

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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of Riverside

PHA Number: CA027

PHA Fiscal Year Beginning: 07/2004

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local office

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other: East County Office: 44-199 Monroe St., Suite B, Indio, CA 92201

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other: East County Office: 44-199 Monroe St., Suite B, Indio, CA 92201

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

A. Mission

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers: Compete for U.S. Department of Housing and Urban Development (HUD) affordable housing funding available to local housing authorities.
 - Reduce public housing vacancies: Increase outreach efforts, process and identify property of interest and strive to accomplish and maintain 95% occupancy.
 - Leverage private or other public funds to create additional housing opportunities: Seek opportunities to collaborate/partner with other public agencies, non-profit groups and private sector businesses to increase affordable housing and self-sufficiency activities.
 - Acquire or build units or developments
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) Reach high performer status in every possible indicator in the Public Housing Assessment Program.
 - Improve voucher management: (SEMAP score): Maintain high performer status in every possible indicator in the Section 8 Management Assessment Program.
 - Increase customer satisfaction: Continue using customer surveys to monitor customer satisfaction and make improvements in the overall level of satisfaction.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: As identified through needs assessment on older units, replace obsolete light fixtures, cabinetry and

flooring, as funding is available. Convert eastern county units from evaporative coolers to air conditioning systems due to extreme temperatures.

- Demolish or dispose of obsolete public housing: Request the disposition of scattered units of Public Housing in Riverside County and units located in high crime areas and high poverty areas. The tenants would be better served by being given a Section 8 Housing Choice Voucher to relocate to a more suitable area
- Provide replacement public housing:
- Provide replacement vouchers: Provide vouchers for those tenants displaced by the disposition of the properties, if approved.
- Other: (list below)
Issue and administer replacement or conversion vouchers upon invitation or request by HUD.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility information
- Conduct outreach efforts to potential voucher landlords: Continue to hold landlord workshop/outreach sessions and rental fairs on an as-needed basis.
- Increase voucher payment standards: Request exception payment standards and success rate payment standards.
- Implement voucher homeownership program: Work with the First Time Homebuyer's program already existing in Riverside County to assist voucher holders with either down payment assistance or closing costs.
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: Improve lighting at Public Housing sites identified through crime prevention strategies.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

Provide multi-family crime free prevention training/certification for any resident managers that are hired during the year. Update each development's multi-family crime free certification on an annual basis.

Provide training to resident managers to enable them to receive their California Certification in Residential Management.

Continue to hold Community Day activities at public housing sites.

Partner with other entities to provide vocational and other useful resident courses at Public Housing locations with community facilities and particularly through the ROSS program.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: Provide referral and support services and adopt administrative policies that encourage and support employment for participants.
 - Provide or attract supportive services to improve assistance recipients' employability: Use the partnership established with the Workforce Development Centers to make training and workforce links available to Section 8 participants and Public Housing residents.
 - Provide or attract supportive services to increase independence for the elderly and families with disabilities: Use the partnership established with the Workforce Development Centers to make training, workforce links and other supportive services available to elderly and disabled Section 8 and Public Housing participants.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Annual training of PHA staff and workshops for the Section 8 landlords will include fair housing information. Use the PHA's web site to provide information and a link to the Fair Housing Council of the County of Riverside, Legal Aid Services and the State of California's tenant-landlord handbook.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion

national origin, sex, familial status, and disability: Landlord workshops including fair housing information will be held quarterly and staff training annually.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: New landlords, vendors and contractors will be issued an Accessibility Notice and perspective landlords for the Section 8 program will receive this notice.

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The Agency Plan for the Housing Authority of the County of Riverside is standard plan comprised of a Five Year Plan and an Annual Plan. The Annual Plan contains:

- A statement of housing needs
- A statement of financial resources
- A statement of policies that govern eligibility, selection and admissions
- A statement of the rent determination policies
- A statement of operation and management
- A statement of grievance procedures
- A statement of capital improvements needs
- A statement of disposition of property that is planned for the next year
- A statement of homeownership programs administered and proposed
- A statement of the community service and self-sufficiency programs
- A statement of safety and crime prevention measures
- A statement of the policies and rules regarding ownership of pets in public housing
- A civil rights certification
- Recent results of fiscal year audit
- A statement of asset management

In the development of the Agency Plan, the Housing Authority solicited input from its program participants and the Resident Advisory Board. Meetings were held on October 15, 2003 and on November 12, 2003. The draft version of the Plan was sent to local non-profit agencies including The Fair Housing Council of Riverside County, to obtain comments and suggestions. As part of the planning process, the Housing Authority examined existing operations and needs and designed strategies to address those needs.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

The Annual Plan contains: A table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration (ca027a01)
- FY 2003 Capital Fund Program Annual Statement (ca027b01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (ca027c01)
- FY 2004 Capital Fund Program 5 Year Action Plan (ca027d01)
- Public Housing Drug Elimination Program (PHDEP)
- Comments of Resident Advisory Board or Boards (ca027e01) (must be attached if not included in PHA Plan text)
- Other
- Resident membership of PHA Governing Board (ca027f01)
- Pet Policy (ca027g01)
- Homeownership Administrative Plan (ca027h01)

Supporting Documents Available for Review

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans (HELP) | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| | Any cooperative agreement between the PHA and the TANF | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan for Section 8, Community Service for Public Housing | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) –need | Annual Plan: Safety and Crime Prevention |

| List of Supporting Documents Available for Review | | |
|--|---|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

- **Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

- **Housing Needs of Families in the Jurisdiction/s Served by the PHA**

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|----------------|-----------------------|---------------|----------------|-----------------------|-------------|------------------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 24,954 | 5 | 5 | 4 | 2 | 4 | 5 |
| Income >30% but <=50% of AMI | 22,292 | 5 | 5 | 4 | 2 | 4 | 4 |
| Income >50% but <80% of AMI | 27,034 | 2 | 4 | 4 | 2 | 4 | 3 |
| Elderly | 18,975 | 5 | 5 | 4 | 3 | 2 | 4 |
| Families with Disabilities | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Hispanic | 37,792 | 5 | 5 | 4 | 2 | 4 | 4 |
| Black (non-hispanic) | 8,707 | 5 | 5 | 4 | 2 | 4 | 4 |
| White (non-hispanic) | 104,688 | 5 | 5 | 4 | 2 | 4 | 4 |
| Other | 5,457 | 5 | 5 | 4 | 2 | 4 | 4 |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s: County of Riverside (1999-2004), Cities of Corona (2000), Hemet (2000), Moreno Valley (2000), Palm Springs (2000) and Riverside (2000).

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 32,687 | | 4,135 |
| Extremely low income <=30% AMI | 19,644 | 60.1 | |
| Very low income (>30% but <=50% AMI) | 10,887 | 33.3 | |
| Low income (>50% but <80% AMI) | 1,975 | 6.0 | |
| Income (> 80% AMI) | 181 | .6 | |
| Families with children | 19,708 | 60.3 | |
| Elderly families | 2,708 | 8.4 | |

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Families with Disabilities | 8,466 | 25.9 | |
| Single persons not elderly or disabled | 1,763 | 5.4 | |
| Hispanic | 9,478 | 29 | |
| Non-Hispanic | 22,819 | 69.8 | |
| Ethnicity not given | 390 | 1.2 | |
| White | 22,192 | 67.8 | |
| African-American | 7,535 | 23.1 | |
| American Indian | 408 | 1.3 | |
| Asian | 514 | 1.6 | |
| Pacific Islander | 204 | .6 | |
| Race not given | 1,834 | 5.6 | |
| Housing Needs of Families on the Waiting List | | | |
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 28,741 | | |
| Extremely low income <=30% AMI | 20,878 | 72.6 | |
| Very low income (>30% but <=50% AMI) | 6,380 | 22.2 | |
| Low income (>50% but <80% AMI) | 1,332 | 4.6 | |
| Moderate income (>80% AMI) | 151 | .5 | |
| Families with children | 16,025 | 55.8 | |
| Elderly families | 2,896 | 10.1 | |

| Housing Needs of Families on the Waiting List | | | |
|--|--------|------|--|
| Families with Disabilities | 7,677 | 26.7 | |
| Single persons not elderly or disabled | 2,143 | 7.5 | |
| Hispanic | 8,478 | 29 | |
| Non-Hispanic | 19,702 | 68.5 | |
| Ethnicity not given | 561 | 1.9 | |
| White | 18,716 | 65.1 | |
| African-American | 7,291 | 25.4 | |
| American Indian | 399 | 1.3 | |
| Asian | 436 | 1.5 | |
| Pacific Islander | 164 | .6 | |
| Race not given | 1,755 | 6.1 | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 8,976 | 31.2 | |
| 2 BR | 12,606 | 43.9 | |
| 3 BR | 6,091 | 21.2 | |
| 4 BR | 974 | 3.4 | |
| 5 BR | 94 | .3 | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes The waiting is expected to close effective 6/1/04 | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

B. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2004 grants) | | |

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|--|
| Sources | Planned \$ | Planned Uses |
| a) Public Housing Operating Fund (includes Drug Elimination and Resident Services funds) | \$1,299,448 | |
| b) Public Housing Capital Fund | \$684,000 | |
| c) HOPE VI Revitalization | \$0 | |
| d) HOPE VI Demolition | \$0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | \$58,951,801 | |
| f) Resident Opportunity and Self-Sufficiency Grants | \$0 | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| i) HOPWA | \$1,044,942 | Rental assistance for persons with AIDS to prevent homelessness |
| j) Shelter Plus Care | \$93,804 | Rental assistance in conjunction with Riverside County Mental Health to assist the homeless mentally ill |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| Public Housing Capital Fund | \$1,410,000 | Public Housing capital improvements |
| HOPWA | \$564,026 | Rental assistance for persons with AIDS to prevent homelessness |
| Shelter Plus Care | \$264,630 | Rental assistance in conjunction with Riverside County Mental Health to assist the homeless mentally ill |

| Financial Resources: Planned Sources and Uses | | |
|--|---------------------|--|
| Sources | Planned \$ | Planned Uses |
| Resident Opportunity and Self-Sufficiency Grant | \$150,000 | Program resident services for El Dorado Apts. |
| 3. Public Housing Dwelling Rental Income | | |
| Tenant Rental Income | \$1,451,216 | Public Housing Operations |
| Other Tenant Charges | \$147,349 | Public Housing Operations |
| 4. Other income (list below) | | |
| Investment Income | \$74,784 | General Housing Authority Operations |
| 4. Non-federal sources (list below) | | |
| Eddie Dee Smith Senior Center | \$120,000 | Eddie Dee Smith Senior Center Operations |
| HA Development (Tenant rental income and other tenant charges) | \$112,552 | Affordable housing operations owned by the Housing Authority in the city of Palm Springs |
| Grants from cities | \$218,000 | From the City of Corona for bond payments |
| Total resources | \$66,586,552 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: 30 days
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Credit history

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

Indio office, by mail, by facsimile, by telephone and on the agency's website.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One, except as specifically provided for in the Statement of Policies
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused

- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

1 Homelessness

1 High rent burden

Other preferences (select all that apply)

1 Working families and those unable to work because of age or disability

Veterans and veterans' families

1 Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

1 Elderly or disabled families or families with minor children

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source: Agency website: <http://www.harivco.org>

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

Other: Any time family income changes

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? Although there are sites falling outside of the established perimeters, the PHA's position is that no action need be taken due to the factors outlined in the Analysis.

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other – Fraud associated with participation with Housing Authority Programs

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other: As required by regulations, the names and addresses of current and former landlords when known.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other: Indio office, by mail, by facsimile, by telephone and on the agency's website

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The PHA grants up to 120-day period with evidence of the applicant's search for housing. Additional time is granted for those needing reasonable accommodation due to disabilities.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preferences: Elderly families, disabled families and families with minor Children.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability

- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preferences: Elderly families, disabled families and families with minor children

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other: Agency Website

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other: Outreach conducted by partner agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase it must be reported. Interims rent adjustments are completed on net monthly increases of \$50.00 or more.
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other: Any time the family experiences a change in family composition

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR
- We are using the last HUD approved payment standard.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 478 | 200 |
| Section 8 Vouchers | 8081 | 912 |
| Section 8 Certificates | N/A | N/A |
| Section 8 Mod Rehab | 271 | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | | |
| Mainstream | 38 | 0 |
| Family Unification | 341 | 0 |
| Public Housing Drug Elimination Program | N/A | N/A |

| | | |
|---|-----|----|
| (PHDEP) | | |
| | | |
| | | |
| Other Federal Programs (list individually) | | |
| Shelter Plus Care | 33 | 10 |
| HOPWA | 88 | 10 |
| FSS | 636 | 36 |
| ROSS 2 | 68 | 0 |

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: Statement of Policies- Admission Policy, Continue Occupancy Policy, Procedures for Low Income Public Housing, Public Housing Lease

(2) Section 8 Management: Administrative Plan for the Section 8 Programs

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other: East County office in Indio, CA

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section

8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other: East County office in Indio, CA

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

- **Capital Fund Program Annual Statement**

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) HUD-52837

-or-

- The Capital Fund Program Annual Statement is provided as an attachment.

