable design:

- (i) An accessible route into and through the unit;
- (ii) Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
- (iii) Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower, stall and shower seat, where such facilities are provided; and
- (iv) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

The City of Palm Springs considers 24 CFR in its existing procedures for the review and approval of newly constructed buildings and determinations as to whether the design and construction of such buildings are consistent with the applicable CFR sections.

As with all WHCHC affordable apartment communities, voluntary comprehensive supportive services will be available on-site and free of charge to all residents. WHCHC has partnered with Desert AIDS Project (DAP) to provide these critical services that keep community members housed. DAP will staff one full-time resident services coordinator (RSC) who will assess resident's needs, link them to critical resources, and provide lifelong learning and cultural enrichment programs. DAP will also provide specialized case-management services for residents with special needs including those with HIV/AIDS and the formerly homeless. This position will be funded by the building's cash flow and supplemented through other available outside resources.

The Riverside County Health Department will also provide specialized case management services that focus on support for those with special needs unique to the formerly homeless and those with physical and mental health challenges. It is anticipated that an additional full-time equivalent case manager will work fulltime onsite to provide those services specific to the residents of the approximately 25 units housed as part of the State of California No Place Like Home Program.

A L O E P A L M C A N Y O N





11/20/2017

**GARDNER**  
ARCHITECTURE  
1000 N. CALIFORNIA AVE. #100  
PALMDALE, CA 91326  
TEL: 805.391.0100  
WWW.GARDNERARCH.COM

11/20/2017

**PROJECT:** PALMDALE ENERGY CENTER  
1000 N. CALIFORNIA AVE. #100  
PALMDALE, CA 91326  
TEL: 805.391.0100  
WWW.GARDNERARCH.COM

**CLIENT:** CALIFORNIA ENERGY SERVICES  
1000 N. CALIFORNIA AVE. #100  
PALMDALE, CA 91326  
TEL: 805.391.0100  
WWW.GARDNERARCH.COM

**ARCHITECT:** GARDNER ARCHITECTURE  
1000 N. CALIFORNIA AVE. #100  
PALMDALE, CA 91326  
TEL: 805.391.0100  
WWW.GARDNERARCH.COM

**DATE:** 11/20/2017

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

11/20/2017



11/20/2017



11/20/2017

11/20/2017

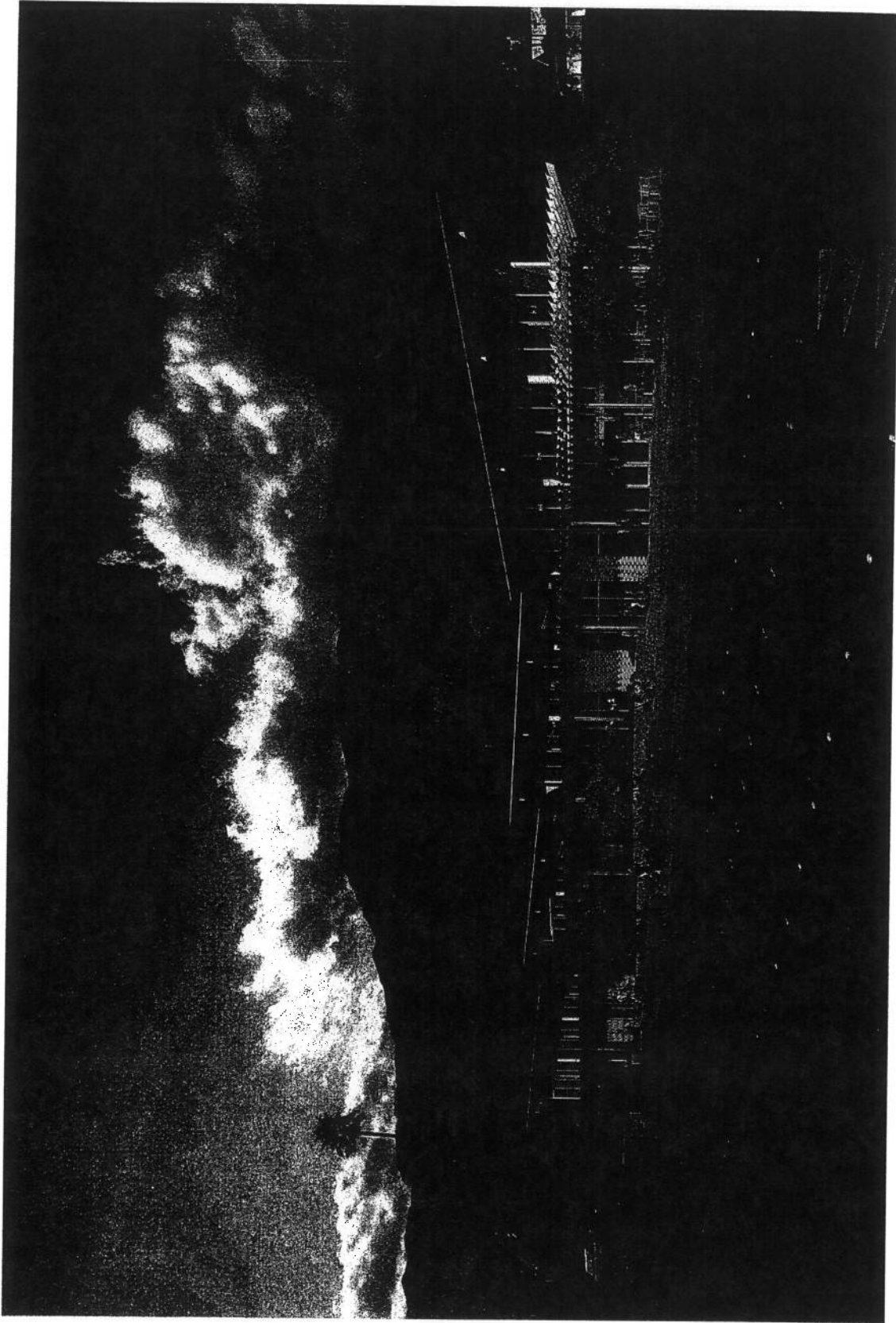
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11/20/2017

11/20/2017

11/20/2017

11/20/2017



11/20/2017

(B) STREET PERSPECTIVE DAY / N. PALM CANYON DRIVE LOOKING WEST

11/20/2017

11/20/2017

UNAPPROVED

**CSUNIVERSITY**  
100 N. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 951.251.1000 FAX: 951.251.1001

BY OWNER'S NAME

CSUNIVERSITY  
100 N. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 951.251.1000 FAX: 951.251.1001  
BY ARCHITECT'S NAME  
JAMES H. HARRIS ARCHITECTS  
100 N. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 951.251.1000 FAX: 951.251.1001  
BY ARCHITECT'S FIRM  
JAMES H. HARRIS ARCHITECTS  
100 N. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 951.251.1000 FAX: 951.251.1001  
BY ARCHITECT'S LICENSE NO.  
100 N. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 951.251.1000 FAX: 951.251.1001  
BY ARCHITECT'S REGISTERED PROFESSIONAL SEAL NO.  
100 N. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 951.251.1000 FAX: 951.251.1001

BY ARCHITECT'S FIRM



BY ARCHITECT'S FIRM



BY ARCHITECT'S FIRM

100 N. PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA 92262

BY ARCHITECT'S FIRM

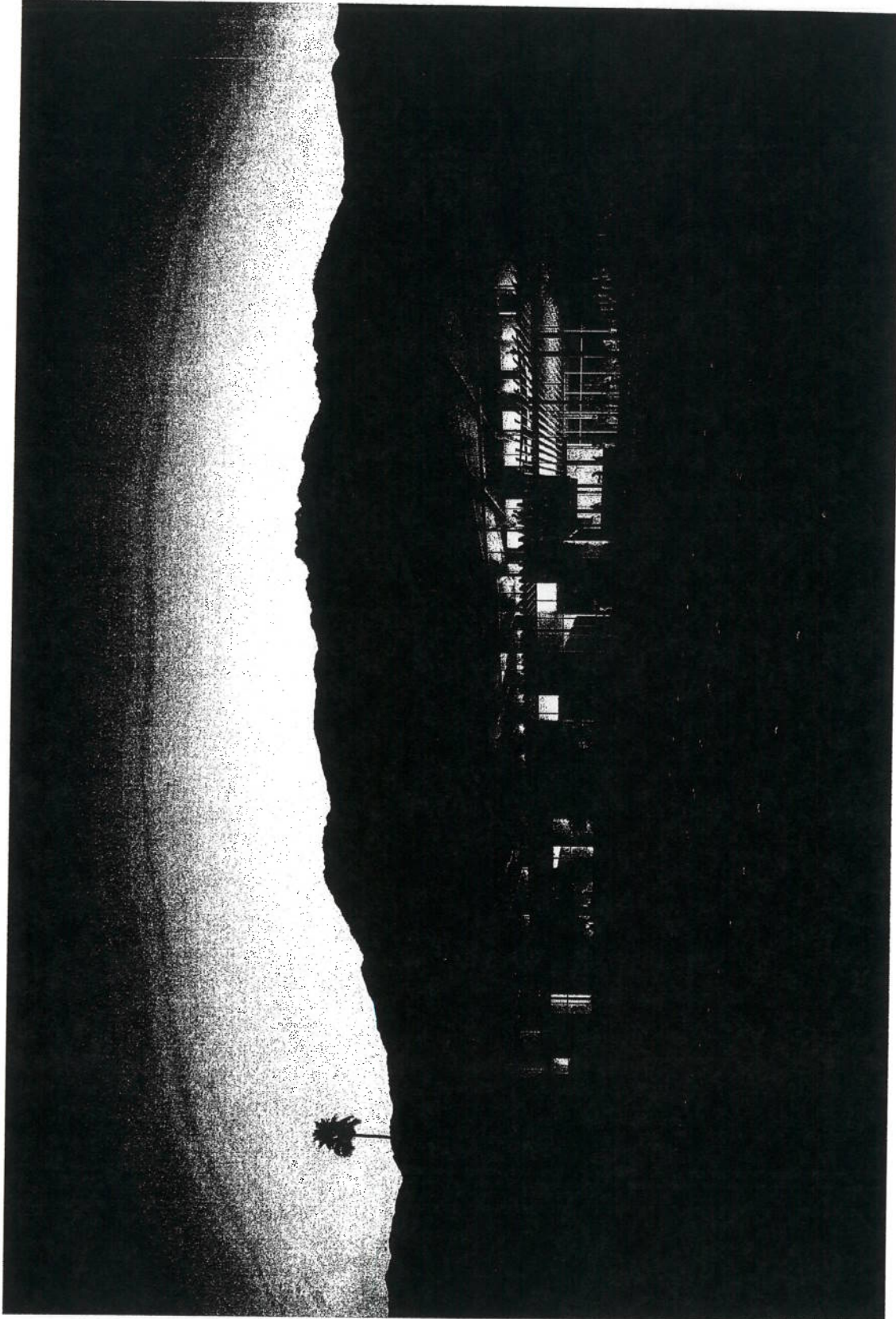
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CLIENT	CSUNIVERSITY
ARCHITECT	JAMES H. HARRIS ARCHITECTS, INC.
SCALE	AS SHOWN
BY	JHH
CHECKED	JHH
DATE	10/10/2011