(2) Optional 5-Year Action Plan

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) HUD-52834

-or-

- The Capital Fund Program 5-Year Action Plan is provided as an attachment.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

| Demolition/Disposition Activity Description |
|---|
| 1a. Development name: Scattered Sites 1b. Development (project) number: CA027019, CA027022 and CA027015 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (04/01/04) |
| 5. Number of units affected: 22 |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development: CA027019 and CA027022 <input checked="" type="checkbox"/> Total development: CA027015 |
| 7. Timeline for activity: a. Actual or projected start date of activity: 07/01/04 b. Projected end date of activity: On or before 06/30/05 |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes N/A: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

| Designation of Public Housing Activity Description | |
|---|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Designation type: | Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) | Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. If approved, will this designation constitute a (select one) | <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: | |
| 7. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 Yes N/A: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

| Conversion of Public Housing Activity Description | |
|--|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. What is the status of the required assessment? | <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) | |
| 4. Status of Conversion Plan (select the statement that best describes the current status) | <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) | <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) |

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) | |
|---|--|
| 1a. Development name: Homeownership Lease Empowerment Program (HELP) | |
| 1b. Development (project) number: CA027035 | |
| 2. Federal Program authority: | |
| <input type="checkbox"/> | HOPE I |
| <input checked="" type="checkbox"/> | 5(h) |
| <input type="checkbox"/> | Turnkey III |
| <input type="checkbox"/> | Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) | |
| <input checked="" type="checkbox"/> | Approved; included in the PHA’s Homeownership Plan/Program |
| <input type="checkbox"/> | Submitted, pending approval |
| <input type="checkbox"/> | Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (05/20/2002) | |
| 5. Number of units affected: 2 | |

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The Housing Authority of the County of Riverside (HACR) elects to offer the Down Payment Assistance Grants option through its Homeownership Program. The Homeownership Program (HP) of the HACR assists eligible participants in the Section 8 HCVP, who are also participants of the HACR’s Family Self Sufficiency (FSS) program. In order to maximize the use of the resources available to home seekers, the HACR’s program also targets families who take part in the Riverside County Economic Developments Agency’s (EDA) First Time Buyer Program (FTHB). In combination, the HP/FTHB partnership will enable HACR families to realize their dream of becoming homeowners by providing them with various financial and other resources that they would not normally have access to. See attachment for full plan.

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria: Participants must be FSS participants and must participate in Riverside County EDA's First Time Home Buyer Program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|---|----------------|---|---|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| FSS | 680 | Specific criteria | Housing Authority main office/other community service providers | Section 8 |
| ROSS (Riverside) | 68 | Active recruitment, needs based selection | Community service agencies, faith based agencies, schools | Public housing |
| | | | | |
| | | | | |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|---|---|
| Program | Required Number of Participants (start of FY 2004 Estimate) | Actual Number of Participants (As of: 01/01/04) |
| | | |

| | | |
|----------------|------|------|
| Public Housing | None | None |
| Section 8 | 542 | 643 |

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? Midway Capri Apartments, Perris, 34th Street, Rubidoux, Williams St. in Banning, Broadway Apartments in Lake Elsinore, El Dorado Apartments in Riverside, Dracaea Apartments, Gloria Street Apartments in Moreno Valley and Dr. Clair S. Johnson Apartments in Mecca.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other: Participation in the Crime Free Multi Housing Program in all cities in which it is available.

2. Which developments are most affected? See number 3 above

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities: Participation in the Crime Free Multi Housing Program in all cities in which it is available.

2. Which developments are most affected? Midway Capri Apartments, Perris.

D. Additional information as required by PHDEP/PHDEP Plan

Not applicable.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] See Attachment

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
 - What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment: ca027e01
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: County of Riverside
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan: The Housing Authority of the County of Riverside will apply for vouchers to serve the needs of as many extremely low and very low income families throughout the County as possible. Our preferences for those that live or work or attend school in the County, elderly or disabled or families with children, those rent-burdened or homeless and those at or below 30% of the median income are shown to be of greatest need and are consistent with the county wide needs.
- The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The PHA Plan is consistent with the objectives of the County in the production and preservation of affordable housing and service to persons of extremely low, very low, low and moderate income. The preferences serve those with the greatest need.

1. Consolidated Plan jurisdiction: City of Riverside
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The Housing Authority of the County of Riverside will apply for vouchers to serve the needs of as many extremely low, very low and low-income families throughout the County. Our preferences for those that live or work or attend school in the County, elderly or disabled or families with children, those rent-burdened or homeless and those at or below 30% of the median income are shown to be of greatest need and are consistent with the county wide needs.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The PHA Plan is consistent with the objectives of the County in the production and preservation of affordable housing and service to persons of extremely low, very low, low and moderate income. The preferences serve those with the greatest need.

1. Consolidated Plan jurisdiction: City of Corona

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The Housing Authority of the County of Riverside will apply for vouchers to serve the needs of as many extremely low, very low and low-income families throughout the County. Our preferences for those that live or work or attend school in the County, elderly or disabled or families with children, those rent-burdened or homeless and those at or below 30% of the median income are shown to be of greatest need and are consistent with the county wide needs.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The PHA Plan is consistent with the objectives of the County in the production and preservation of affordable housing and service to persons of extremely low, very low, low and moderate income. The preferences serve those with the greatest need.

1. Consolidated Plan jurisdiction: City of Hemet

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The Housing Authority of the County of Riverside will apply for vouchers to serve the needs of as many extremely low, very low and low-income families throughout the County. Our preferences for those that live or work or attend school in the County, elderly or disabled or families with children, those rent-burdened or homeless and those at or below 30% of the median income are shown to be of greatest need and are consistent with the county wide needs.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The PHA Plan is consistent with the objectives of the County in the production and preservation of affordable housing and service to persons of extremely low, very low, low and moderate income. The preferences serve those with the greatest need.

1. Consolidated Plan jurisdiction: City of Moreno Valley

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The Housing Authority of the County of Riverside will apply for vouchers to serve the needs of as many extremely low, very low and low-income families throughout the County. Our preferences for those that live or work or attend school in the County, elderly or disabled or families with children, those rent-burdened or

homeless and those at or below 30% of the median income are shown to be of greatest need and are consistent with the county wide needs.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The PHA Plan is consistent with the objectives of the County in the production and preservation of affordable housing and service to persons of extremely low, very low, low and moderate income. The preferences serve those with the greatest need.

1. Consolidated Plan jurisdiction: City of Palm Springs

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The Housing Authority of the County of Riverside will apply for vouchers to serve the needs of as many extremely low, very low and low-income families throughout the County. Our preferences for those that live or work or attend school in the County, elderly or disabled or families with children, those rent-burdened or homeless and those at or below 30% of the median income are shown to be of greatest need and are consistent with the county wide needs.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The PHA Plan is consistent with the objectives of the County in the production and preservation of affordable housing and service to persons of extremely low, very low, low and moderate income. The preferences serve those with the greatest need.

1. Consolidated Plan jurisdiction: City of Palm Desert

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The Housing Authority of the County of Riverside will apply for vouchers to serve the needs of as many extremely low, very low and low-income families throughout the County. Our preferences for those that live or work or attend school in the County, elderly or disabled or families with children, those rent-burdened or homeless and those at or below 30% of the median income are shown to be of greatest need and are consistent with the county wide needs.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The PHA Plan is consistent with the objectives of the County in the production and preservation of affordable housing and service to persons of extremely low, very low, low and moderate income. The preferences serve those with the greatest need.

D. Other Information Required by HUD

1) The PHA continues to make progress in meeting the mission and goals described in the 5-year Plan. Toward this end, the PHA continued to make a concerted effort to increase the availability of decent, safe, and affordable housing by: expanding the supply of assisted housing; improving the quality of assisted housing; and increasing assisted housing choices. The PHA improved community quality of life and economic vitality by providing an improved living environment. In addition, the PHA continued to promote self-sufficiency and the development of assets of families and individuals by increasing the number of employed persons in assisted families; and providing or attracting supportive services to improve assistance recipients' employability. To ensure equal opportunity in housing for all Americans, the PHA affirmatively furthers fair housing objectives.

2) Amendment and Deviation Definitions (24 CFR Part 903.7(r):

- Criteria that would constitute a Substantial Deviation from its 5-Year Plan:
 - Changes to rent or admissions policies or organization of the waiting list;
 - Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; and
 - Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
- Requirements for Significant Amendment or Modification to the Annual Plan.

- The PHA must consult with the Resident Advisory Board (as defined in 24 CFR 903.13);
- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Commissioners. This meeting, at which the amendment or modification is adopted, must be open to the public.
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).

3) Resident Survey Follow-up Plan

In accordance with Public Housing Assessment System (PHAS) regulations, the PHA has developed this Follow-up Plan as part of its Annual Plan because the PHA scored less than 75% on the Resident Surveys in the two following areas: Communication and Housing Development Appearance.

Communication

In order to encourage and improve communication between PHA staff and residents, the following will be implemented:

- Residents will continue to be invited to attend the monthly Public Housing staff meetings. Managers will let residents know the times and dates of the meetings, they will be published in the quarterly newsletter and notices will be posted at sites.
- Resident Concern Forms will be available in the managers offices and at the HA offices. One will be given to residents at their annual inspection.
- Customer Service Surveys will be given to residents at HA office appointments
- Managers have office hours that include either one evening or one weekend day to better meet the needs of working residents.
- Annual Community Day events will be held at most sites. In-kind support is received from other agencies such as the police and fire departments. Fundraising is performed to self-fund the events. The events will be held on the following dates: 05/01/04, 05/15/04, and 05/22/04.
- Resident concerns submitted in writing will be responded to timely.
- Quarterly newsletter is sent to all residents informing them of resident services, upcoming events, self-sufficiency opportunities, and rules of the lease.

Neighborhood Appearance

- Landscaping has and will continue to be groomed according to crime-free requirements to maintain certification.
- Irrigation system will be monitored weekly to ensure the proper maintenance of landscaping.
- Residents plant trees and flowers at annual Community Day events.
- Have, and will continue to invite other residents in the neighborhood to attend Community Day. The events will be held on the following dates: 05/01/04, 05/15/04, and 05/22/04.
- Physical improvements such as playgrounds at several housing sites should be completed by the end of the fiscal year 06/30/04.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

| Line No. | Summary by Development Account | Total Estimated Cost |
|----------|---|----------------------|
| 1 | Total Non-CGP Funds | |
| 2 | 1406 Operations | |
| 3 | 1408 Management Improvements | |
| 4 | 1410 Administration | |
| 5 | 1411 Audit | |
| 6 | 1415 Liquidated Damages | |
| 7 | 1430 Fees and Costs | |
| 8 | 1440 Site Acquisition | |
| 9 | 1450 Site Improvement | |
| 10 | 1460 Dwelling Structures | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | |
| 12 | 1470 Nondwelling Structures | |
| 13 | 1475 Nondwelling Equipment | |
| 14 | 1485 Demolition | |
| 15 | 1490 Replacement Reserve | |
| 16 | 1492 Moving to Work Demonstration | |
| 17 | 1495.1 Relocation Costs | |
| 18 | 1498 Mod Used for Development | |
| 19 | 1502 Contingency | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | |
| 21 | Amount of line 20 Related to LBP Activities | |
| 22 | Amount of line 20 Related to Section 504 Compliance | |
| 23 | Amount of line 20 Related to Security | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | |

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|--|---|----------------------------------|----------------------------|
| | | | |

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|--|--|---|
| | | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| | | | | |
| Total estimated cost over next 5 years | | | | |

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

| Public Housing Asset Management | | | | | | | | |
|---------------------------------|--------------------------|--|---|--|--|-----------------------------------|--|---|
| Development Identification | | Activity Description | | | | | | |
| Name, Number, and Location | Number and Type of units | Capital Fund Program Parts II and III <i>Component 7a</i> | Development Activities <i>Component 7b</i> | Demolition / disposition <i>Component 8</i> | Designated housing <i>Component 9</i> | Conversion <i>Component 10</i> | Home-ownership <i>Component 11a</i> | Other (describe) <i>Component 17</i> |
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Deconcentration Analysis Chart

The average income of all families residing in each covered public housing development is \$15,004. This is excluding project CA027035 consisting of 2 single-family units in the City of Moreno Valley. This project is a 5h homeownership program and is not a community.

The average income by development is listed below:

| Project | Number | Average household income current | Average household income FY 2003-04 | Average household income FY 2002-03 |
|----------------------------|-------------|----------------------------------|-------------------------------------|-------------------------------------|
| Beaumont | 001 | \$18,129 | \$14,550 | \$10,972 |
| Aladdin | 041 | \$18,798 | \$19,060 | \$15,973 |
| 34th St ** | 006/012 | \$15,606 | \$12,223 | \$12,478 |
| Jackson | 007 | \$15,579 | \$14,864 | \$13,521 |
| Banning | 008 | \$ 9,886 | \$ 8,930 | \$10,284 |
| Thermal ** | 009/017/031 | \$19,025 | \$10,973 | \$10,267 |
| Cathedral City | 010 | \$13,284 | \$10,925 | \$14,117 |
| Broadway ** | 011/014 | \$12,608 | \$ 9,294 | \$11,284 |
| Fairview | 013 | \$13,794 | \$14,090 | \$12,963 |
| San Jacinto | 015 | \$15,957 | \$13,105 | \$13,979 |
| Gloria | 016/020 | \$15,889 | \$16,000 | \$13,906 |
| Dracaea/Desert Hot Springs | 018 | \$16,035 | \$15,236 | \$14,000 |
| Scattered | 019/022 | \$13,446 | \$13,468 | \$11,857 |
| Midway | 021 | \$11,673 | \$11,428 | \$12,155 |
| Mecca | 027 | \$15,358 | \$15,483 | \$15,546 |
| AVERAGE | | \$15,004 | \$14,452 | \$11,165 |

** While more than one project number is listed for each of the above designated by **, each one is actually a contiguous site

The average household income for the affordable public housing is \$15,004. The developments at Banning, Broadway and Midway fall below 85 percent of average and projects at Beaumont, Aladdin and Thermal are above the 115 percent of average.