RENDERING

BY ARCHITECT'S FIRM

A012

BY ARCHITECT'S FIRM



01 STREET PERSPECTIVE, NIGHT / N. PALM CANYON DRIVE LOOKING WEST  
NITE

BY ARCHITECT

**ARCHITECT**  
KIMBERLY WILSON ARCHITECTS  
12200 BAYVIEW BLVD., SUITE 200  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 760.325.0000

BY OWNER'S NAME

CITY OF PALM SPRINGS, CALIFORNIA  
12200 BAYVIEW BLVD., SUITE 200  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 760.325.0000  
CITY MANAGER  
MARTIN M. LUTHE  
CITY CLERK  
JULIA J. WILSON  
CITY ENGINEER  
JAMES J. WILSON  
CITY ATTORNEY  
JAMES J. WILSON  
CITY PLANNING DEPARTMENT  
12200 BAYVIEW BLVD., SUITE 200  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 760.325.0000  
CITY PLANNING DEPARTMENT  
12200 BAYVIEW BLVD., SUITE 200  
PALM SPRINGS, CALIFORNIA 92262  
TEL: 760.325.0000

BY DESIGN PROFESSIONAL



BY DRAWING



BY PROJECT

12200 BAYVIEW BLVD. CENTER CORE  
PALM SPRINGS, CALIFORNIA, 92262

BY DATE

NO.	DATE	REVISION
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2	09/20/2017	REVISED
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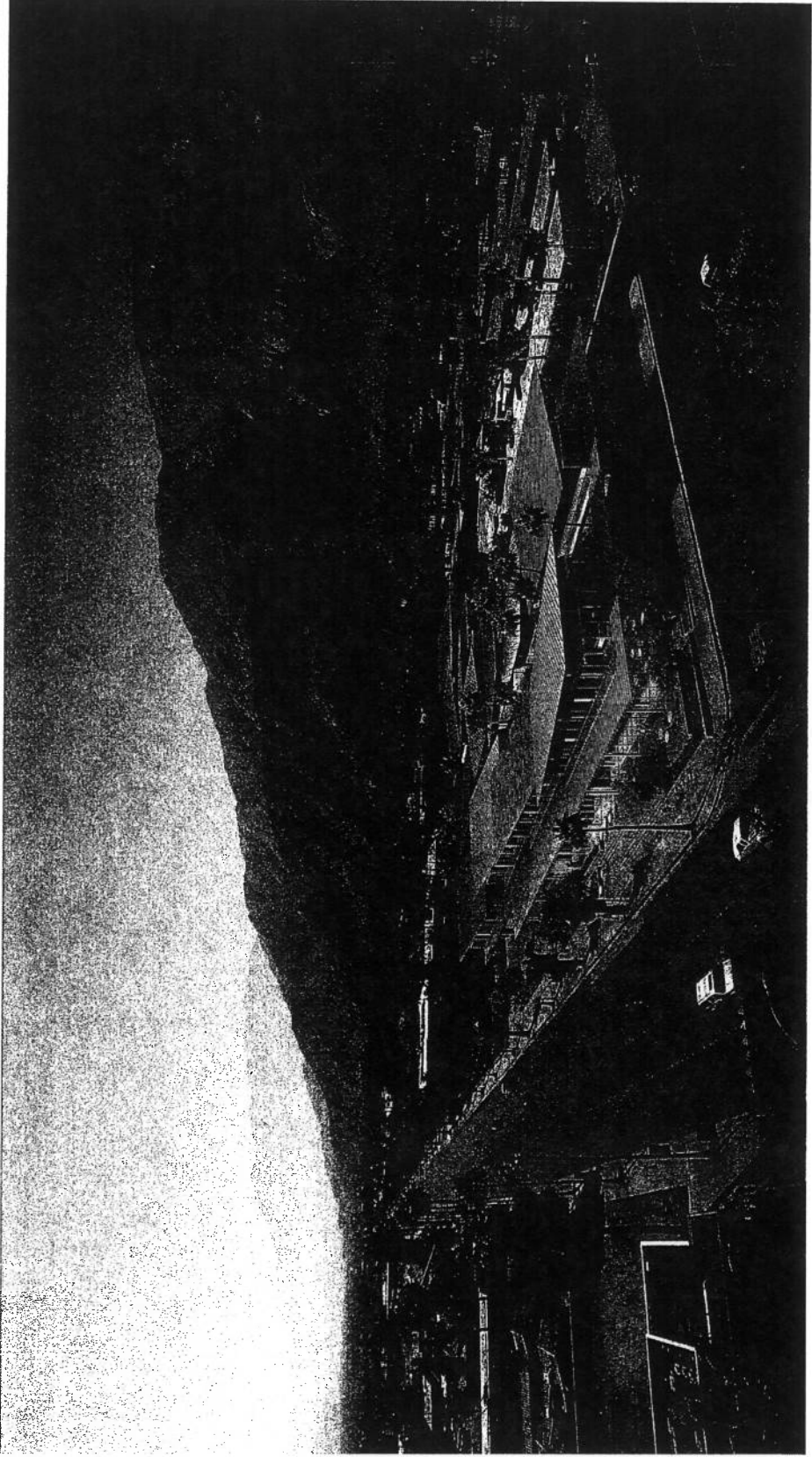
RENDERING

BY ARCHITECT

A013

BY ARCHITECTURAL FIRM

(11) AERIAL PERSPECTIVE LOOKING SOUTHWEST  
NOTE



BY ARCHITECT

**SAATCHI & SAATCHI**  
ARCHITECTS  
1000 AVENUE OF THE STARS  
SUITE 1000  
FARMINGTON, CT 06030

BY CLIENT

**UNITED STATES AIR FORCE**  
3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

**UNITED STATES AIR FORCE**  
3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

**UNITED STATES AIR FORCE**  
3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

**UNITED STATES AIR FORCE**  
3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

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3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

**UNITED STATES AIR FORCE**  
3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

**UNITED STATES AIR FORCE**  
3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

BY ARCHITECT



BY ARCHITECT



BY ARCHITECT

**UNITED STATES AIR FORCE**  
3000 RANDOLPH DRIVE  
SUITE 1000  
FARMINGTON, CT 06030

BY ARCHITECT

NO.	DATE
1	10/1/83
2	10/1/83
3	10/1/83
4	10/1/83
5	10/1/83
6	10/1/83
7	10/1/83
8	10/1/83
9	10/1/83
10	10/1/83

RENDERING

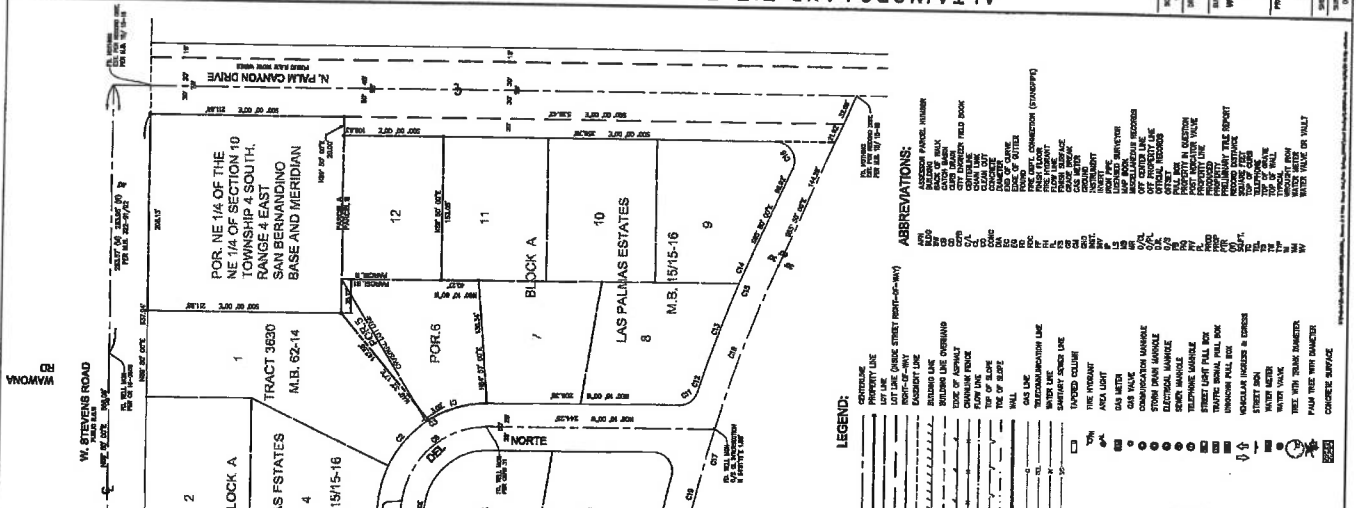
BY ARCHITECT

**A014**

Ⓢ AERIAL PERSPECTIVE LOOKING SOUTHWEST, NIGHT  
NITE

BY ARCHITECT





**LEGAL DESCRIPTION:**  
 THAT PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST AND MERIDIAN BY METES AND BOUNDS, AS PER MAPS IN BOOK 15, PAGES 15 AND 16 INCLUSIVE OF MAPS, LOTS 5, 6 AND 12 IN BLOCK A OF LAS PALMAS ESTATES, AS PER MAPS IN BOOK 15, PAGES 15 AND 16 INCLUSIVE OF MAPS, AND PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST AND MERIDIAN BY METES AND BOUNDS, AS PER MAPS IN BOOK 15, PAGES 15 AND 16 INCLUSIVE OF MAPS, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 IN BLOCK A OF LAS PALMAS ESTATES, AS PER MAPS IN BOOK 15, PAGES 15 AND 16 INCLUSIVE OF MAPS, AND PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST AND MERIDIAN BY METES AND BOUNDS, AS PER MAPS IN BOOK 15, PAGES 15 AND 16 INCLUSIVE OF MAPS, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 IN BLOCK B OF LAS PALMAS ESTATES, AS PER MAPS IN BOOK 15, PAGES 15 AND 16 INCLUSIVE OF MAPS.