Deconcentration Report

Our statistical report indicates that three (3) Riverside County sites fall below 85% of the County's Public Housing average household income. The Riverside County Housing Authority has attributed the lower incomes to the following:

For the community in the City of Banning (CA027008):

- This complex is very small, having 14 units, and even one household with little or no income reduces the average income dramatically.
- The city is located approximately 45 minutes to one hour's drive from the City of Riverside, which is the largest population center of the County. The city has relatively few resources. There is a lack of adequate public transportation and employment opportunities.
- The area is identified by census tract data to be areas comprised of high poverty households; therefore the household income reflects the existing population.

For the community of Broadway (CA027011 and CA027014) and Midway (CA027021):

- These properties are also located in areas identified by census tract data to be areas comprised of high poverty households; therefore the household income reflects the existing populations.
- Broadway is in an outlying area without effective public transportation to commute to jobs. However, even with this impediment, the average household income deviates to near insignificance at \$12,608. 85% of the average is \$12,753.
- 38% of Midway's units are 1-bedroom apartments. These units are predominately occupied by 1 person disabled and/or elderly households. The income for these households is restricted or fixed and there is no opportunity for the family to increase their income through employment.

To target higher income households would likely deprive local families of needed affordable housing. There are very few higher income families in any of these communities.

Our statistical report identifies three (3) properties that fall above 115% of the county's average household income. The properties are listed below:

Thermal (CA027009, CA027017 and CA027031)

- Thermal II is comprised of three, four and five bedrooms units. Larger bedroom size units have higher household incomes.
- Thermal has no private rental communities. Those families who may enter the program at lower incomes remain as incomes increase due to lack of housing options in the area. Our property is the only multi-family location available in the area.

Aladdin (CA027041)

- This twenty (20) unit property is located in central Indio. It is comprised of two (2), three (3) and four (4) bedroom units. As our supplemental report shows, the larger units reflect larger household incomes, thereby increasing the averages.
- Indio is a major hub in the east county region. There are very good resources in the area including, educational and employment opportunities as well as transportation. The site is located in the downtown area and services are readily accessible.

Beaumont (CA027001)

- This is a very small property having only twelve (12) units and even one family with a larger household income can result in a deviation.
- In the past this site fell below 85% of average for the same reason.

We note that while the average household income on these properties is over Riverside County's Public Housing average, they are still well below 40% of the area median income for Riverside County.

The current admission policy for Affordable Public Housing offers applicants a choice of all available units of appropriate size in the region of the county they have requested (East County is defined as the cities east of Beaumont). The areas that fall above and below the 85%-115% thresholds are directly a result of economic forces in the geographic areas.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| | | |
|---|---|--|
| PHA Name: Housing Authority of the County of Riverside | Grant Type and Number Capital Fund Program Grant No: CA16 P027-50100 Replacement Housing Factor Grant No: | Federal FY of Grant: 2000 |
|---|---|--|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2003
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|------------|-------------------|------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 178,794.00 | | 178,794.00 | 178,794.00 |
| 3 | 1408 Management Improvements Soft Costs | 73,346.12 | | 73,346.12 | 73,346.12 |
| | Management Improvements Hard Costs | 20,360.00 | | 20,360.00 | 20,360.00 |
| 4 | 1410 Administration | 79,397.00 | | 79,397.00 | 79,397.00 |
| 5 | 1411 Audit | 1,000.00 | | 1,000.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0 | | 0 | 0 |
| 7 | 1430 Fees and Costs | 28,119.67 | | 28,119.67 | 28,119.67 |
| 8 | 1440 Site Acquisition | 0 | | 0 | 0 |
| 9 | 1450 Site Improvement | 80,002.34 | | 80,002.34 | 80,002.34 |
| 10 | 1460 Dwelling Structures | 432,958.87 | | 432,958.87 | 432,958.87 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 to 19) | 893,978.00 | 893,978.00 | 893,978.00 | 892,978.00 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | | | | |
| 23 | Amount of line 20 Related to Security –Soft Costs | | | | |
| 24 | Amount of Line 20 related to Security-- Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| 26 | Collateralization Expenses or Debt Service | | | | |
| | | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number | | | | Federal FY of Grant: | | | |
|---|---|---|------------------|-----------------|-----------------------------------|----------------------|-------------------|------------|-----------------------------|
| | | Capital Fund Program Grant No: CA16 P027 - 50100 | | | | 2000 | | | |
| | | Replacement Housing Factor Grant No: | | | | | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Obligated | Expended | |
| | Operations | | 1406 | | 178,794.00 | | 178,794.00 | 178,794.00 | Completed |
| Management Improvement | Management Improvement Items | | 1408 (a) | | 73,346.12 | | 73,346.12 | 73,346.12 | Completed |
| | Employee Training/Development | | 1408(b) | | 360.00 | | 360.00 | 360.00 | Completed |
| | Resident Services | | 1408(d) | | 20,000.00 | | 20,000.00 | 20,000.00 | Completed |
| Salaries | Staff, management including benefits | | 1410 | | 79,397.00 | | 79,397.00 | 79,397.00 | Completed |
| | Audit | | 1411 | | 1,000.00 | | 1,000.00 | 0.00 | To be spent by June 2004 |
| | Force Account Architecture | | 1430 | | 28,119.67 | | 28,119.67 | 28,119.67 | Completed |
| 009/017/Thermal 1 | Replace roof, fascia and eaves, paint | | 1460 | 6 buildings | 75,108.75 | | 75,108.75 | 75,108.75 | Completed |
| 011/014/Broadway Lake Elsinore | Playground Equipment | | 1450 | 1 | 44,591.29 | | 44,591.29 | 44,591.29 | Completed |
| 018-1/Dracaea M.V. | Playground Equipment | | 1450 | 1 | 35,411.05 | | 35,411.05 | 35,411.05 | Completed |
| 018-2/DHS | Stucco and doors and trim painting | | 1460 | 9 buildings | 92,750.00 | | 92,750.00 | 92,750.00 | Completed |
| | Concrete slab replacement | | 1460 | | 13,320.65 7,250.00 1,222.35 | | 21,793.00 | 21,793.00 | Completed |
| 021 Midway, Perris | Replace roof Asbestos sewer | | 1460 | 10 buildings | 243,307.12 | | 243,307.12 | 243,307.12 | Completed |
| | Relocation | | 1495.1 | | | | | | |
| | Contingency | | 1502 | | | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program No: CA16 P027 - 50100 Replacement Housing Factor No: | | | | Federal FY of Grant: 2000 | |
|---|---|--|-----------|---|---------|-------------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| Operations | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2003 | |
| Management Improvements | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2003 | |
| Administration | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2003 | |
| Audit | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 4/01/2004 | |
| Fees and Costs | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2003 | |
| 27-009/017 Thermal | 3/31/2002 | | 3/31/2002 | 9/30/2003 | | 9/30/2002 | |
| 27-011/014Brdwy, L.El | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2003 | |
| 27-018-1Dracaea M. V. | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2003 | |
| 27-018-2 DHS | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2003 | |
| 27-021 Perris | 3/31/2002 | | 6/30/2002 | 9/30/2003 | | 12/31/2002 | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|------------|-------------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027-50101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 182,804.00 | 182,804.00 | 182,804.00 | 182,804.00 |
| 3 | 1408 Management Improvements Soft Costs | 37,895.00 | 37,895.00 | 37,895.00 | 15,360.88 |
| | Management Improvements Hard Costs | 87,170.00 | 87,170.00 | 87,170.00 | 3,279.50 |
| 4 | 1410 Administration | 0 | 16,813.00 | 16,813.00 | 16,813.00 |
| 5 | 1411 Audit | 1,000.00 | 1,000.00 | 1,000.00 | 0 |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 16,813.00 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 94,000.00 | 118,990.00 | 114,000.00 | 107,493.00 |
| 10 | 1460 Dwelling Structures | 494,341.00 | 469,351.00 | 474,341.00 | 418,601.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 to19) | 914,023.00 | 914,023.00 | 914,023.00 | 744,351.38 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | | | | |
| 23 | Amount of line 20 Related to Security –Soft Costs | | | | |
| 24 | Amount of Line 20 related to Security-- Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| 26 | Collateralization Expenses or Debt Service | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027 - 50101 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2001 | | | |
|---|---|--|-----------------------------------|-------------------------|----------------------|-------------------------------------|--------------------|-------------------|---------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | Operations | | 1406 | | 182,804.00 | 182,804.00 | 182,804.00 | 182,804.00 | Completed |
| Management Improvement | Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera | | 1408 (a) | | 87,170.00 | 87,170.00 | 87,170.00 | 3,279.50 | \$83,890.05 balance |
| | Microfilm architectural as-built plans | | 1408(c) | | 10,000.00 | 10,000.00 | 10,000.00 | 6,155.88 | \$3,844.12 balance |
| | Energy Audit | | 1408(d) | | 27,895.00 | 27,895.00 | 27,895.00 | 9,205.00 | \$18,690.00 balance |
| Salaries | Staff, management including benefits | | 1410 | | 0 | 16,813.00 | 16,813.00 | 16,813.00 | Completed |
| | Audit | | 1411 | | 1,000.00 | 1,000.00 | 1,000.00 | 0 | \$1,000 balance |
| | A/E Services | | 1430 | | 16,813.00 | 0 | 0 | 0 | |
| 001/Beaumont | Irrigation installation, lighting, all common areas | | 1450 | Pipes/sprinklr heads | 44,000.00 | 44,117.00 | 44,117.00 | 44,117.00 | Completed |
| | Trash enclosures | | 1450 (correct from 1460) | | 20,000.00 | 24,501.00 | 24,501.00 | 24,501.00 | Completed |
| 007/El Dorado Riverside | Stucco, trim, paint, door replacement | | 1460 | 9 buildings | 74,500.00 | 75,200.00 | 75,200.00 | 75,200.00 | Completed |
| 008/Banning | Replace roof, gutters, flashings, fascia, paint | | 1460 | 3 buildings | 19,056.00 | 19,056.00 | 19,056.00 | 19,056.00 | Completed |
| 010/Cathedral City | Stucco, trim, paint, door replacement | | 1460 | 5 buildings | 65,225.00 | 65,225.00 | 65,225.00 | 65,225.00 | Completed |
| | Kitchen improvements (work item carried from FFY02) | | 1460 | 10 units | 0 | 13,025.00 | 13,025.00 | 0 | |
| 013/Fairview, L.El | Stucco, trim, paint, door replacement | | 1460 | 4 buildings | 45,000.00 | 48,750.00 | 48,750.00 | 48,750.00 | Completed |
| 011/014/Brdwy, L. El | Stucco, trim, paint, door replacement | | 1460 | 8 buildings | 95,000.00 | \$71,000.00 | 71,000.00 | 71,000.00 | Completed |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027 - 50101 Replacement Housing Factor Grant No: | | | | | Federal FY of Grant: 2001 | | | |
|---|---|--|------------------|-----------------------------|------------------------|--|----------------------------------|-------------|---|--|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| 015/Idyllwild, San Jacinto | Roof replacement | | 1460 | | 23,060.00 | 23,060.00 | 23,060.00 | 23,060.00 | Completed Emergency work | |
| 018-1/Dracaea M.V. | Roof | | 1460 | 5 buildings | 0 | \$37,725.00 | 37,725.00 | 0 | \$37,725 from 1460027 Needed more funds to cover cooler replacement | |
| 018-2/DHS | Asphalt Concrete, walkway | | 1450 | | 0 | 6,507.00 | 6,507.00 | 0 | \$5,375 from 1450016 \$1,132 from 1450020/16 | |
| 016/ 020/ Gloria M.V. | Irrigation installation, north and east common areas | | 1450 | Pipes/sprinkl r heads | 25,000.00 25,000.00 | 17,000.00 18,000.00 3,875.00 <u>\$38,875.00</u> | \$38,875.00 | \$38,875.00 | Completed \$5,375 to 145018.2 | |
| | Emergency roof work | | 1460 | | 3,500.00 | \$4,545.00 | 4,545.00 | 4,545.00 | Completed | |
| 021 Midway, Perris | Sewer clean outs installed | | 1460 | 10 buildings | 19,500.00 | 24,490.00 | 24,490.00 | 24,490.00 | Completed | |
| | Wrought iron gate | | 1450 | | \$4,500 | 4,990.00 | 4,990.00 | 4,990.00 | Completed | |
| 027/Mecca | Stucco, trim, paint, door replacement | | 1460 | 13 buildings | 125,000.00 | \$87,275.00 | 87,275.00 | 87,275.00 | \$37,725 balance to 146018.1 | |
| Relocation | | | 1495.1 | | 0 | 0 | 0 | 0 | | |
| Contingency | | | 1502 | | 0 | 0 | 0 | 0 | | |
| | | | | | | | | | | |

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program No: CA16 P027 - 50101 Replacement Housing Factor No: | | | | Federal FY of Grant: 2001 | |
|---|---|--|-----------|---|---------|-------------------------------------|-------------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| Operations | 3/31/2003 | | 9/30/2002 | 9/30/2004 | | 12/31/2003 | |
| Management Improvements | 3/31/2003 | | 9/30/2002 | 9/30/2004 | | | |
| Administration | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| Audit | 3/31/2003 | | 9/30/2002 | 9/30/2004 | | | |
| 27-001 Beaumont | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| 27-007 Riverside | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| 27-008 Banning | 3/31/2003 | | 9/30/2002 | 9/30/2004 | | 12/31/2003 | |
| 27-010 Cathedral City | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| 27-011/014Brdwy,L.E | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| 27-013/Fairview, L.E. | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| 27-015, San Jacinto | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| 27-016/020 Gloria M.V. | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| 018-1/Dracaea M.V. | 3/31/2003 | | | 9/30/2004 | | | Work item brought forth from FFY002 |
| 018-2/DHS | 3/31/2003 | | | 9/30/2004 | | | Work item brought forth from FFY03 |
| 27-021 Perris | 3/31/2003 | | 9/30/2002 | 9/30/2004 | | 12/31/2003 | |
| 27-027 Mecca | 3/31/2003 | | 6/30/2003 | 9/30/2004 | | 12/31/2003 | |
| | | | | | | | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|------------|-------------------|-------------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027-50102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 87,513.00 | 175,000.00 | 80,973.00 | 0 |
| 3 | 1408 Management Improvements Soft Costs | 62,000.00 | 42,908.00 | 0 | 0 |
| | Management Improvements Hard Costs | 109,708.00 | 50,000.00 | 0 | 0 |
| 4 | 1410 Administration | 87,513.00 | 87,513.00 | 42,921.80 | 42,921.80 |
| 5 | 1411 Audit | 1,000.00 | 1,000.00 | 0 | 0 |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 88,882.00 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 113,000.00 | 145,195.00 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 325,511.00 | 315,511.00 | 13,080.00 | 13,080.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | 58,000.00 | | |
| 20 | Amount of Annual Grant: (sum of lines 2 to 19) | 875,127.00 | 875,127.00 | 136,974.80 | 56,001.80 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | | | | |
| 23 | Amount of line 20 Related to Security –Soft Costs | | | | |
| 24 | Amount of Line 20 related to Security—Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| 26 | Collateralization Expenses or Debt Service | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027 - 50102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | | |
|---|--|--|-------------------------|-------------|------------------------|-------------------------------------|--------------------|-------------------|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | Operations | | 1406 | | 87,513.00 | 175,000.00 | 80,973 | 0 | |
| Management Improvement | Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera | | 1408(a) | | 109,708.00 | 50,000.00 | 0 | 0 | \$22,195 balance transferred to 145018.2 |
| | Preventive Maintenance Program | | 1408(b) | | 12,000.00 | 32,908.00 | 0 | 0 | |
| | Microfilm architectural as-built plans | | 1408(c) | | 10,000.00 | 0 | 0 | 0 | |
| | Energy Audit | | 1408(d) | | 20,000.00 | 0 | 0 | 0 | |
| | Employee Training | | 1408(e) | | 5,000.00 | 10,000.00 | 0 | 0 | |
| | Resident Services | | 1408(f) | | 15,000.00 | 0 | 0 | 0 | |
| Salaries | Staff, management including benefits | | 1410 | | 87,513.00 | 87,513.00 | 42,921.80 | 42,921.80 | |
| | Audit | | 1411 | | 1,000.00 | 1,000.00 | 0 | 0 | |
| | A/E Services | | 1430 | | 88,882.00 | 0 | 0 | 0 | |
| 006/012/34 th Street Rubidoux | Playground equipment, Accessibility improvements, basketball court | | 1450 | 28 units | 49,000.00 10,000.00 | 59,000.00 | 0 | 0 | |
| 010/Cathedral City | Kitchen Improvements | | 1460 | 10 units | 30,000.00 | 30,000.00 | 13,080.00 | 13,080.00 | |
| 013/Fairview, L.El | No Work | | | | | | | | |
| 011/014/Brdwy, L. El | Lighting improvements | | 1450 (correct ed) | 2 fixtures | 10,000.00 | 10,000.00 | 0 | 0 | |
| 015/Idyllwild, San Jacinto | Basketball court | | 1450 | 2 units | 12,000.00 | 12,000.00 | 0 | 0 | |
| 018-1/Dracaea M.V. | Roof | | 1460 | 5 buildings | 63,500.00 | 63,500.00 | 0 | 0 | |
| 018-2/DHS | Asphalt parking lot | | 1450 | | 0 | \$22,195 | | 0 | \$22,195 transfer from 1408(a) |
| 027/Mecca | Air conditioning | | 1460 | | 222,011 | 222,011.00 | 0 | 0 | |
| 041/Aladdin | Playground equipment | | 1450 | 1 unit | 42,000 | 42,000.00 | 0 | 0 | |
| Relocation | | | 1495.1 | | | | | | |
| Contingency | | | 1502 | | | 58,000.00 | | | |

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program No: CA16 P027 - 50102 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
|---|---|--|-----------|---|---------|----------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| Operations | 3/31/2004 | | 9/30/2002 | 9/30/2005 | | | |
| Management Improvements | 3/31/2004 | | | 9/30/2005 | | | |
| Administration | 3/31/2004 | | | 9/30/2005 | | | |
| Audit | 3/31/2004 | | | 9/30/2005 | | | |
| A/E Services | 3/31/2004 | | | 9/30/2005 | | | |
| 27-006/ 012 34 th Rubdx | 3/31/2004 | | | 9/30/2005 | | | |
| 27-010 Cathedral City | 3/31/2004 | | | 9/30/2005 | | | |
| 27-011/014Brdwy,L.E | 3/31/2004 | | | 9/30/2005 | | | |
| 27-013/Fairview, L.E. | 3/31/2004 | | | 9/30/2005 | | | |
| 27-015, San Jacinto | 3/31/2004 | | | 9/30/2005 | | | |
| 27-018-1Dracaea M. V. | 3/31/2004 | | | 9/30/2005 | | | |
| 27-027 Mecca | 3/31/2004 | | | 9/30/2005 | | | |
| 27-041 Indio | 3/31/2004 | | | 9/30/2005 | | | |
| Relocation | 3/31/2004 | | | 9/30/2005 | | | |
| Contingency | 3/31/2004 | | | 9/30/2005 | | | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|---------|-------------------------------------|----------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027-50103 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2003 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 136,811.00 | | 0 | 0 |
| 3 | 1408 Management Improvements Soft Costs | 20,000.00 | | 0 | 0 |
| | Management Improvements Hard Costs | 19,839.00 | | 0 | 0 |
| 4 | 1410 Administration | 68,405.00 | | 0 | 0 |
| 5 | 1411 Audit | 1,000.00 | | 0 | 0 |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 30,000.00 | | 0 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 100,000.00 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 308,000.00 | | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 to 19) | 684,055.00 | | 0 | 0 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | | | | |
| 23 | Amount of line 20 Related to Security –Soft Costs | | | | |
| 24 | Amount of Line 20 related to Security—Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| 26 | Collateralization Expenses or Debt Service | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027 - 50103 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | | | |
|---|--|--|---------------------|----------|----------------------|-------------------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | Operations | | 1406 | | 136,811.00 | | 0 | 0 | |
| Management Improvement | Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera | | 1408(a) | | 19,839.00 | | 0 | 0 | |
| | Preventive Maintenance Program | | 1408(b) | | 2,500.00 | | 0 | 0 | |
| | Microfilm architectural as-built plans | | 1408(c) | | 5,500.00 | | 0 | 0 | |
| | Energy Audit | | 1408(d) | | 5,000.00 | | 0 | 0 | |
| | Employee Training | | 1408(e) | | 5,000.00 | | 0 | 0 | |
| | Resident Services | | 1408(f) | | 2,000.00 | | 0 | 0 | |
| Salaries | Staff, management including benefits | | 1410 | | 68,405.00 | | 0 | 0 | |
| | Audit | | 1411 | | 1,000.00 | | 0 | 0 | |
| | A/E Services | | 1430 | | 30,000.00 | | 0 | 0 | |
| 007/El Dorado Riverside | Exterior doors | | 1460 | 36 units | 28,000.00 | | 0 | 0 | |
| 009/017/Thermal 1 | Air conditioning | | 1460 | 24 units | 96,000.00 | | 0 | 0 | |
| | Playground, concrete walkway | | 1450 | 1 | 55,000.00 | | 0 | 0 | |
| 016/Gloria M.V. | Replace hot water heater closets | | 1460 | | 17,000.00 | | 0 | 0 | |
| 018-2/DHS | Asphalt Concrete, walkway | | 1450 | | 15,000.00 | | 0 | 0 | |
| | Roof | | 1460 | | 55,000.00 | | 0 | 0 | |
| | Playground | | 1450 | | 30,000.00 | | 0 | 0 | |
| 031/Thermal 2 | Air Conditioning | | 1460 | 28 units | 112,000 | | 0 | 0 | |
| Relocation | | | 1495.1 | | 0 | | | | |
| Contingency | | | 1502 | | 0 | | | | |
| | | | | | | | | | |

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program No: CA16 P027 - 50103 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2003 |
|---|---|--|--------|---|---------|--------|-------------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| Operations | 3/31/2005 | | | 9/30/2006 | | | |
| Management Improvements | 3/31/2005 | | | 9/30/2006 | | | |
| Administration | 3/31/2005 | | | 9/30/2006 | | | |
| Audit | 3/31/2005 | | | 9/30/2006 | | | |
| A/E Services | 3/31/2005 | | | 9/30/2006 | | | |
| 27-007 Riverside | 3/31/2005 | | | 9/30/2006 | | | |
| 27-009/017 Thermal 1 | 3/31/2005 | | | 9/30/2006 | | | |
| 27-016 Moreno Valley | 3/31/2005 | | | 9/30/2006 | | | |
| 27-018-2 DHS | 3/31/2005 | | | 9/30/2006 | | | |
| 27-031 Thermal 2 | 3/31/2005 | | | 9/30/2006 | | | |
| Relocation | 3/31/2005 | | | 9/30/2006 | | | |
| Contingency | 3/31/2005 | | | 9/30/2006 | | | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|--|---|-----------|-------------------|-----------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number | | | Federal FY of Grant: |
| | | Capital Fund Program Grant No: CA16-P027-502-03 Replacement Housing Factor Grant No: | | | 2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 15,474.00 | 28,895.00 | 0 | 0 |
| 3 | 1408 Management Improvements Soft Costs | | | | |
| | Management Improvements Hard Costs (preventative maintenance) | | | | |
| 4 | 1410 Administration | 14,447.00 | | 0 | 0 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 63,000.00 | 49,579.00 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 40,000.00 | | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | 11,558.00 | | 0 | 0 |
| 20 | Amount of Annual Grant: (sum of lines 2 to19) | 144,479.00 | | 0 | 0 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | | | | |
| 23 | Amount of line 20 Related to Security –Soft Costs | | | | |
| 24 | Amount of Line 20 related to Security—Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| 26 | Collateralization Expenses or Debt Service | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16-P027-502-03 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | | | |
|---|--|---|---------------------|----------|----------------------|-------------------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | Operations | | 1406 | | 15,474.00 | 28,895.00 | 0 | 0 | |
| Management Improvement | Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera | | 1408(a) | | | | | | |
| | Preventive Maintenance Program | | 1408(b) | | | | | | |
| | Microfilm architectural as-built plans | | 1408(c) | | | | | | |
| | Energy Audit | | 1408(d) | | | | | | |
| | Employee Training | | 1408(e) | | | | | | |
| | Resident Services | | 1408(f) | | | | | | |
| Salaries | Staff, management including benefits | | 1410 | | 14,447.00 | | 0 | 0 | |
| | Audit | | 1411 | | | | | | |
| | A/E Services | | 1430 | | | | | | |
| 001/Beaumont | Site lighting – common area | | 1450 | 10 | 49,000.00 | 49,579.00 | 0 | 0 | |
| 031/Thermal 2 | Door replacement (storage and water heater closet, and rear entry door) | | 1460 | 72 doors | 40,000.00 | | 0 | 0 | |
| 041/Aladdin, Indio | Playground (additional work needed for playground) | | 1450 | 1 | 14,000.00 | 0 | | | |
| Relocation | | | | | | | | | |
| Contingency | | | | | 11,558.00 | | 0 | 0 | |
| | | | | | | | | | |

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program No: CA16-P027-502-03 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2003 |
|---|---|---|--------|---|---------|--------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| Operations | 2/12/2006 | | | 2/12/2008 | | | |
| Administration | 2/12/2006 | | | 2/12/2008 | | | |
| 27-001 Beaumont | 2/12/2006 | | | 2/12/2008 | | | |
| 27-031 Thermal 2 | 2/12/2006 | | | 2/12/2008 | | | |
| 27-041 Indio | 2/12/2006 | | | 2/12/2008 | | | |
| Contingency | 2/12/2006 | | | 2/12/2008 | | | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|---------|-------------------------------------|----------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program Grant No: CA16 P027-50104 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2004 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 165,000.00 | | | |
| 3 | 1408 Management Improvements Soft Costs | 10,000.00 | | | |
| | Management Improvements Hard Costs | 10,000.00 | | | |
| 4 | 1410 Administration | 82,500.00 | | | |
| 5 | 1411 Audit | 1,000.00 | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 10,000.00 | | | |
| 10 | 1460 Dwelling Structures | 483,500.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1502 Contingency | 66,000.00 | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 to19) | 828,000.00 | | | |
| 21 | Amount of line 20 Related to LBP Activities | 0 | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | 0 | | | |
| 23 | Amount of line 20 Related to Security –Soft Costs | 0 | | | |
| 24 | Amount of Line 20 related to Security—Hard Costs | 0 | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | 0 | | | |
| 26 | Collateralization Expenses or Debt Service | 0 | | | |
| | | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number | | | | Federal FY of Grant: | | | |
|---|--|---|---------------------|-------------------------|----------------------|----------------------|--------------------|-------------------|-------------------|
| | | Capital Fund Program Grant No: CA16 P027 - 50104 | | | | 2004 | | | |
| | | Replacement Housing Factor Grant No: | | | | | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | Operations | | 1406 | | 165,000.00 | | | | |
| Management Improvement | Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera | | 1408(a) | | 10,000.00 | | | | |
| | Preventive Maintenance Program | | 1408(b) | | | | | | |
| | Microfilm architectural as-built plans | | 1408(c) | | | | | | |
| | Energy Audit | | 1408(d) | | 5,000.00 | | | | |
| | Employee Training | | 1408(e) | | 5,000.00 | | | | |
| | Resident Services | | 1408(f) | | | | | | |
| Salaries | Staff, management including benefits | | 1410 | | 82,500.00 | | | | |
| | Audit | | 1411 | | 1,000.00 | | | | |
| | A/E Services | | 1430 | | | | | | |
| 009/017/31Thermal 1,2 | Kitchen remodel | | 1460 | Thermal 1 (28 units) | 140,000.00 | | | | |
| 010/Cat City | A/C | | 1460 | | 76,500.00 | | | | |
| 016/020 Gloria, Moreno Valley | Roof replacement/ from FY05 | | 1460 | Townhouse/ rowhouse | 57,000.00 | | | | |
| 018-2/DHS | Air conditioning – heat pump | | 1460 | 42 units | 210,000.00 | | | | |
| 22.2/Adrieene, Moreno Valley | Courtyard lighting for Highland Valley | | 1450 | | 10,000.00 | | | | |
| Relocation | | | 1495.1 | | | | | | |
| Contingency | | | 1502 | | 66,000.00 | | | | |
| | | | | | | | | | |