**BOUNDARY ESTABLISHMENT DETAIL**  
 This detail shows a close-up of the boundary between Block A and Block B, along with individual lot boundaries. It includes bearings and distances for the boundary lines, and shows the location of easements and easement lines. A north arrow and graphic scale are also present.

**LEGEND:**  
 Survey symbols for various features like lot lines, easement lines, and street lines. Includes symbols for centerlines, easement lines, and street lines.

**ABBREVIATIONS:**  
 List of abbreviations used in the survey, such as 'BLK' for block, 'CORNER' for corner, etc.

**LEGEND:**  
 Symbols for various features like lot lines, easement lines, and street lines.

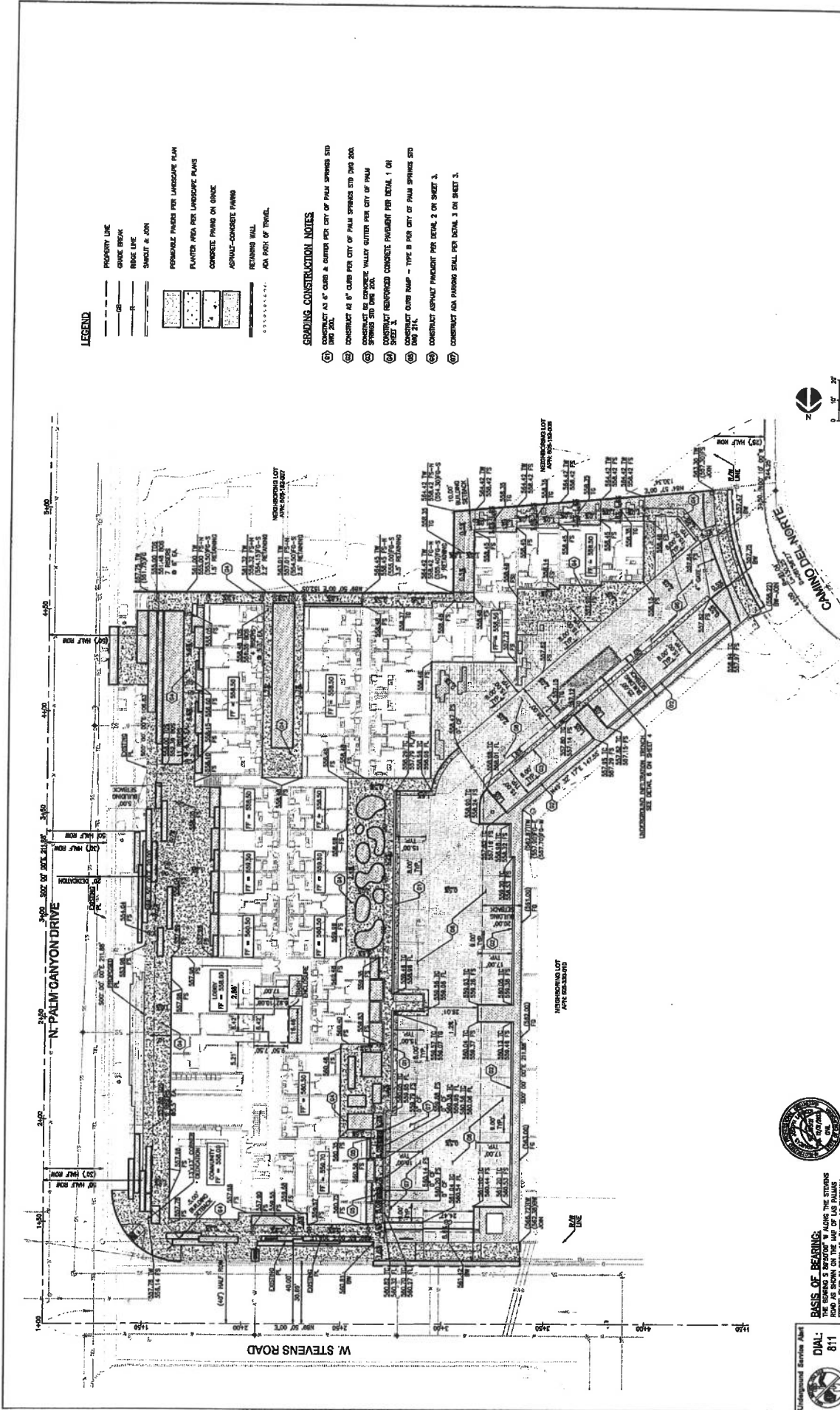
**ABBREVIATIONS:**  
 List of abbreviations used in the survey.

**COMMENTS:**  
 1. THIS SURVEY DOES NOT INCLUDE ANY RIGHTS OR INTERESTS IN REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS, THAT MAY BE NECESSARY FOR THE FULL ENJOYMENT OF THE REAL PROPERTY SHOWN HEREON.  
 2. THE SURVEY DOES NOT INCLUDE ANY RIGHTS OR INTERESTS IN REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS, THAT MAY BE NECESSARY FOR THE FULL ENJOYMENT OF THE REAL PROPERTY SHOWN HEREON.  
 3. THE SURVEY DOES NOT INCLUDE ANY RIGHTS OR INTERESTS IN REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS, THAT MAY BE NECESSARY FOR THE FULL ENJOYMENT OF THE REAL PROPERTY SHOWN HEREON.

**SURVEYOR'S NOTES:**  
 1. THIS SURVEY DOES NOT INCLUDE ANY RIGHTS OR INTERESTS IN REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS, THAT MAY BE NECESSARY FOR THE FULL ENJOYMENT OF THE REAL PROPERTY SHOWN HEREON.  
 2. THE SURVEY DOES NOT INCLUDE ANY RIGHTS OR INTERESTS IN REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS, THAT MAY BE NECESSARY FOR THE FULL ENJOYMENT OF THE REAL PROPERTY SHOWN HEREON.  
 3. THE SURVEY DOES NOT INCLUDE ANY RIGHTS OR INTERESTS IN REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS, THAT MAY BE NECESSARY FOR THE FULL ENJOYMENT OF THE REAL PROPERTY SHOWN HEREON.

**SURVEYOR'S CERTIFICATE:**  
 I, J. H. WOLLERBACHER, a duly licensed and duly qualified Surveyor in the State of California, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the parties to the survey, and that the same has been filed for record in the County of Riverside, California. Witness my hand and the seal of the State of California, this 22nd day of August, 2020.

**TITLE DIGEST - EXCEPTIONS TO COVERAGE**  
 1. THIS DIGEST IS INTENDED TO PROVIDE A SUMMARY OF THE MATERIALS REVIEWED IN CONNECTION WITH THE ISSUANCE OF THIS REPORT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.  
 2. THIS DIGEST IS INTENDED TO PROVIDE A SUMMARY OF THE MATERIALS REVIEWED IN CONNECTION WITH THE ISSUANCE OF THIS REPORT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.  
 3. THIS DIGEST IS INTENDED TO PROVIDE A SUMMARY OF THE MATERIALS REVIEWED IN CONNECTION WITH THE ISSUANCE OF THIS REPORT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



**LEGEND**

- PROPERTY LINE
- GRADE BREAK
- ROSE LINE
- SMOOTH & JOIN

PERMISSIBLE FINISHES FOR LANDSCAPE PLAN  
 PAINTED AREA FOR LANDSCAPE PLANS  
 CONCRETE FINISH ON GRADE  
 ASPHALT-CONCRETE FINISH  
 RETAINED WALL  
 ADA PATH OF TRAVEL

**GRADING CONSTRUCTION NOTES**

- 1) CONSTRUCT 18" CURB & GUTTER PER CITY OF PALM SPRINGS STD DWD 204.
- 2) CONSTRUCT 18" CURB PER CITY OF PALM SPRINGS STD DWD 204.
- 3) CONSTRUCT 18" CONCRETE VALLEY GUTTER PER CITY OF PALM SPRINGS STD DWD 204.
- 4) CONSTRUCT 18" CONCRETE VALLEY GUTTER PER CITY OF PALM SPRINGS STD DWD 204.
- 5) CONSTRUCT 18" CONCRETE VALLEY GUTTER PER CITY OF PALM SPRINGS STD DWD 204.
- 6) CONSTRUCT CURB RAMP - TYPE B PER CITY OF PALM SPRINGS STD DWD 214.
- 7) CONSTRUCT ASPHALT PAVEMENT PER DETAIL 2 ON SHEET 2.
- 8) CONSTRUCT ASPHALT PAVEMENT PER DETAIL 3 ON SHEET 3.



**BASIS OF BEARING:**  
 THE BEARING & DISTANCE TO ADJACENT STREETS  
 SHOWN ON THIS PLAN ARE BASED ON THE 1983  
 STATE PLAT MAP BOOK 15, PAGES 13 THROUGH  
 18 INCLUSIVE, OF MAP.

Underground Service Alert  
 DIAL 811

CITY OF PALM SPRINGS, CALIFORNIA 1475 N. PALM CANYON DRIVE PRECISE GRADING PLAN		E-1581 6 OF 12
PROJECT NO.: 15122 DATE: 07/2017 PROJECT NAME: PRECISE GRADING PLAN FOR 1475 N. PALM CANYON DRIVE	SHEET NO.: 6 OF 12	SCALE: 1" = 40' NORTH ARROW
LFA LANDSCAPE ARCHITECTURE, INC. 210 MAIN STREET PALM SPRINGS, CA 92262 TEL: 760.325.1111	REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA NO. 15122	REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT STATE OF CALIFORNIA NO. 15122

#1 HARDWARE

**TREES & PALMS**



CELESTIAL CYPRESS  
50' H. PALM TREE



MICHIGAN PALM



CHANDLER PALM



MILWAUKEE PALM  
40' H. PALM TREE

**CACTI**



CHONCHALIS SAGUARO  
20' H. CACTUS



CHONCHALIS SAGUARO  
20' H. CACTUS



CHONCHALIS SAGUARO  
20' H. CACTUS

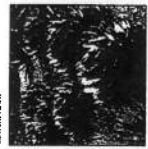


CHONCHALIS SAGUARO  
20' H. CACTUS

**ROCKS & GRAVEL**



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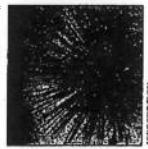


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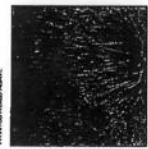


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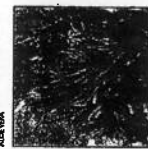
**CEMENT & CONCRETE**



ANTIQUE GRANITE

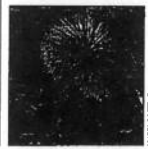


ANTIQUE GRANITE



ANTIQUE GRANITE

**WOODS**



REDFRUIT



REDFRUIT



REDFRUIT

**WOODS**



REDFRUIT



REDFRUIT



REDFRUIT

**WOODS**



REDFRUIT



REDFRUIT



REDFRUIT

**WOODS**



REDFRUIT



REDFRUIT



REDFRUIT

**WOODS**



REDFRUIT

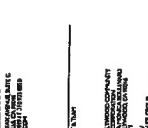


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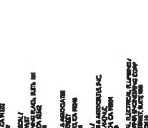


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**WOODS**



REDFRUIT

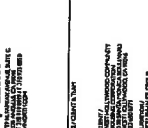


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REDFRUIT

**WOODS**



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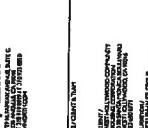


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REDFRUIT

**WOODS**



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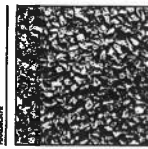
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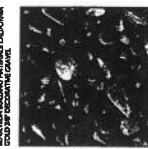
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#1 HARDWARE

**WOODS**



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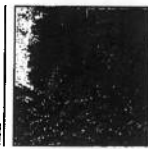


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**WOODS**



REDFRUIT



REDFRUIT



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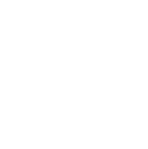
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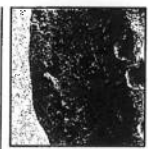


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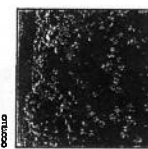
**WOODS**



REDFRUIT



REDFRUIT



REDFRUIT

**WOODS**



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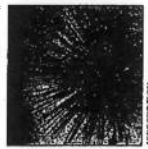


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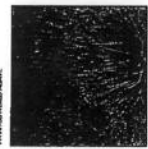


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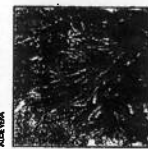
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REDFRUIT



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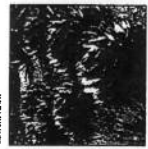


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**WOODS**



REDFRUIT



REDFRUIT



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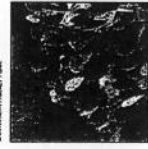
**WOODS**



REDFRUIT



REDFRUIT



REDFRUIT

**WOODS**



REDFRUIT



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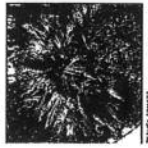


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**WOODS**



REDFRUIT



REDFRUIT



REDFRUIT

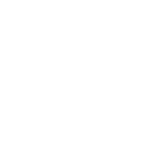
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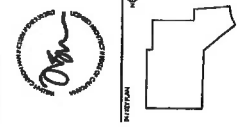
REDFRUIT



REDFRUIT



REDFRUIT



INSTITUTIONAL  
PAVING SYSTEMS  
CALIFORNIA, U.S.A.

PLANTING & HARDSCAPE PALETTE

L092

PLANTING & HARDSCAPE PALETTE

#1 HARDWARE



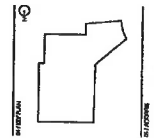
STAIRWAYS

**RAMMETH**  
517 N. PALM CANYON DRIVE  
PALMS SPRING, CALIFORNIA 92514  
PH: (951) 875-8800  
WWW.RAMMETH.COM

BY CHERRY BLUNT  
CHERRY BLUNT ARCHITECTS  
1000 N. UNIVERSITY AVENUE  
SUITE 100  
PALMS SPRING, CALIFORNIA 92514  
PH: (951) 875-8800  
WWW.CHERRYBLUNT.COM

CONTRACTOR: J. R. HENNINGSON  
GENERAL CONTRACTOR: J. R. HENNINGSON  
ARCHITECT: CHERRY BLUNT ARCHITECTS  
STRUCTURAL ENGINEER: W. H. HENNINGSON  
MECHANICAL ENGINEER: W. H. HENNINGSON  
ELECTRICAL ENGINEER: W. H. HENNINGSON  
PLUMBING ENGINEER: W. H. HENNINGSON  
FIRE ENGINEER: W. H. HENNINGSON  
LANDSCAPE ARCHITECT: W. H. HENNINGSON  
INTERIOR DESIGNER: W. H. HENNINGSON  
PAINT CONTRACTOR: W. H. HENNINGSON  
ROOF CONTRACTOR: W. H. HENNINGSON  
CURB CONTRACTOR: W. H. HENNINGSON  
CONCRETE CONTRACTOR: W. H. HENNINGSON  
MASON CONTRACTOR: W. H. HENNINGSON  
GLASS CONTRACTOR: W. H. HENNINGSON  
IRONWORK CONTRACTOR: W. H. HENNINGSON  
STEEL CONTRACTOR: W. H. HENNINGSON  
WELDING CONTRACTOR: W. H. HENNINGSON  
CABINET CONTRACTOR: W. H. HENNINGSON  
COUNTER CONTRACTOR: W. H. HENNINGSON  
CEILING CONTRACTOR: W. H. HENNINGSON  
FLOORING CONTRACTOR: W. H. HENNINGSON  
PAINTING CONTRACTOR: W. H. HENNINGSON  
SANITARY CONTRACTOR: W. H. HENNINGSON  
SEWER CONTRACTOR: W. H. HENNINGSON  
WATER CONTRACTOR: W. H. HENNINGSON  
TERRAZZO CONTRACTOR: W. H. HENNINGSON  
MIRROR CONTRACTOR: W. H. HENNINGSON  
CLOCK CONTRACTOR: W. H. HENNINGSON  
CURTAIN CONTRACTOR: W. H. HENNINGSON  
FURNITURE CONTRACTOR: W. H. HENNINGSON  
LUMBER CONTRACTOR: W. H. HENNINGSON  
METAL CONTRACTOR: W. H. HENNINGSON  
PLASTER CONTRACTOR: W. H. HENNINGSON  
ROOFING CONTRACTOR: W. H. HENNINGSON  
SOUND CONTRACTOR: W. H. HENNINGSON  
STAINED GLASS CONTRACTOR: W. H. HENNINGSON  
TILE CONTRACTOR: W. H. HENNINGSON  
WOOD CONTRACTOR: W. H. HENNINGSON

BY DESIGNS REFERENCE



517 N. PALM CANYON DRIVE  
PALMS SPRING, CALIFORNIA 92514

BY FOUNDERS

NO.	DESCRIPTION
1	FOUNDATION
2	ROOF
3	WALLS
4	FLOORS
5	CEILING
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	IRONWORK
10	STEEL
11	WELDING
12	CABINETRY
13	COUNTERS
14	CEILING
15	FLOORING
16	PAINTING
17	SANITARY
18	SEWER
19	WATER
20	TERRAZZO
21	MIRROR
22	CLOCK
23	CURTAIN
24	FURNITURE
25	LUMBER
26	METAL
27	PLASTER
28	ROOFING
29	SOUND
30	STAINED GLASS
31	TILE
32	WOOD

FIRST FLOOR  
LIFE SAFETY  
PLAN

BY PREPARED FOR

LS101

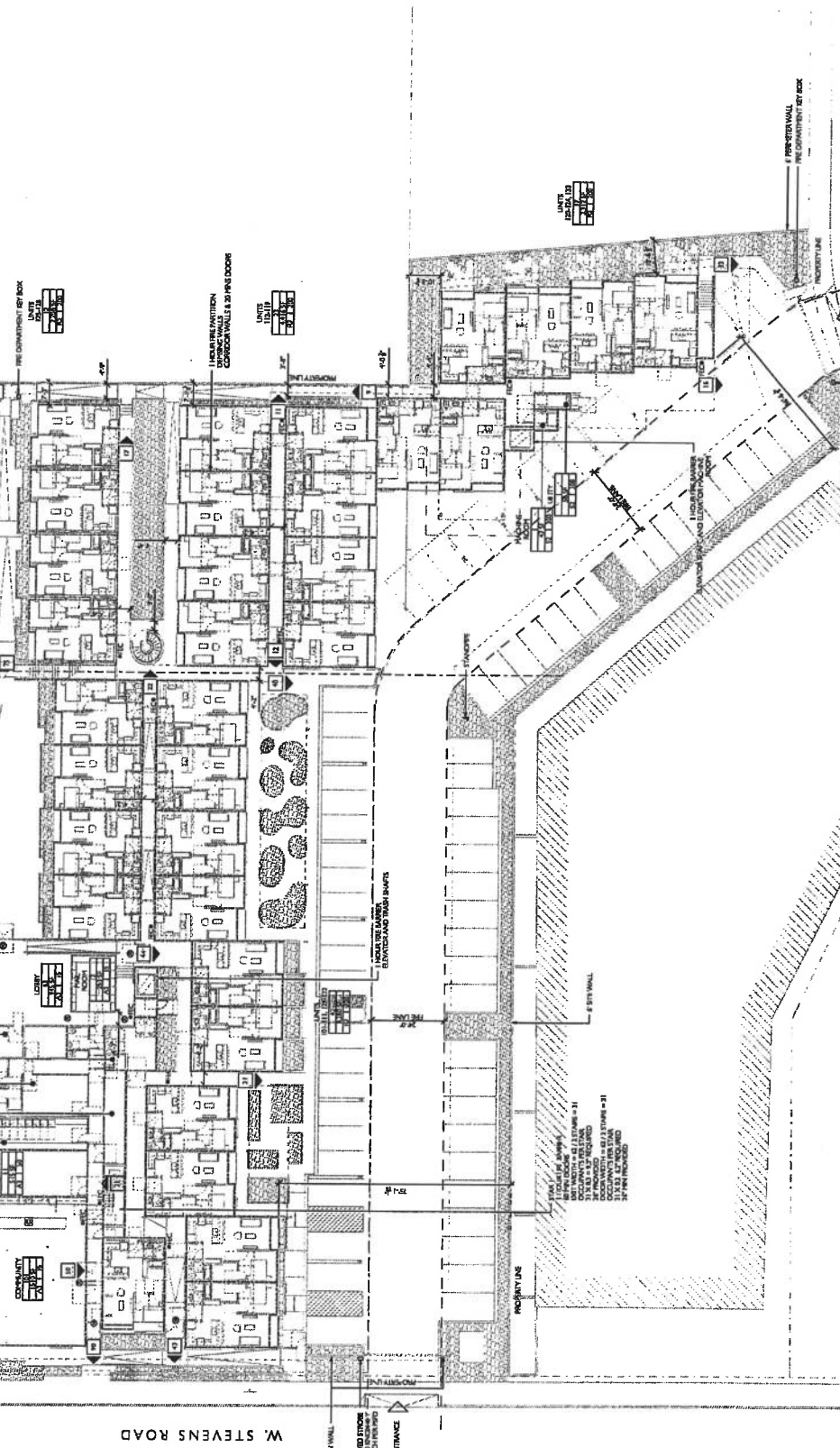
BY PROJECT NO. LS101.001

NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL WALLS SHALL BE 1/2" REINFORCED CONCRETE WITH 1/2" REINFORCING BARS AND INTERIOR WALLS SHALL BE 5/8" REINFORCED CONCRETE WITH 1/2" REINFORCING BARS AND EXTERIOR WALLS SHALL BE 1/2" REINFORCED CONCRETE WITH 1/2" REINFORCING BARS.