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

| PHA Name: Housing Authority of the County of Riverside | | Grant Type and Number Capital Fund Program No: CA16 P027 - 50104 Replacement Housing Factor No: | | | | Federal FY of Grant: 2004 | |
|---|---|--|--------|---|---------|-------------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| Operations | 3/31/2005 | | | 9/30/2006 | | | |
| Management Improvements | 3/31/2005 | | | 9/30/2006 | | | |
| Administration | 3/31/2005 | | | 9/30/2006 | | | |
| Audit | 3/31/2005 | | | 9/30/2006 | | | |
| 27-009/017 Thermal 1 | 3/31/2005 | | | 9/30/2006 | | | |
| 27-010 Cathedral City | 3/31/2005 | | | 9/30/2006 | | | |
| 27-016 Moreno Valley | 3/31/2005 | | | 9/30/2006 | | | |
| 27-018-2 DHS | 3/31/2005 | | | 9/30/2006 | | | |
| 27-022-2Adrienne, M.V. | 3/31/2005 | | | 9/30/2006 | | | |
| Contingency | 3/31/2005 | | | 9/30/2006 | | | |

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

| PHA Name Housing Authority of the County of Riverside | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|--|------------------|---|---|---|---|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2005 PHA FY: | Work Statement for Year 3 FFY Grant: 2006 PHA FY: | Work Statement for Year 4 FFY Grant: 2007 PHA FY: | Work Statement for Year 5 FFY Grant: 2008 PHA FY: |
| CA16-P027-001 Beaumont | Annual Statement | \$33,000 | NO WORK | NO WORK | NO WORK |
| CA16-P027-006/12 Rubidoux | | NO WORK | \$140,000 | \$112,000 | \$11,200 |
| CA16-P027-007 Riverside | | \$70,000 | \$103,500 | \$103,500 | \$11,000 |
| CA16-P027-008 Banning | | NO WORK | \$70,000 | \$5,600 | NO WORK |
| CA16-P027-009/17/31 Thermal 1 AND 2 | | \$125,000 | \$20,800 | NO WORK | \$96,000 |
| CA16-P027-010 Cathedral City | | NO WORK | NO WORK | \$45,000 | NO WORK |
| CA16-P027-011/0014 Brdwy, Lake Elsinore | | \$140,000 | NO WORK | NO WORK | \$140,000 |
| CA16-P027-013 Fairview, L.E. | | \$80,000 | NO WORK | NO WORK | \$80,000 |
| CA16-P027-015 San Jacinto | | NO WORK | NO WORK | \$80,000 | NO WORK |
| CA16-P027-016 CA16-P027-020 Gloria, Moreno Valley | | NO WORK | \$50,000 | \$170,000 | \$70,000 |
| CA16-P027-018-1 Dracaea, M. Valley | | NO WORK | \$140,000 | NO WORK | \$140,000 |
| CA16-P027-018-2 Desert Hot Springs | | \$20,000 | \$108,000 | NO WORK | NO WORK |
| CA16-P027-019-1 Ft. Dr. Rubidoux | | NO WORK | \$45,000 | NO WORK | NO WORK |
| CA16-P027-019-2 Sherman, M.V. | | NO WORK | NO WORK | NO WORK | NO WORK |

| | | | | | |
|---|--|-----------|-----------|-----------|-----------|
| CA16-P027-19-3 Allies, M.V. | | NO WORK | NO WORK | \$20,000 | NO WORK |
| CA16-P027-21 Midway, Perris | | \$25,000 | \$230,000 | NO WORK | NO WORK |
| CA16-P027-022-1 Highgrove | | NO WORK | NO WORK | \$15,000 | NO WORK |
| CA16-P027-022-2 Adrienne, M.V. | | NO WORK | NO WORK | NO WORK | NO WORK |
| CA16-P027-027 Mecca | | NO WORK | \$195,000 | \$12,000 | NO WORK |
| CA16-P027-041 Aladdin, Indio | | \$100,000 | \$100,000 | NO WORK | NO WORK |
| Operations | | \$165,000 | \$165,000 | \$165,000 | \$165,000 |
| Management Improvements | | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| Administration | | \$80,000 | \$80,000 | \$80,000 | \$80,000 |
| Total CFP Funds (Est.) | | 888,000 | 1,498,168 | 858,100 | 843,200 |
| Total Replacement Housing Factor Funds | | | | | |
| | | | | | |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant:2005 PHA FY: | | | Activities for Year: <u>3</u> FFY Grant:2006 PHA FY: | | |
|-------------------------|--|----------------------|----------------|---|--|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-001 | | | CA16-P027-001 | | |
| | BEAUMONT | | | BEAUMONT | | |
| | Playground | 1 | \$33,000 | NO WORK | | |
| | CA16-P027-006/12 | | | CA16-P027-006/12 | | |
| | RUBIDOUX | | | RUBIDOUX | | |
| | NO WORK | | | Kitchen remodel | 28 | \$140,000 |
| | CA116-P027-007 | | | CA116-P027-007 | | |
| | RIVERSIDE | | | RIVERSIDE | | |
| | Water heater replacement and enclosures | 69 UNITS | \$70,000 | Rear sliding patio door replacement | 69 | \$103,500 |
| | CA16-P027-008 | | | CA16-P027-008 | | |
| | BANNING | | | BANNING | | |
| | NO WORK | | | Kitchen remodel | 14 | \$70,000 |
| | CA16-P027-009/17/31 | | | CA16-P027-009/17/31 | | |
| | THERMAL 1 AND 2 | | | THERMAL 1 AND 2 | | |
| | Kitchen remodel | Thermal 2 (25 units) | \$125,000 | Water heater replacement | Thermal 1 (28 units) Thermal 2 (24 units) | \$20,800 |
| | | | | | | |
| | | | | | | |
| | CA16-P027-010 | | | CA16-P027-010 | | |
| | CATHEDRAL CITY | | | CATHEDRAL CITY | | |
| | Kitchen remodel | 6 | \$30,000 | NO WORK | | |
| | CA16-P027-011/0014 | | | CA16-P027-011/0014 | | |
| | BROADWAY, LAKE ELSINORE | | | BROADWAY, LAKE ELSINORE | | |
| | Kitchen remodel | 28 | \$140,000 | NO WORK | | |
| | CA16-P027-013 | | | CA16-P027-013 | | |
| | FAIRVIEW, LAKE ELSINORE | | | FAIRVIEW, LAKE ELSINORE | | |
| | Kitchen remodel | 16 | \$80,000 | NO WORK | | |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant:2005 PHA FY: | | | Activities for Year: <u>3</u> FFY Grant:2006 PHA FY: | | |
|-------------------------|---|----------|----------------|--|----------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-015 | | | CA16-P027-015 | | \$0 |
| | SAN JACINTO | | | SAN JACINTO | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-016/20 | | | CA16-P027-016/20 | | \$0 |
| | GLORIA ST., MORENO VALLEY | | | GLORIA ST., MORENO VALLEY | | |
| | NO WORK | | | Roof replacement (on smaller sections) | | \$50,000 |
| | CA16-P027-018-1 | | | CA16-P027-018-1 | | |
| | DRACAEA, MORENO VALLEY | | | DRACAEA, MORENO VALLEY | | |
| | NO WORK | | | A/C replacement | 28 | \$140,000 |
| | CA16-P027-018-2 | | | CA16-P027-018-2 | | |
| | DHS | | | DHS | | |
| | WATER HEATER REPLACEMENT | 42 | 20,000 | Carport replacement | 9 | \$108,000 |
| | CA16-P027-019-1 | | | CA16-P027-019-1 | | |
| | FT. DRIVE, RUBIDOUX | | | FT. DRIVE, RUBIDOUX | | |
| | NO WORK | | | Kitchen remodel | 9 | \$45,000 |
| | CA16-P027-019-2 | | | CA16-P027-019-2 | | |
| | SHERMAN, MORENO VALLEY | | | SHERMAN, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019-3 | | | CA16-P027-019-3 | | |
| | ALLIES, MORENO VALLEY | | | ALLIES, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-021 | | | CA16-P027-021 | | |
| | MIDWAY, PERRIS | | | MIDWAY, PERRIS | | |
| | | | | A/C replacement | 40 | 200,000 |
| | Trash enclosures | | \$25,000 | Asphalt replacement in carport area | | \$30,000 |

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant:2005 PHA FY: | | | Activities for Year: <u>3</u> FFY Grant:2006 PHA FY: | | |
|-------------------------|---|----------|----------------|--|----------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-022-1 | | | CA16-P027-022-1 | | |
| | HIGHGROVE | | | HIGHGROVE | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-022-2 | | | CA16-P027-022-2 | | |
| | ADRIENNE, MORENO VALLEY | | | ADRIENNE, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-027 | | | CA16-P027-027 | | |
| | MECCA | | | MECCA | | |
| | NO WORK | | | Kitchen remodel | 39 | \$195,000 |
| | CA16-P027-041 | | | CA16-P027-041 | | |
| | ALADDIN, INDIO | | | ALADDIN, INDIO | | |
| | A/C replacement | 20 | \$100,000 | Kitchen remodel | 20 | \$100,000 |
| | | | | | | |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>4</u> FFY Grant:2007 PHA FY: | | | Activities for Year: <u>5</u> FFY Grant:2008 PHA FY: | | |
|-----------------------|--|----------|----------------|--|----------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual | CA16-P027-001 | | | CA16-P027-001 | | |
| Statement | BEAUMONT | | | BEAUMONT | | \$0 |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-006/12 | | \$0 | CA16-P027-006/12 | | |
| | RUBIDOUX | | | RUBIDOUX | | |
| | A/C replacement | 28 | \$112,000 | Water heater replacement | | \$11,200 |
| | CA16-P027-007 | | | CA16-P027-007 | | |
| | RIVERSIDE | | | RIVERSIDE | | |
| | Bedroom closet door modification to lower to 6 ft. 8 in. doorway | 69 | \$103,500 | Resurface driveway, re-striping | | \$11,000 |
| | CA16-P027-008 | | \$0 | CA16-P027-008 | | |
| | BANNING | | | BANNING | | |
| | Water heater replacement | | \$5,600 | NO WORK | | |
| | CA16-P027-009/17/31 | | | CA16-P027-009/17/31 | | |
| | THERMAL 1 AND 2 | | \$0 | THERMAL 1 AND 2 | | |
| | NO WORK | | | New carports | | \$96,000 |
| | CA16-P027-010 | | | CA16-P027-010 | | |
| | CATHEDRAL CITY | | \$0 | CATHEDRAL CITY | | |
| | Roof replacement | | \$45,000 | NO WORK | | |
| | CA16-P027-011/0014 | | | CA16-P027-011/0014 | | |
| | BROADWAY, LAKE ELSINORE | | \$0 | BROADWAY, LAKE ELSINORE | | |
| | NO WORK | | | A/C replacement | | \$140,000 |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>4</u> FFY Grant:2007 PHA FY: | | | Activities for Year: <u>5</u> FFY Grant:2008 PHA FY: | | |
|-------------------------|---|----------|----------------|--|--------------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-013 | | | CA16-P027-013 | | |
| | FAIRVIEW, LAKE ELSINORE | | | FAIRVIEW, LAKE ELSINORE | | |
| | NO WORK | | | A/C replacement | | \$80,000 |
| | CA16-P027-015 | | | CA16-P027-015 | | |
| | SAN JACINTO | | | SAN JACINTO | | |
| | Kitchen remodel | 16 | \$80,000 | NO WORK | | |
| | CA16-P027-016/20 | | | CA16-P027-016/20 | | |
| | GLORIA, MORENO VALLEY | | | GLORIA, MORENO VALLEY | | |
| | Kitchen remodel | 34 | \$170,000 | Hot water heater closet enclosures, older section | 11 buildings | \$70,000 |
| | CA16-P027-018-1 | | | CA16-P027-018-1 | | |
| | DRACAEA, MORENO VALLEY | | | DRACAEA, MORENO VALLEY | | |
| | NO WORK | | | Kitchen remodel | 28 | \$140,000 |
| | CA16-P027-018-2 | | \$0 | CA16-P027-018-2 | | |
| | DHS | | | DHS | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019/1 | | \$0 | CA16-P027-019/1 | | |
| | FT. DR., RUBIDOUX | | | FT. DR., RUBIDOUX | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019/2 | | \$0 | CA16-P027-019/2 | | |
| | SHERMAN, MORENO VALLEY | | | SHERMAN, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019/3 | | \$0 | CA16-P027-019/3 | | |
| | ALLIES, MORENO VALLEY | | | ALLIES, MORENO VALLEY | | |
| | Kitchen replacement | 4 | \$20,000 | NO WORK | | |
| | CA16-P027-021 | | \$0 | CA16-P027-021 | | |
| | MIDWAY, MORENO VALLEY | | | MIDWAY, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |

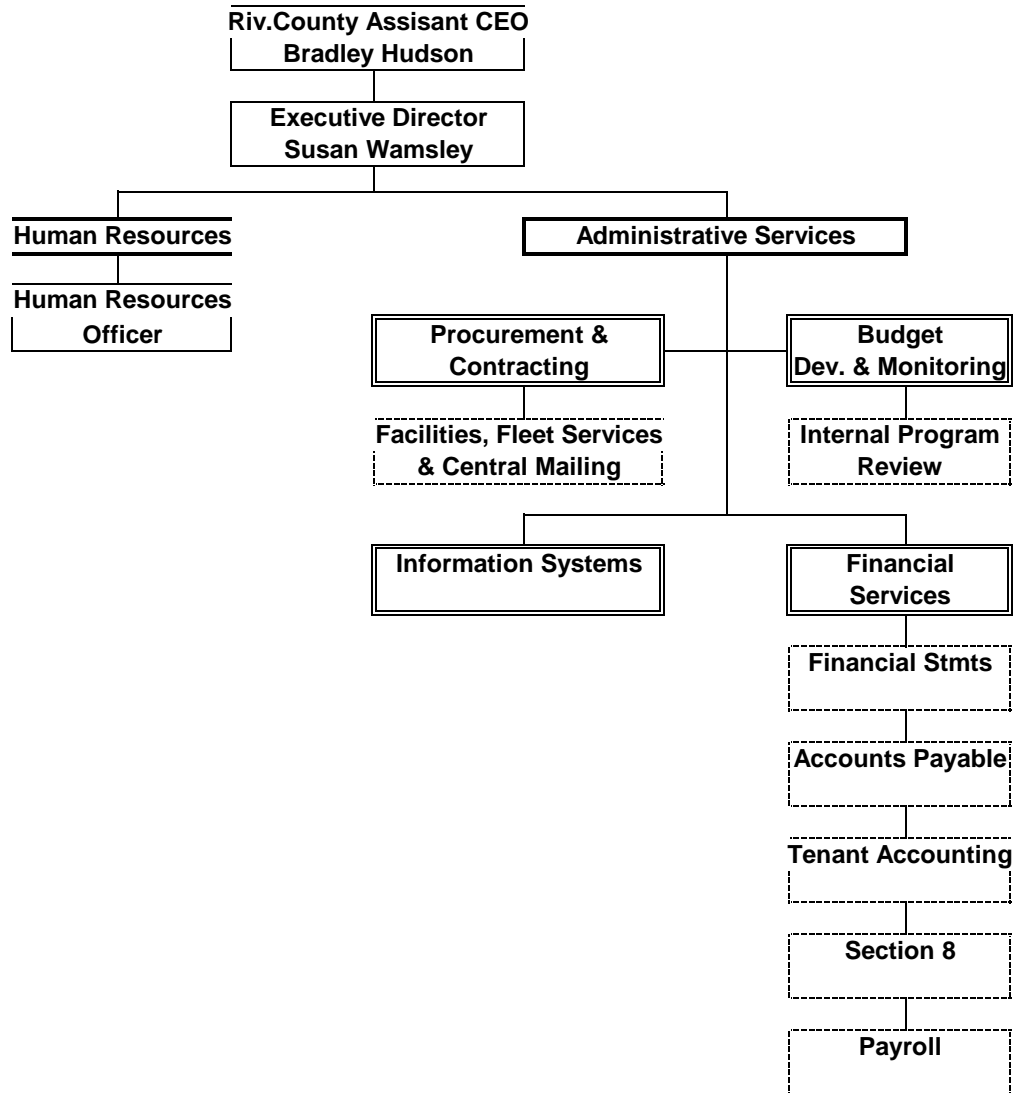
Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year: 4 FFY Grant:2007 PHA FY: | | | Activities for Year: 5 FFY Grant:2008 PHA FY: | | |
|-----------------------|---|----------|----------------|---|----------|----------------|
| See | CA16-P027-022-1 | Quantity | Estimated Cost | CA16-P027-022-1 | Quantity | Estimated Cost |
| Annual | HIGHGROVE | | | HIGHGROVE | | |
| Statement | Kitchen replacement | 3 | \$15,000 | NO WORK | | |
| | CA16-P027-022-2 | | | CA16-P027-022-2 | | |
| | ADRIENNE, MORENO VALLEY | | | ADRIENNE, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-027 | | | CA16-P027-027 | | |
| | MECCA | | | MECCA | | |
| | NO WORK | | | New carports | 6 | \$12,000 |
| | CA16-P027-041 | | | CA16-P027-041 | | |
| | ALADDIN, INDIO | | | ALADDIN, INDIO | | |
| | NO WORK | | | NO WORK | | |

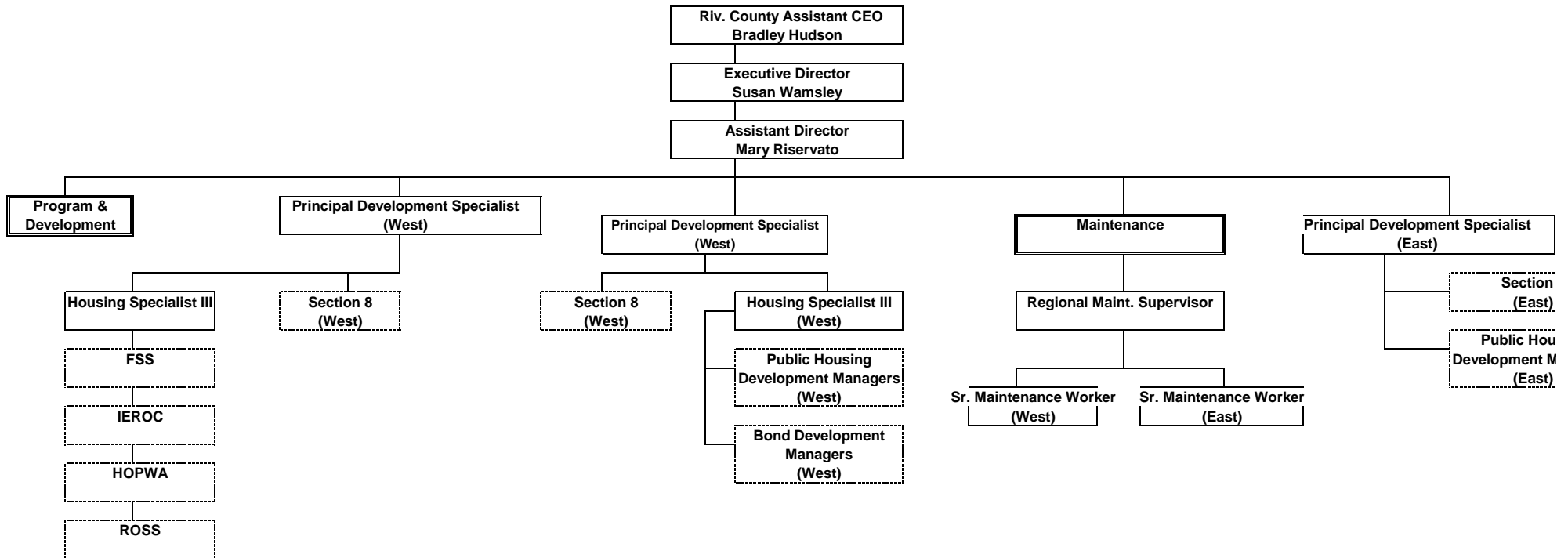
Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year :2 FFY Grant:2005 PHA FY: | | | Activities for Year: 3 FFY Grant:2006 PHA FY: | | |
|---|--|-----------------|-----------------------|--|-----------------|-----------------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual | Upgrade and expand the preventive maintenance program | | \$50,000 | Training & development of personnel | | \$15,000 |
| Statement | Microfilm all architectural as-built plan | | \$10,000 | Upgrade communications equipment, computer hardware and & software, video conferencing | | \$115,000 |
| | Printer and Copy Machines | | \$11,000 | Resident services | | \$15,000 |
| | Revise and expand the inventory control program | | \$5,000 | | | |
| | Training and development of personnel | | \$15,000 | | | |
| | Upgrade communications equipment, computer hardware & software, video conferencing | | \$50,000 | | | |
| | Resident services | | \$15,000 | | | |
| Activities for Year 4 FFY Grant:2007 PHA FY: | | | | Activities for Year: 5 FFY Grant:2008 PHA FY: | | |
| | Training and development of personnel | | \$15,000 | Update energy audit | | \$60,000 |
| | Upgrade communications equipment, computer hardware & software, video conferencing | | \$110,000 | Upgrade communications equipment, computer hardware and software, video conferencing | | \$60,000 |
| | Resident services | | \$15,000 | Resident services | | \$15,000 |

Housing Authority of the County of Riverside
Organizational Chart
Administration



**Housing Authority of the County of Riverside
Organizational Chart
Housing & Program Development**



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/anagers

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

| PHA Name Housing Authority of the County of Riverside | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|--|------------------|---|---|---|---|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2005 PHA FY: | Work Statement for Year 3 FFY Grant: 2006 PHA FY: | Work Statement for Year 4 FFY Grant: 2007 PHA FY: | Work Statement for Year 5 FFY Grant: 2008 PHA FY: |
| CA16-P027-001 Beaumont | Annual Statement | \$33,000 | NO WORK | NO WORK | NO WORK |
| CA16-P027-006/12 Rubidoux | | NO WORK | \$140,000 | \$112,000 | \$11,200 |
| CA16-P027-007 Riverside | | \$70,000 | \$103,500 | \$103,500 | \$11,000 |
| CA16-P027-008 Banning | | NO WORK | \$70,000 | \$5,600 | NO WORK |
| CA16-P027-009/17/31 Thermal 1 AND 2 | | \$125,000 | \$20,800 | NO WORK | \$96,000 |
| CA16-P027-010 Cathedral City | | NO WORK | NO WORK | \$45,000 | NO WORK |
| CA16-P027-011/0014 Brdwy, Lake Elsinore | | \$140,000 | NO WORK | NO WORK | \$140,000 |
| CA16-P027-013 Fairview, L.E. | | \$80,000 | NO WORK | NO WORK | \$80,000 |
| CA16-P027-015 San Jacinto | | NO WORK | NO WORK | \$80,000 | NO WORK |
| CA16-P027-016 CA16-P027-020 Gloria, Moreno Valley | | NO WORK | \$50,000 | \$170,000 | \$70,000 |
| CA16-P027-018-1 Dracaea, M. Valley | | NO WORK | \$140,000 | NO WORK | \$140,000 |
| CA16-P027-018-2 Desert Hot Springs | | \$20,000 | \$108,000 | NO WORK | NO WORK |
| CA16-P027-019-1 Ft. Dr. Rubidoux | | NO WORK | \$45,000 | NO WORK | NO WORK |
| CA16-P027-019-2 Sherman, M.V. | | NO WORK | NO WORK | NO WORK | NO WORK |