LEGEND

SYMBOL	TYPE	DESCRIPTION
[Symbol]	1 HOUR FIRE RESISTANT CONSTRUCTION	1 HOUR FIRE RESISTANT CONSTRUCTION
[Symbol]	2 HOUR FIRE RESISTANT CONSTRUCTION	2 HOUR FIRE RESISTANT CONSTRUCTION
[Symbol]	4 HOUR FIRE RESISTANT CONSTRUCTION	4 HOUR FIRE RESISTANT CONSTRUCTION
[Symbol]	1/2" REINFORCED CONCRETE	1/2" REINFORCED CONCRETE
[Symbol]	5/8" REINFORCED CONCRETE	5/8" REINFORCED CONCRETE
[Symbol]	2" REINFORCED CONCRETE	2" REINFORCED CONCRETE
[Symbol]	4" REINFORCED CONCRETE	4" REINFORCED CONCRETE
[Symbol]	8" REINFORCED CONCRETE	8" REINFORCED CONCRETE
[Symbol]	12" REINFORCED CONCRETE	12" REINFORCED CONCRETE
[Symbol]	16" REINFORCED CONCRETE	16" REINFORCED CONCRETE
[Symbol]	20" REINFORCED CONCRETE	20" REINFORCED CONCRETE
[Symbol]	24" REINFORCED CONCRETE	24" REINFORCED CONCRETE
[Symbol]	28" REINFORCED CONCRETE	28" REINFORCED CONCRETE
[Symbol]	32" REINFORCED CONCRETE	32" REINFORCED CONCRETE
[Symbol]	36" REINFORCED CONCRETE	36" REINFORCED CONCRETE
[Symbol]	40" REINFORCED CONCRETE	40" REINFORCED CONCRETE
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[Symbol]	48" REINFORCED CONCRETE	48" REINFORCED CONCRETE
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[Symbol]	92" REINFORCED CONCRETE	92" REINFORCED CONCRETE
[Symbol]	96" REINFORCED CONCRETE	96" REINFORCED CONCRETE
[Symbol]	100" REINFORCED CONCRETE	100" REINFORCED CONCRETE



CAMINO NORTE  
FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

N. PALM CANYON DRIVE

W. STEVENS ROAD

11/17/2017

**GALEKRETH**  
ARCHITECTS  
1000 N. PALM CANYON DRIVE  
PALM SPRINGS, CA 92262  
PH: 951.321.1111

**CLIENT'S NAME**  
MGM RESORTS & CASINO  
1000 N. PALM CANYON DRIVE  
PALM SPRINGS, CA 92262  
PH: 951.321.1111

**PROJECT NAME**  
MGM PALM SPRINGS  
1000 N. PALM CANYON DRIVE  
PALM SPRINGS, CA 92262  
PH: 951.321.1111

**DATE**  
11/17/2017

**SCALE**  
AS SHOWN

**PROJECT NO.**  
17-001

**DATE**  
11/17/2017

**PROJECT NO.**  
17-001

**DATE**  
11/17/2017

**PROJECT NO.**  
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11/17/2017

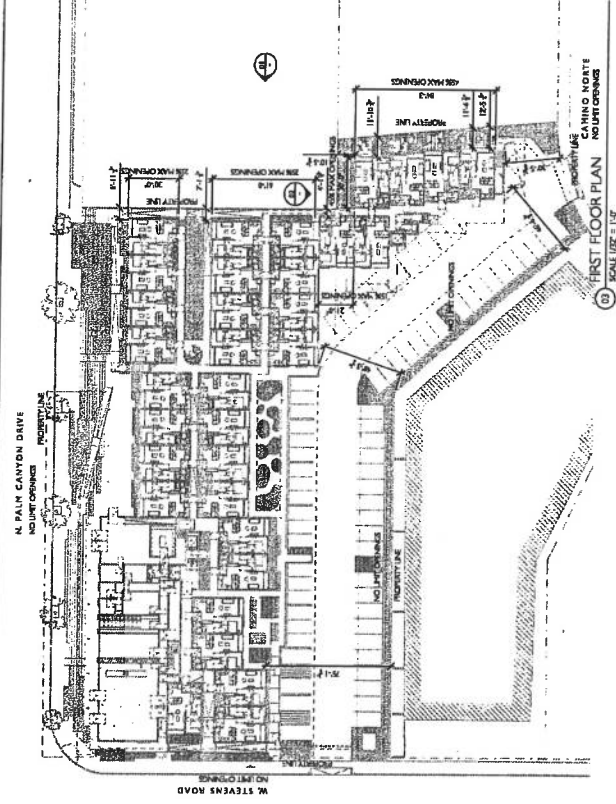
**PROJECT NO.**  
17-001

**DATE**  
11/17/2017

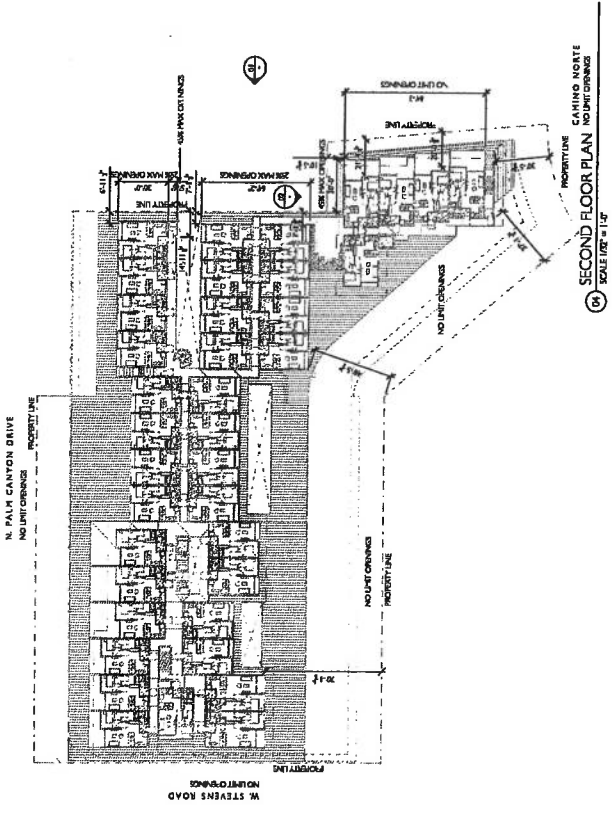
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17-001

**DATE**  
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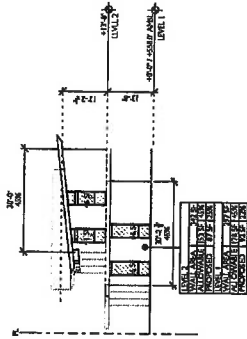
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17-001



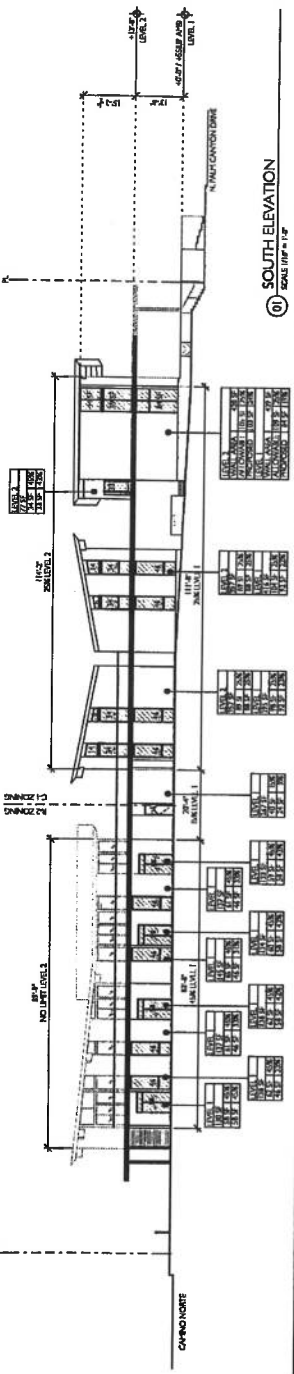
① FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



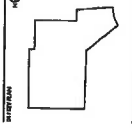
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SCALE 1/8" = 1'-0"



③ EAST ELEVATION  
SCALE 1/8" = 1'-0"



④ SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



MGM PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA, 92262

NO. 1	DATE	11/17/2017
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NO. 97	DATE	11/17/2017
NO. 98	DATE	11/17/2017
NO. 99	DATE	11/17/2017
NO. 100	DATE	11/17/2017

ALLOWABLE OPENINGS

LS301

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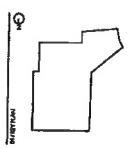


STEVENS ROAD

**CONTRACT**  
71 UNIT, 2-STORY AFFORDABLE HOUSING COMPLEX  
150 N. PALM CANYON DRIVE, PALMS SPRING, CALIFORNIA, 92567  
DATE: 05/15/2018

**DESIGNER**  
MARTIN, MALCOLM & ASSOCIATES  
150 N. PALM CANYON DRIVE, SUITE 100  
PALMS SPRING, CALIFORNIA 92567  
TEL: 951.261.1111  
WWW.MMAA.COM

**PROJECT**  
71 UNIT, 2-STORY AFFORDABLE HOUSING COMPLEX



**PROJECT**  
150 N. PALM CANYON DRIVE, PALMS SPRING, CALIFORNIA, 92567

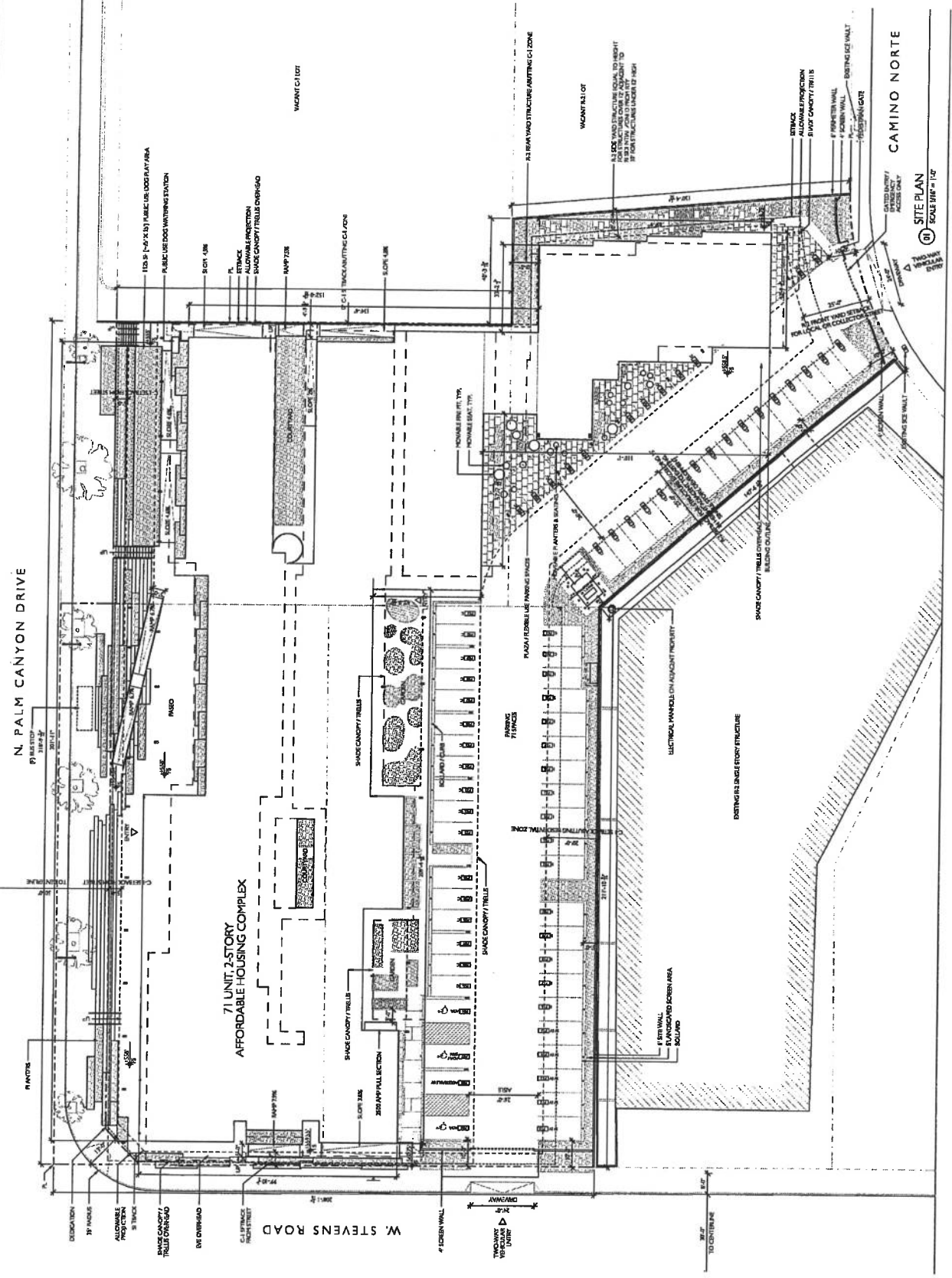
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2	05/15/2018	PRELIMINARY DESIGN
3	05/15/2018	FINAL DESIGN
4	05/15/2018	CONSTRUCTION PERMITS
5	05/15/2018	CONSTRUCTION
6	05/15/2018	FINAL AS-BUILT
7	05/15/2018	OPERATION
8	05/15/2018	MAINTENANCE

**SITE PLAN**

**STEVENS ROAD**

**A101**

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



N. PALM CANYON DRIVE

71 UNIT, 2-STORY AFFORDABLE HOUSING COMPLEX

W. STEVENS ROAD

CAMINO NORTE

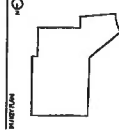
**SITE PLAN**  
**SCALE 1/8" = 1'-0"**

**PROJECT**  
150 N. PALM CANYON DRIVE, PALMS SPRING, CALIFORNIA, 92567

STANDARD

**SKANSKA**  
ARCHITECTURAL  
SERVICES  
INC.

PROJECT: [unreadable]  
OWNER: [unreadable]  
ARCHITECT: [unreadable]  
DATE: [unreadable]



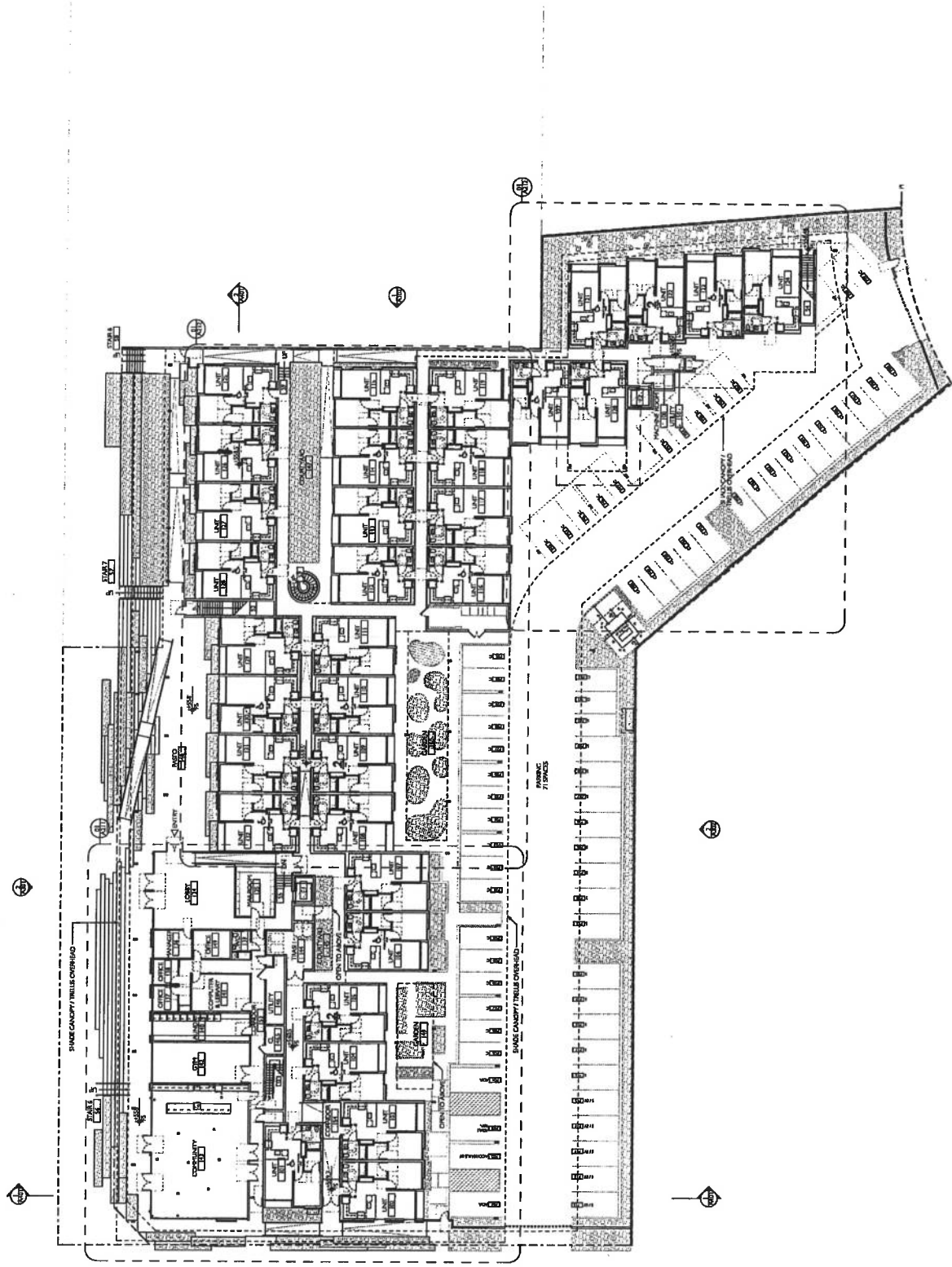
THIS PLAN IS FOR INFORMATION ONLY  
AND IS NOT TO BE USED FOR CONSTRUCTION

NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	STEEL
4	MECHANICAL
5	ELECTRICAL
6	PLUMBING
7	PAINT
8	GLASS
9	LANDSCAPE
10	FINISH
11	MECHANICAL
12	ELECTRICAL
13	PLUMBING
14	PAINT
15	GLASS
16	LANDSCAPE
17	FINISH

FIRST FLOOR PLAN

A201

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



STANDARD

**PLANETS**  
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STANDARD

**STANDARD**  
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STANDARD



STANDARD

STANDARD

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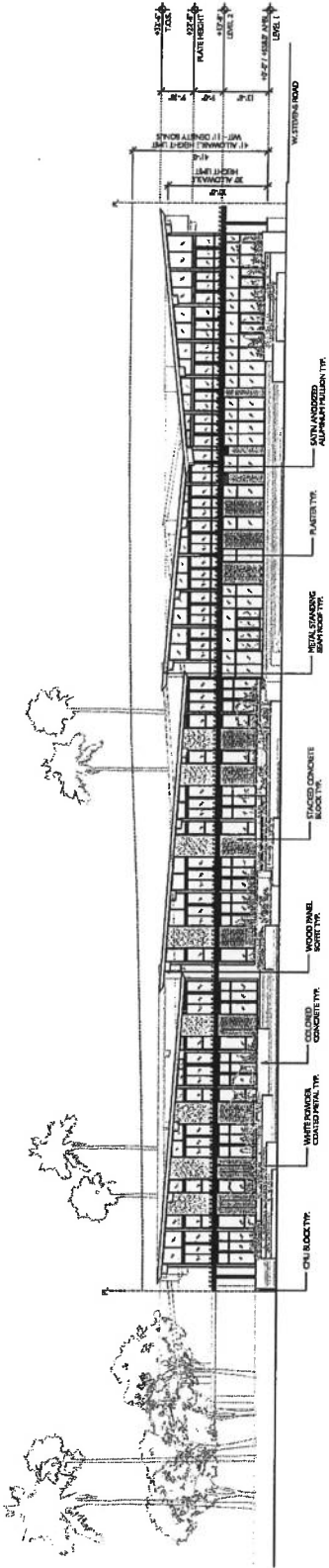
ELEVATIONS