| | | | | | |
|---|--|-----------|-----------|-----------|-----------|
| CA16-P027-19-3 Allies, M.V. | | NO WORK | NO WORK | \$20,000 | NO WORK |
| CA16-P027-21 Midway, Perris | | \$25,000 | \$230,000 | NO WORK | NO WORK |
| CA16-P027-022-1 Highgrove | | NO WORK | NO WORK | \$15,000 | NO WORK |
| CA16-P027-022-2 Adrienne, M.V. | | NO WORK | NO WORK | NO WORK | NO WORK |
| CA16-P027-027 Mecca | | NO WORK | \$195,000 | \$12,000 | NO WORK |
| CA16-P027-041 Aladdin, Indio | | \$100,000 | \$100,000 | NO WORK | NO WORK |
| Operations | | \$165,000 | \$165,000 | \$165,000 | \$165,000 |
| Management Improvements | | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| Administration | | \$80,000 | \$80,000 | \$80,000 | \$80,000 |
| Total CFP Funds (Est.) | | 888,000 | 1,498,168 | 858,100 | 843,200 |
| Total Replacement Housing Factor Funds | | | | | |
| | | | | | |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant:2005 PHA FY: | | | Activities for Year: <u>3</u> FFY Grant:2006 PHA FY: | | |
|-------------------------|--|----------------------|----------------|---|--|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-001 | | | CA16-P027-001 | | |
| | BEAUMONT | | | BEAUMONT | | |
| | Playground | 1 | \$33,000 | NO WORK | | |
| | CA16-P027-006/12 | | | CA16-P027-006/12 | | |
| | RUBIDOUX | | | RUBIDOUX | | |
| | NO WORK | | | Kitchen remodel | 28 | \$140,000 |
| | CA116-P027-007 | | | CA116-P027-007 | | |
| | RIVERSIDE | | | RIVERSIDE | | |
| | Water heater replacement and enclosures | 69 UNITS | \$70,000 | Rear sliding patio door replacement | 69 | \$103,500 |
| | CA16-P027-008 | | | CA16-P027-008 | | |
| | BANNING | | | BANNING | | |
| | NO WORK | | | Kitchen remodel | 14 | \$70,000 |
| | CA16-P027-009/17/31 | | | CA16-P027-009/17/31 | | |
| | THERMAL 1 AND 2 | | | THERMAL 1 AND 2 | | |
| | Kitchen remodel | Thermal 2 (25 units) | \$125,000 | Water heater replacement | Thermal 1 (28 units) Thermal 2 (24 units) | \$20,800 |
| | | | | | | |
| | | | | | | |
| | CA16-P027-010 | | | CA16-P027-010 | | |
| | CATHEDRAL CITY | | | CATHEDRAL CITY | | |
| | Kitchen remodel | 6 | \$30,000 | NO WORK | | |
| | CA16-P027-011/0014 | | | CA16-P027-011/0014 | | |
| | BROADWAY, LAKE ELSINORE | | | BROADWAY, LAKE ELSINORE | | |
| | Kitchen remodel | 28 | \$140,000 | NO WORK | | |
| | CA16-P027-013 | | | CA16-P027-013 | | |
| | FAIRVIEW, LAKE ELSINORE | | | FAIRVIEW, LAKE ELSINORE | | |
| | Kitchen remodel | 16 | \$80,000 | NO WORK | | |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant:2005 PHA FY: | | | Activities for Year: <u>3</u> FFY Grant:2006 PHA FY: | | |
|-------------------------|---|----------|----------------|--|----------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-015 | | | CA16-P027-015 | | \$0 |
| | SAN JACINTO | | | SAN JACINTO | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-016/20 | | | CA16-P027-016/20 | | \$0 |
| | GLORIA ST., MORENO VALLEY | | | GLORIA ST., MORENO VALLEY | | |
| | NO WORK | | | Roof replacement (on smaller sections) | | \$50,000 |
| | CA16-P027-018-1 | | | CA16-P027-018-1 | | |
| | DRACAEA, MORENO VALLEY | | | DRACAEA, MORENO VALLEY | | |
| | NO WORK | | | A/C replacement | 28 | \$140,000 |
| | CA16-P027-018-2 | | | CA16-P027-018-2 | | |
| | DHS | | | DHS | | |
| | WATER HEATER REPLACEMENT | 42 | 20,000 | Carport replacement | 9 | \$108,000 |
| | CA16-P027-019-1 | | | CA16-P027-019-1 | | |
| | FT. DRIVE, RUBIDOUX | | | FT. DRIVE, RUBIDOUX | | |
| | NO WORK | | | Kitchen remodel | 9 | \$45,000 |
| | CA16-P027-019-2 | | | CA16-P027-019-2 | | |
| | SHERMAN, MORENO VALLEY | | | SHERMAN, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019-3 | | | CA16-P027-019-3 | | |
| | ALLIES, MORENO VALLEY | | | ALLIES, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-021 | | | CA16-P027-021 | | |
| | MIDWAY, PERRIS | | | MIDWAY, PERRIS | | |
| | | | | A/C replacement | 40 | 200,000 |
| | Trash enclosures | | \$25,000 | Asphalt replacement in carport area | | \$30,000 |

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant:2005 PHA FY: | | | Activities for Year: <u>3</u> FFY Grant:2006 PHA FY: | | |
|-------------------------|---|----------|----------------|--|----------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-022-1 | | | CA16-P027-022-1 | | |
| | HIGHGROVE | | | HIGHGROVE | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-022-2 | | | CA16-P027-022-2 | | |
| | ADRIENNE, MORENO VALLEY | | | ADRIENNE, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-027 | | | CA16-P027-027 | | |
| | MECCA | | | MECCA | | |
| | NO WORK | | | Kitchen remodel | 39 | \$195,000 |
| | CA16-P027-041 | | | CA16-P027-041 | | |
| | ALADDIN, INDIO | | | ALADDIN, INDIO | | |
| | A/C replacement | 20 | \$100,000 | Kitchen remodel | 20 | \$100,000 |
| | | | | | | |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>4</u> FFY Grant:2007 PHA FY: | | | Activities for Year: <u>5</u> FFY Grant:2008 PHA FY: | | |
|-----------------------|--|----------|----------------|--|----------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual | CA16-P027-001 | | | CA16-P027-001 | | |
| Statement | BEAUMONT | | | BEAUMONT | | \$0 |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-006/12 | | \$0 | CA16-P027-006/12 | | |
| | RUBIDOUX | | | RUBIDOUX | | |
| | A/C replacement | 28 | \$112,000 | Water heater replacement | | \$11,200 |
| | CA16-P027-007 | | | CA16-P027-007 | | |
| | RIVERSIDE | | | RIVERSIDE | | |
| | Bedroom closet door modification to lower to 6 ft. 8 in. doorway | 69 | \$103,500 | Resurface driveway, re-striping | | \$11,000 |
| | CA16-P027-008 | | \$0 | CA16-P027-008 | | |
| | BANNING | | | BANNING | | |
| | Water heater replacement | | \$5,600 | NO WORK | | |
| | CA16-P027-009/17/31 | | | CA16-P027-009/17/31 | | |
| | THERMAL 1 AND 2 | | \$0 | THERMAL 1 AND 2 | | |
| | NO WORK | | | New carports | | \$96,000 |
| | CA16-P027-010 | | | CA16-P027-010 | | |
| | CATHEDRAL CITY | | \$0 | CATHEDRAL CITY | | |
| | Roof replacement | | \$45,000 | NO WORK | | |
| | CA16-P027-011/0014 | | | CA16-P027-011/0014 | | |
| | BROADWAY, LAKE ELSINORE | | \$0 | BROADWAY, LAKE ELSINORE | | |
| | NO WORK | | | A/C replacement | | \$140,000 |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>4</u> FFY Grant:2007 PHA FY: | | | Activities for Year: <u>5</u> FFY Grant:2008 PHA FY: | | |
|-------------------------|---|----------|----------------|--|--------------|----------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual Statement | CA16-P027-013 | | | CA16-P027-013 | | |
| | FAIRVIEW, LAKE ELSINORE | | | FAIRVIEW, LAKE ELSINORE | | |
| | NO WORK | | | A/C replacement | | \$80,000 |
| | CA16-P027-015 | | | CA16-P027-015 | | |
| | SAN JACINTO | | | SAN JACINTO | | |
| | Kitchen remodel | 16 | \$80,000 | NO WORK | | |
| | CA16-P027-016/20 | | | CA16-P027-016/20 | | |
| | GLORIA, MORENO VALLEY | | | GLORIA, MORENO VALLEY | | |
| | Kitchen remodel | 34 | \$170,000 | Hot water heater closet enclosures, older section | 11 buildings | \$70,000 |
| | CA16-P027-018-1 | | | CA16-P027-018-1 | | |
| | DRACAEA, MORENO VALLEY | | | DRACAEA, MORENO VALLEY | | |
| | NO WORK | | | Kitchen remodel | 28 | \$140,000 |
| | CA16-P027-018-2 | | \$0 | CA16-P027-018-2 | | |
| | DHS | | | DHS | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019/1 | | \$0 | CA16-P027-019/1 | | |
| | FT. DR., RUBIDOUX | | | FT. DR., RUBIDOUX | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019/2 | | \$0 | CA16-P027-019/2 | | |
| | SHERMAN, MORENO VALLEY | | | SHERMAN, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-019/3 | | \$0 | CA16-P027-019/3 | | |
| | ALLIES, MORENO VALLEY | | | ALLIES, MORENO VALLEY | | |
| | Kitchen replacement | 4 | \$20,000 | NO WORK | | |
| | CA16-P027-021 | | \$0 | CA16-P027-021 | | |
| | MIDWAY, MORENO VALLEY | | | MIDWAY, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

| Activities for Year 1 | Activities for Year: 4 FFY Grant:2007 PHA FY: | | | Activities for Year: 5 FFY Grant:2008 PHA FY: | | |
|-----------------------|---|----------|----------------|---|----------|----------------|
| See | CA16-P027-022-1 | Quantity | Estimated Cost | CA16-P027-022-1 | Quantity | Estimated Cost |
| Annual | HIGHGROVE | | | HIGHGROVE | | |
| Statement | Kitchen replacement | 3 | \$15,000 | NO WORK | | |
| | CA16-P027-022-2 | | | CA16-P027-022-2 | | |
| | ADRIENNE, MORENO VALLEY | | | ADRIENNE, MORENO VALLEY | | |
| | NO WORK | | | NO WORK | | |
| | CA16-P027-027 | | | CA16-P027-027 | | |
| | MECCA | | | MECCA | | |
| | NO WORK | | | New carports | 6 | \$12,000 |
| | CA16-P027-041 | | | CA16-P027-041 | | |
| | ALADDIN, INDIO | | | ALADDIN, INDIO | | |
| | NO WORK | | | NO WORK | | |

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

| Activities for Year 1 | Activities for Year :2 FFY Grant:2005 PHA FY: | | | Activities for Year: 3 FFY Grant:2006 PHA FY: | | |
|---|--|-----------------|-----------------------|--|-----------------|-----------------------|
| See | | Quantity | Estimated Cost | | Quantity | Estimated Cost |
| Annual | Upgrade and expand the preventive maintenance program | | \$50,000 | Training & development of personnel | | \$15,000 |
| Statement | Microfilm all architectural as-built plan | | \$10,000 | Upgrade communications equipment, computer hardware and & software, video conferencing | | \$115,000 |
| | Printer and Copy Machines | | \$11,000 | Resident services | | \$15,000 |
| | Revise and expand the inventory control program | | \$5,000 | | | |
| | Training and development of personnel | | \$15,000 | | | |
| | Upgrade communications equipment, computer hardware & software, video conferencing | | \$50,000 | | | |
| | Resident services | | \$15,000 | | | |
| Activities for Year 4 FFY Grant:2007 PHA FY: | | | | Activities for Year: 5 FFY Grant:2008 PHA FY: | | |
| | Training and development of personnel | | \$15,000 | Update energy audit | | \$60,000 |
| | Upgrade communications equipment, computer hardware & software, video conferencing | | \$110,000 | Upgrade communications equipment, computer hardware and software, video conferencing | | \$60,000 |
| | Resident services | | \$15,000 | Resident services | | \$15,000 |

COMMENTS FROM THE RESIDENT ADVISORY BOARD AND HA RESPONSES

PHA AGENCY PLAN

- No comments were made

SECTION 8 ADMINISTRATIVE PLAN

A suggestion was made that the Housing Authority (HA) assign one case manager to assist those individuals who violate the Zero Tolerance Policy and who are interested in complying to give them additional assistance in meeting continued eligibility standards.

The HA response: While we fully appreciate those who regret their actions, those applicants and participants who commit violent or drug related criminal acts are all subject to the same policies. The policy was established in response to HUD's commitment to eliminate these activities from public housing programs. The HA's Zero Tolerance Policy has built in exemptions for those who have demonstrated their commitment to positive change by meeting the requirements outlined in the policy. The HA supports its current policy.

STATEMENT OF POLICIES

A member of the Resident Advisory Board expressed that there should be an upper limit to the income that a Public Housing applicant or resident can earn. That housing units should be made available to lower income families.

The HA response: HUD establishes the Public Housing income guidelines. While we understand the desire to assist those most in need, in order to comply with regulations, we must attempt to achieve a balance in Public Housing that results in the deconcentration of income levels. Additionally we encourage self-sufficiency goals and do not want to displace participants from their homes when they achieve a level in which they pay the equivalent of market rent. For these reasons no change is in order.

PROPOSED SECTION 8 HOMEOWNERSHIP PROGRAM

No comments were made.

Resident Membership of the PHA Governing Board

The Housing Authority of the County of Riverside has a resident member on the Board of Commissioners. The member is Mr. Gerald Davis, Sr. Mr. Davis was selected by appointment. His appointment is effective June 1, 2002 for a term of two years. At which time a new appointment will be made.

PET POLICY

Families residing in a Public Housing unit are allowed to keep common household pets in their apartments as stated in their lease and in accordance with the Code of Federal Regulations. Families must request and receive permission to keep a common household pet **prior** to bringing a pet into the household. Households may keep one cat or one dog or either one or two guinea pigs, hamsters, rabbits, birds or fish in an aquarium or lizards as common household pet(s) if it is registered with the Housing Authority before it is brought onto the premises, and if registration is updated each year at the annual reexamination.

No vicious or intimidating animal or pet is to be kept on the premises. The resident will be responsible for all reasonable expenses directly related to the presence of the animal or pet on the premises, including the cost of repairs and replacement in the apartment, and the cost of animal care facilities if needed. These charges are due and payable within 30 days of written notification.

Payment

The PHA will charge a non-refundable nominal fee of \$100 for each household with a pet. This fee is intended to cover the reasonable operating costs to the project.

The PHA will, in addition, charge a refundable pet deposit of \$100 for each dog or cat and \$50 for either one or two guinea pigs, hamsters, rabbits, birds for fish in aquarium or lizards. This fee is intended to cover additional costs not otherwise covered.

The PHA will refund the unused portion of the deposit to the resident within 21 days of the move-out (per state law).

Limitations

PHA authorization for pet(s) will be given on a year-by year basis. No pet will be allowed if weight exceeds 20 pounds. The 20 pound limit is for the expected adult weight of the animal. No immature animals of 20 pounds will be allowed. No dangerous animal or pet will be allowed. Dangerous pets or animals include, but are not limited to:

- Any animal whose bite is venomous.
- Any animal who has previously bitten anyone.
- Fish aquariums must not exceed 15 gallons of water.