STANDARD

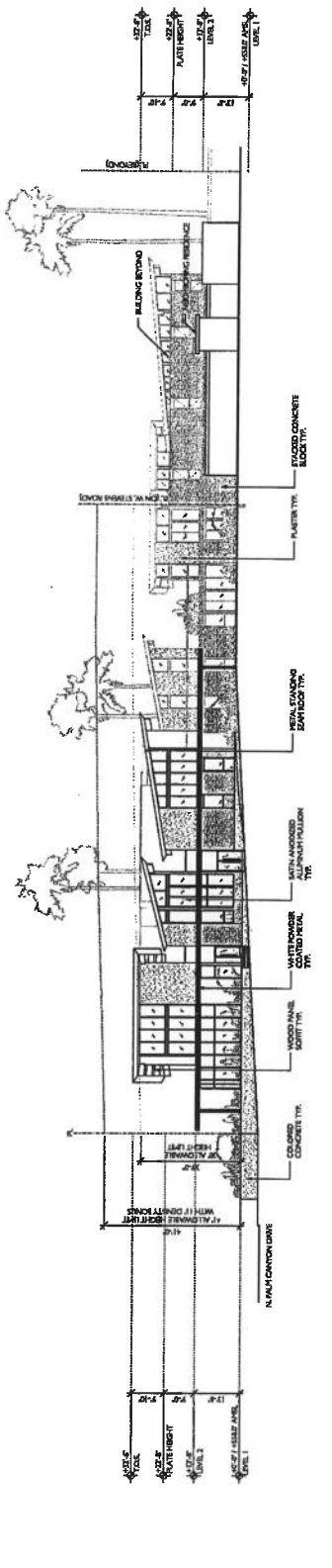
A301

01 NORTH ELEVATION / W. STEVENS ROAD  
SCALE 1/16" = 1'-0"

STANDARD



02 EAST ELEVATION / N. PALM CANYON  
SCALE 1/16" = 1'-0"



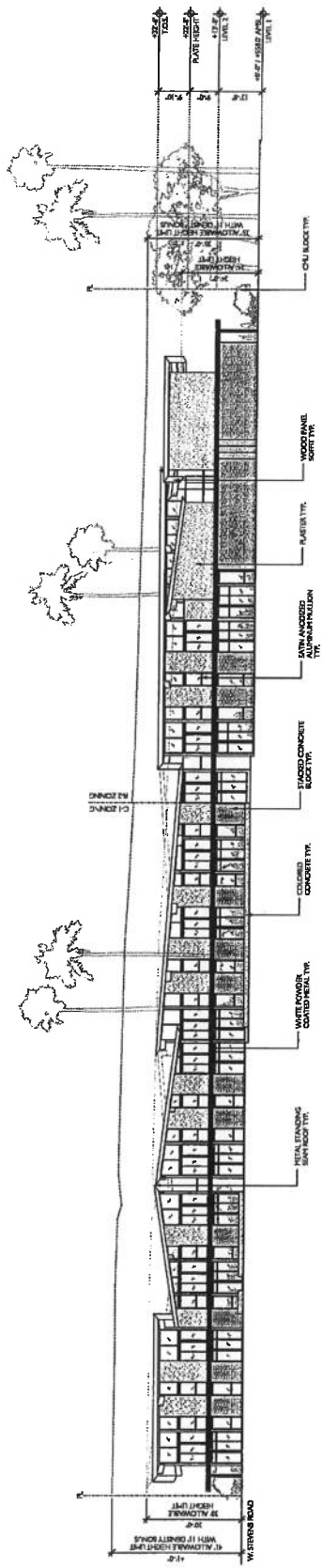
01 NORTH ELEVATION / W. STEVENS ROAD  
SCALE 1/16" = 1'-0"

STATIONING

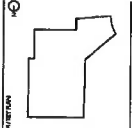
**PLAN NORTH**  
11 1/2" X 17 1/2" SCALE  
DATE: 01/15/10

**GENERAL NOTES:**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD CHARACTERISTICS.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD CHARACTERISTICS.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD CHARACTERISTICS.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD CHARACTERISTICS.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD CHARACTERISTICS.



**(B) WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

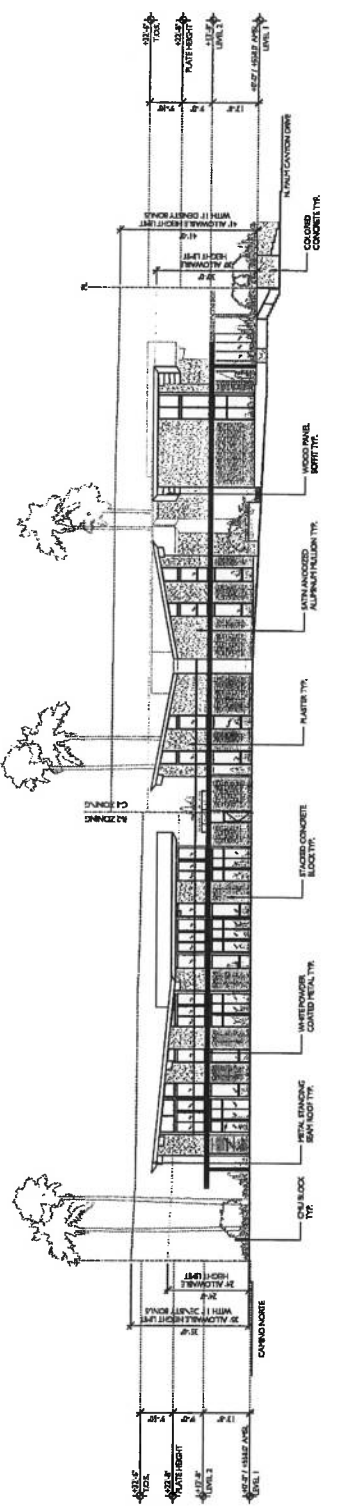


STATIONING

**PLAN NORTH**  
11 1/2" X 17 1/2" SCALE  
DATE: 01/15/10

**GENERAL NOTES:**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
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- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOOD CHARACTERISTICS.



**(C) SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**A302**

STATIONING

DATE: 04/20/2017

**SAVANNA**  
ARCHITECTURAL FIRM, P.C.  
1000 W. 10TH AVENUE  
DENVER, CO 80202

PROJECT: A602

CLIENT: UNIVERSITY OF COLORADO  
1000 W. 10TH AVENUE  
DENVER, CO 80202  
ARCHITECT: SAVANNA ARCHITECTURAL FIRM, P.C.  
1000 W. 10TH AVENUE  
DENVER, CO 80202  
DATE: 04/20/2017  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: AS SHOWN  
PROJECT NO.: A602  
SHEET NO.: 10/17

STAIR PLAN



DATE: 04/20/2017



PROJECT: A602

100 N. PALM CANYON DRIVE  
PALO ALTO, CALIFORNIA 94301

DATE: 04/20/2017

NO.	DATE	DESCRIPTION
1	04/20/2017	ISSUED FOR PERMIT
2	04/20/2017	ISSUED FOR PERMIT
3	04/20/2017	ISSUED FOR PERMIT
4	04/20/2017	ISSUED FOR PERMIT
5	04/20/2017	ISSUED FOR PERMIT
6	04/20/2017	ISSUED FOR PERMIT
7	04/20/2017	ISSUED FOR PERMIT
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9	04/20/2017	ISSUED FOR PERMIT
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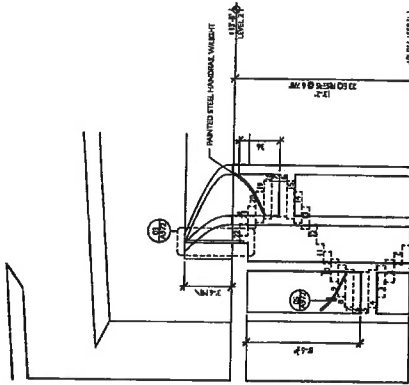
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STAIR  
PLANS &  
SECTIONS

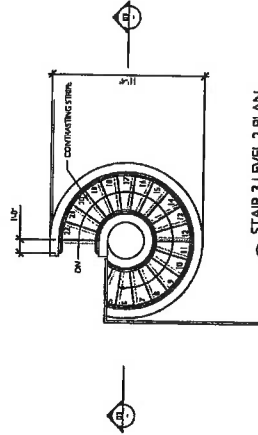
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A602

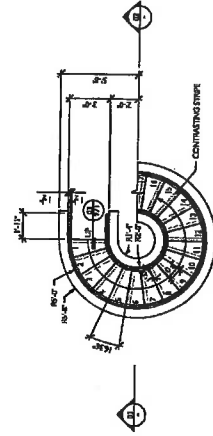
UNIVERSITY OF COLORADO



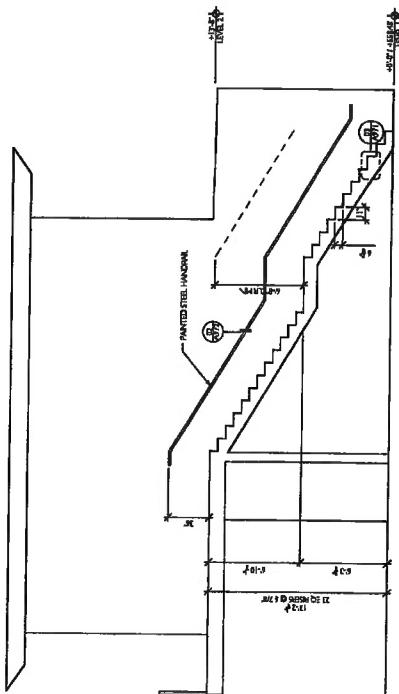
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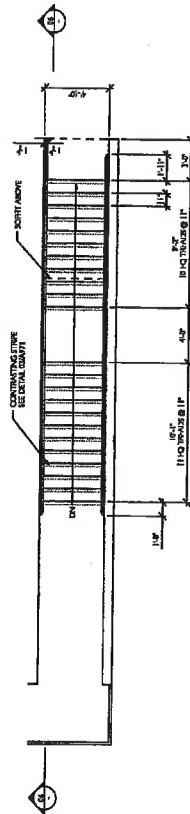
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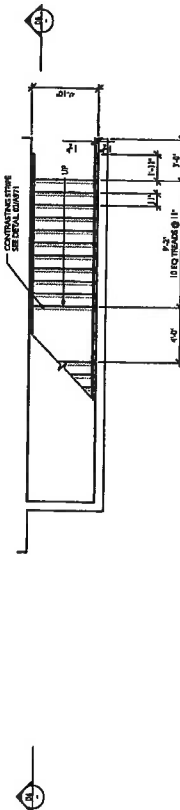
05 STAIR 3 LEVEL 1 PLAN  
SCALE: 1/8" = 1'-0"



06 STAIR 4 SECTION  
SCALE: 1/8" = 1'-0"



08 STAIR 4 LEVEL 2 PLAN  
SCALE: 1/8" = 1'-0"



09 STAIR 4 LEVEL 1 PLAN  
SCALE: 1/8" = 1'-0"



## ALOE PALM CANYON

### HAP EXHIBIT C

The project site for Aloe Palm Canyon is a 1.75 acres on a vacant lot located at 1475 N. Palm Canyon Drive, Palm Springs, CA

Assessor's Parcel Number(s): 505-182-010, 505-182-004

The total number of units covered by this Agreement is 32.

The contract units will be distributed throughout the first and second floors of the building footprint.  
**Number of contract units by area (size) and number of bedrooms and bathrooms;**

<b>No. of Units</b>	<b>Unit Size</b>	<b>Baths</b>	<b>Ave. Sq. Ft.</b>
32	1 bedroom	1	553

Services will be provided to residents as previously described in this application.

Maintenance for the common areas will be performed by Barker Management Inc. The property management company has staff that performs emergency work or standard repairs within the building.

Pest control services are by contract and are performed in the building on a continuous basis. Capital improvement work on the building, beyond the scope of routine maintenance, will be performed by a licensed contractor when necessary. The property management company will review the scope of work and approve selection of a licensed contractor for activity involving major plumbing, electrical, or mechanical systems.

The exterior of the building will require routine maintenance. The interior common areas of the building will be painted as needed. Units will be painted on an as-needed basis when tenants move out. Annual inspections of the building to assess maintenance needs will be conducted by the property management company and reviewed by Contractor's representative. The on-site manager is responsible for conducting ongoing assessments of common areas. Unit inspections will be conducted at least annually, and as needed, with prior notice to tenants.

Tenants with maintenance requests will complete a request for service form and present it to the resident manager. The manager will submit the request to the maintenance department and arrange for the work to be completed. The manager will make a determination as to whether the request requires emergency or routine attentions. All emergency repairs will be conducted within 24hours of the request. Detailed provisions for repairs are incorporated into the management agreement.

Equipment:

All 37 units will be furnished as follows without additional charges to the tenants:

- A fully furnished kitchen including stove, oven and a refrigerator.

**Common areas Furnishings**

- Computer room with computers and printers, software for educational, professional and entertainment use.
- Community Room with fully furnished kitchen as noted above
- Recreation room
- A TV with access to cable programming
- Lounging chairs
- Donated books and games
- A grill for barbecuing
- Benches, chairs, tables and umbrellas
- Laundry Machines

**Utilities available to the contract units, including a specification of utility services to be paid by owner (without charges in addition to rent) and utility services to be paid by the tenant.**

Item	Landlord Pays/Provides	Tenant Pays
Hot Water	X	
Water	X	
Basic Electricity		X
Electric - Cooking		X
Heat - Electric		X
Air Conditioning		X
Heat - Gas	N/A	
Sewer Service	X	
Garbage Collection	X	
Refrigerator		Included in Basic Electricity
Gas Stove	N/A	
Telephone/Cable		X

**Estimated initial rent to owner for the contract units.**

**Bedroom Size**

**Estimated Initial Contract Rent**

1-BR

\$ 1,537

## **Exhibit D**

**Form of PBV Housing Assistance Payments (HAP) Contract**

**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  
Aloe Palm Canyon, L.P. (owner).

**b. Contents of contract**

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

**c. Contract exhibits**

The HAP contract includes the following exhibits:

EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY

---

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

Previous editions are obsolete

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

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

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

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

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

ADDITIONAL EXHIBITS

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

**Single-Stage Project**

This is a single-stage project. For all contract units, the effective date of the HAP contract is: 03/01/2025

**Multi-Stage Project**

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

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

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

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

**e. Term of the HAP contract**

**1. Beginning of term**

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

**2. Length of initial term**

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

**3. Extension of term**

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

**4. Requirement for sufficient appropriated funding**

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

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

**f. Occupancy and payment**

**1. Payment for occupied unit**

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

**2. Vacancy payment**

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

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

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

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

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

**g. Income-mixing requirement**

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



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

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

- Public Housing or Operating Funds;
- Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
- 25 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;
- Rental Assistance Program;
- Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: 25. 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:

25

- 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:

25

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: ADD 5/23/2023 DATE  
AMRIT P. DHILLON

<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)  <b>Housing Authority of the County of Riverside</b>
By: Signature of authorized representative
<b>Heidi Marshall, Executive Director</b> Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print)  <b>Aloe Palm Canyon, L.P., a California limited partnership</b>
By: (Signature Block Attached) Signature of authorized representative
<b>Jesse Slansky, CEO &amp; President</b> Name and official title (Print)
Date

Previous editions are obsolete

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

**HUD 52530A Page - 9 of Part 1  
(07/2019)**

**FORM**

Aloe Palm Canyon, L.P.,  
a California limited partnership

By: Aloe Palm Canyon LLC,  
a California limited liability company,  
its general partner

By: West Hollywood Community Housing Corporation,  
a California nonprofit public benefit corporation,  
its sole member/manager

By: \_\_\_\_\_  
Jesse Slansky,  
President and Chief Executive 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.)

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

<b>STAGE NO. 2:</b> The Contract is hereby executed for the contract units in this stage. <b>STAGE EFFECTIVE DATE:</b> The effective date of the Contract for this stage is:
Date
<b>PUBLIC HOUSING AGENCY (PHA)</b> Name of PHA (Print)
By: Signature of authorized representative
Name and official title (Print)
Date
<b>OWNER</b> Name of Owner (Print)
By: Signature of authorized representative
Name and official title (Print)
Date

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



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

**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.

# Exhibit A of HAP

**EXHIBIT A**

**Project Name: Aloe Palm Canyon**

**Address: 1475 N. Palm Canyon Drive**

**APN: 505-182-010, 505-182-004**

**Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: 37**

**Total Number Units in the Project: 71**

**Description and Quantity in Project:**

**PBV units: 32 1-bedroom,**

**Total units: 71 1-bedroom**

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

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

<b>Bedroom/Bathroom</b>	<b>AMI</b>	<b>Quantity</b>	<b>Unit #s and Accessible Features</b>
One Bedroom/	20%	25	101,102,103,104,106,111,113,118,122,124,126,131,133,204,208,212,215,218,221,227,230,232,234,238,
One Bedroom/	30%	7	105,109,117,129,210,223, 236
	<b>Total</b>	<b>32 Units</b>	

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

- **Contract rent for**
  - **1br \$1,537 - \$59(Utility Allowance) = \$1,478 Contract Rent**

**ALOE PALM CANYON**  
**HAP EXHIBIT B**

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

**Building**

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

**Laundry**

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

**Kitchen Appliances**

- Stove/Oven
- Garbage Disposal
- Refrigerator



## ALOE PALM CANYON

### HAP EXHIBIT C

#### **Utilities**

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

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

water, sewer, trash, gas (hot water)

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

Telephone/cable, electric, internet

## ALOE PALM CANYON

### HAP EXHIBIT D

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

##### At Section 504 Accessible Units

###### **Building:**

101,104,106,108,110,112,114,116,118,121,123,125,128,130,132,133,201,205,206,207,209,211,213,215,217,219,220,222,224,226,228,229,231,233,235,237

- 1st 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: 105,109,122,126,204,218,221,230**

- 1<sup>st</sup> & 2<sup>nd</sup> floor units
- Visual/flashing doorbell
- Additional audible/visual fire alarms

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

**CONSENT TO ASSIGNMENT OF  
AHAP AND HAP CONTRACT  
AS SECURITY FOR FINANCING (PBV)**

OMB Control #2577-0169

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

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

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

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

**Section 8 HAP Contract Number:** 2023-001-PBV\_\_

**Project Name:** Aloe Palm Canyon

**Project Location:** 1475 N. Palm Canyon Drive  
Palm Springs, California 92262

**Assessor's Parcel Numbers:**  
505-182-010, 505-182-004

## II. NAMES

**Contract Administrator (PHA):** Housing Authority of the County of Riverside

**Contract Administrator (PHA) address:**

Housing Authority of the County of Riverside  
5555 Arlington Avenue  
Riverside, California 92504-2506

**Owner:** Aloe Palm Canyon, L.P.

**Owner address:**

7530 Santa Monica Boulevard  
West Hollywood, California 90046

**Lender:** Perm Lender

**Lender address:**

Anson Snyder  
2029 Century Park East 30th Floor  
Los Angeles, CA 90067  
[Anson.Snyder@jll.com](mailto:Anson.Snyder@jll.com)

**Lender:** Construction Lender

Silicon Valley Bank, a division of First-Citizens Bank & Trust Company

**Lender Address:**

Fiona Hsu, Head of Community Development Finance  
505 Howard Street, 3rd Floor  
San Francisco, CA 94105  
[fhsu@svb.com](mailto:fhsu@svb.com)

## **II. DEFINITIONS**

**ACC.** Annual Contributions Contract.

**AHAP CONTRACT.** The Agreement To Enter Into Housing Assistance Payments Contract (the "AHAP") 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 HAP 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 a successor in interest.

**HAP CONTRACT.** The 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 or the HAP Contract, including the lender, and assignees of the lender's security interest.

**SUCCESSOR.** The term "successor" includes an assignee.

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#### **IV. BACKGROUND**

Pursuant to the terms of the AHAP Contract, neither the AHAP 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.

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The consent to assignment of the AHAP Contract and the HAP Contract 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 and 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 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, 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

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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 non-procurement programs.



FORM APPROVED COUNTY COUNSEL  
5/23/23  
DATE  
BY: AMRIT P. DHILLON

**CONTRACT ADMINISTRATOR (PHA)**

Name of Contract Administrator (Print)

Housing Authority of the County of Riverside

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

Signature of authorized representative

Heidi Marshall, Executive Director

Name and official title (Print)

Date \_\_\_\_\_

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**OWNER AGREEMENT TO ASSIGNMENT AS SECURITY**

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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.

**OWNER**

**Aloe Palm Canyon, L.P.,**  
a California limited partnership

By: Aloe Palm Canyon LLC,  
a California limited liability company,  
its general partner

By: West Hollywood Community Housing Corporation,  
a California nonprofit public benefit corporation,  
its sole member/manager

By: \_\_\_\_\_  
Name: Jesse Slansky  
Title: CEO & President

Date: \_\_\_\_\_