Registration

Registration must include the following:

- A certificate signed by a licensed veterinarian stating that the common household pet has received timely all inoculations currently required by state and local laws. Also required is whatever license is mandated by local law.
- A picture of the common household pet must be provided at time of registration.
- Name, address and phone number of person to be responsible for pet in resident's absence.
- All animals are to be spayed or neutered. .

No animal or pet may be kept in violation of humane or health laws. The Housing Authority will notify the owner of the common household pet if registration of the pet is refused and will state the basis for the rejection, as size, disposition, etc.

Animal Restraint

A common household pet must be effectively restrained and under the control of a responsible person when passing through a common area, from the street to the apartment, etc. Dogs must be on a leash at all times when not in the rental unit.

Sanitation Standards

Any animal or pet waste deposited in any animal or pet animal exercise area must be removed immediately by the pet owner.

Residents will take adequate precautions to eliminate any animal or pet odors within or around the apartment and maintain the apartment in a sanitary condition at all times.

If a litter box is used in the apartment, it must be emptied daily and contents placed in a heavy plastic bag into the garbage container immediately.

All common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside area.

Tenants are prohibited from feeding stray animals. The feeding of stray animals will constitute having a pet without permission of the Housing Authority.

Residents will not alter their unit, patio or unit area to create an enclosure for a common household pet.

Potential Problems and Solutions

Residents will not permit any disturbances by their pets which would interfere with the quiet enjoyment of other tenants; whether by loud barking, howling, biting, scratching, chirping or other such activities.

The Housing Authority may enter the owner's apartment to inspect the premises when circumstances so warrant, to investigate a complaint that there is a violation, and/or to check on a nuisance or threat to health and safety of other residents.

The action may include also placing the pet in a facility to provide care and shelter for a period not to exceed 30 days.

If the pet is threatened by the incapacitation or death of the owner, (or by extreme negligence,) and the designated alternate is unwilling or unable to care for the pet, the Housing Authority may place the pet in proper facility for up to 30 days. If there is no other solution at the end of 30 days, the manager may donate the pet to a humane society. Cost of this professional care will be borne by the pet owner.

Excluded from the premises are all animals and/or pets not owned by residents, except for service animals.

The authorization for a common household pet may be revoked at any time subject to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.

Residents who violate these rules are subject to:

- Mandatory removal of the pet from the premises within 3 days of notice from the Housing Authority; or if for a threat to health and safety, removal within 24 hours of notice.
- Lease termination proceedings.

This policy will be incorporated by reference into the Dwelling Lease signed by the resident, and therefore, violation of the above Policy will be grounds for termination of the lease.

The tenant agrees to indemnify, defend and hold harmless from and against any and all claims, actions suits, judgments and demands brought by any of the tenant's pets.



**ADMINISTRATIVE PLAN
FOR THE HOMEOWNERSHIP PROGRAM**

**Housing Authority of the
County of Riverside**

2004/2005

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Chapter 1

GENERAL PROVISIONS

The Public Housing Reform Act of 1998 includes language that allows the United States Department of Housing and Urban Development (HUD) to assist Section 8 Housing Choice Voucher Program (HCVP) recipients purchase a home. HUD published the Section 8 Homeownership Program Final Rule that implemented this option under Section 8(y) of the U.S. Housing Act of 1937 that authorized a public housing agency (PHA) to provide tenant-based assistance for an eligible family that purchases a home. The rule became effective on October 12, 2000. HUD further published the Section 8 Homeownership Program Downpayment Assistance Grants and Streamlining Amendments that implements section 301 of the American Homeownership and Economic Opportunity Act of 2000. Section 301 amends the homeownership option authorized under Section 8(y) to authorize an alternative form of assistance under the homeownership option – that is, assistance in the form of a single downpayment assistance grant. The rule became effective on October 18, 2002. The Housing Authority of the County of Riverside (HACR) elects to offer the Downpayment Assistance Grants option through its Homeownership Program.

The Homeownership Program (HP) of the Housing Authority of the County of Riverside (HACR) assists eligible participants in the Section 8 HCVP, who are also participants of the HACR's Family Self Sufficiency (FSS) program. In order to maximize the use of resources available to home seekers, the HACR's program also targets families who take part in the Riverside County Economic Development Agency's (EDA) First Time Home Buyer Program (FTHB). In combination, the HP/FTHB partnership will enable HACR families to realize their dream of becoming homeowners by providing them with various financial and other resources that they would not normally have access to.

Through the HP, families receive a single downpayment assistance grant that may be applied to the downpayment for the purchase of a home or for the payment of reasonable and customary closing costs. The amount of assistance available is equal to the sum of the assistance payments that would be made during the first year of assistance on behalf of the family, or twelve times the housing assistance payment (HAP). Rental and homeownership assistance to the family terminates automatically after the single downpayment assistance grant is made on behalf of the family. In addition, through the FTHB, families receive up to a maximum of twenty percent (20%) of the home purchase price or \$20,000, whichever is less.

The purpose of the Homeownership Program Administrative Plan is to establish policies for carrying out the program in a manner consistent with HUD requirements and local objectives. The Plan covers both admission and participation in the program. The HACR is responsible for complying with all changes in HUD regulations pertaining to these programs. If such changes conflict with this Plan, HUD regulations will have precedence.

Chapter 2

FAMILY ELIGIBILITY REQUIREMENTS

Participation in the Homeownership Program, or the HP/FTHB partnership, is voluntary. The Homeownership Program will be used to assist existing participants of the HCVP that are also participants of the Family Self Sufficiency (FSS) program and who are taking part in the EDA's First Time Home Buyer (FTHB) Program.

Families seeking to participate in the HP/FTHB must meet the following eligibility requirements:

- a. Be a first-time homeowner, as defined in Chapter 2 (A);
- b. The buyers' annual income must be eighty percent (80%) or less of the area median income;
- c. With the exception of elderly and disabled households, satisfy the employment requirement, as defined in Chapter 2 (C);
- d. Have not defaulted on a mortgage securing debt to purchase a home;
- e. Have completed an initial lease term in the Section 8 HCVP;
- f. Do not have a present ownership interest in a residence;
- g. Attend a Homebuyer's Education Program through a HUD-approved counseling agency, and approved by the HACR;
- h. Be in full compliance with the Section 8 HCVP lease and program requirements and must terminate a current lease agreement in compliance with the lease;
- i. Provide a down payment of at least three (3) percent of the purchase price from the buyer's own funds - may include FSS escrow funds; and
- j. Agree that financing for purchase of a home under this program: be provided, insured, or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

The HACR's policies and practices are designed to provide assurances that all persons with disabilities will be provided reasonable accommodations so that they may fully access and utilize the housing program and related services. Persons requiring special accommodations due to a disability must notify the HACR, in writing, of their needs. In matters where the HACR has discretion, waivers to existing policy shall be determined by the Executive Director or her designee.

A. First-Time Homeowner

An eligible Section 8 HCVP family, except for families with a disabled member, must be considered a first-time home buyer. A first-time home buyer means that no member of the household has had an ownership interest in any residence during the three years preceding the receipt of homeownership assistance. The purchaser must sign a sworn application attesting that they have not owned a home. In addition, the last three years tax returns will be reviewed to ascertain that no mortgage interest or real estate tax deductions have been claimed. An exception includes a person who qualifies as a displaced homemaker or a single parent who, while previously married, owned a home with his or her spouse.

A family that includes a family member who is a person with disabilities, also qualifies under this requirement if use of the homeownership option is needed as a reasonable accommodation.

B. Qualifying Income Requirement

(1) Amount of Income

At the time of receiving assistance through the HP/FTHB, the family must demonstrate that the income of the adult family members who will own the home does not exceed 80% of the area median income, as determined by HUD. In addition, the buyer must have sufficient income and creditworthiness to qualify for a first mortgage through one of the Participating Lenders.

C. Employment History

With the exception of disabled and elderly households, each family must demonstrate that one or more adult members of the family who will own the home is, or are, employed full-time (an average of 30 hours per week) and has been so continuously employed for one year prior to execution of the sales agreement.

In order to reasonably accommodate a family's participation in the program, the HACR will exempt families that include a person with disabilities from this requirement.

The HACR's Executive Director and/or her designees may also consider whether and to what extent an employment interruption is considered permissible in satisfying the employment requirement. The Executive Director may also consider successive employment during the one-year period and self-employment in a business.

D. Repayment of Any Housing Authority Debts

A participant shall be ineligible for participation in the HP/FTHB if he/she owes any money to HACR.

E. Prior Mortgage Defaults

If an individual who was an adult member of a family at the time when such family received homeownership assistance and defaulted on a mortgage securing debt incurred to purchase the home, the family will be ineligible to participate in the HP/FTHB.

Chapter 3

FAMILY PARTICIPATION REQUIREMENTS

Once a family is determined to be income-eligible, it must comply with the following additional requirements:

- a. Contact a Participating Lender for eligibility screening. The Lender will take a loan application at this time and pre-qualify the individual for a first loan and the FTHB Program. The Lender will also determine the maximum home price that the individual can afford.
- b. Complete a homeownership counseling program approved by the HACR prior to receiving homeownership assistance;
- c. Locate the home the individual proposes to purchase. It is recommended that the individual contact a Realtor to assist in this process;
- d. Make a purchase offer and start escrow, as well as submit a sales agreement that is subject to HACR approval (refer to Chapter 3(c) Sales Agreement. The individual must also provide a Homeownership Notice to the sellers as an addendum to the purchase contract;
- e. Allow the HACR to inspect the proposed dwelling to assure that it meets appropriate Housing Quality Standards;
- f. Obtain an independent inspection (by a licensed inspector) covering major building systems;
- g. During escrow, the Lender will process the loan application for the first mortgage and FTHB Second. The buyer will be required to sign forms authorizing the lender to submit a FTHB Reservation on the buyer's behalf and disclosing the buyer's current income from all sources. Prior to the close of escrow the buyer will sign loan documents and both the first and second mortgages will be funded; and
- h. When escrow closes, the individual will become a homeowner and will be responsible for maintaining the property in sound condition. The individual will begin making monthly payments on the first mortgage. The FTHB Second Mortgage will not require payments until the individual sells the property.

A. Homeownership Counseling Program

Prior to receipt of homeownership assistance, the family must attend and successfully complete a homebuyer education class approved by the HACR. The counseling program must cover the following topics:

- a. Home maintenance;
- b. Budgeting and money management;
- c. Credit counseling;
- d. Negotiating purchase price;
- e. Securing mortgage financing;

- f. Finding a home;
- g. Advantages of purchasing and locating homes in areas that do not have a high concentration of low-income families;
- h. Fair housing; and
- i. Predatory lending issues.

The counseling agency providing the counseling program shall be approved by HUD. The HACR will require families to participate in a HACR-approved homeownership counseling program on a continuing basis to ensure the participant's successful transition from renter to homeowner.

B. Purchasing a Home

(1) Locating a Home

During the participant's search for a home to purchase, their Section 8 HCVP rental assistance shall continue. Similarly, if a family is unable to locate a home through the HP/FTHB, their Section 8 HCVP rental assistance shall continue.

(2) Type of Home

A family approved for the HP/FTHB may purchase the following type of homes within the County of Riverside:

- a. A new or existing home that is fixed to a permanent foundation, has a minimum of two bedrooms, and is currently occupied by the seller or vacant (tenant occupied homes are not eligible).
- b. The home must be in sound condition and meet Housing Quality Standards.
- c. The purchaser must reside in the home as his or her principal residence within sixty (60) days of purchase and the home shall not be used as a business nor as a vacation (second) home.

(3) Maximum Home Price

To coincide with the EDA's FTTHB requirements, the maximum home purchase price under this program is \$183,350. The appraised value of the property cannot exceed this limit.

(4) Qualifying Locations

Families may purchase a home in the following locations: (1) all unincorporated areas of Riverside County or (2) within the City limits of the following jurisdictions: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Cathedral City, Desert Hot Springs, Indio, Lake Elsinore, La Quinta, Murrieta, Norco, Palm Desert, Perris, San Jacinto, and Temecula. Cities that are not eligible include: Coachella, Corona, Hemet, Indian Wells, Moreno Valley, Palm Springs, Rancho Mirage, and Riverside.

(5) Failure to Complete Purchase

If a family is unable to purchase a home, the HACR shall continue the family's participation in the Section 8 HCVP rental assistance program. The family may apply for assistance through the HP/FTHB only once during any 12-month period.

(6) Portability

The HACR will permit portability of the homeownership assistance (the HACR's portion) to another jurisdiction, provided the receiving jurisdiction operates a similar homeownership program for which the applicant qualifies and for which the receiving PHA is accepting new homeownership families.

C. Sales Agreement

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

The Sales Agreement must:

- provide for inspection by the HACR and the independent inspection,
- state that the purchaser is not obligated to purchase unless such inspections are satisfactory to the HACR,
- provide that the purchaser is not obligated to pay for any necessary repairs without approval by the HACR,
- provide that the purchaser is not obligated to purchase if the mortgage financing terms, or any other terms, are not approved by the HACR, and
- contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.

D. Independent Initial Inspection Conducted

To assure the home meets Housing Quality Standards, homeownership assistance may not be approved until the HACR first inspects the home. An independent inspection must also be completed by a professional selected by the family and approved by the HACR. The HACR will not pay for the independent inspection, however, FTHB assistance may be used for this purpose. The independent inspection report must be provided to the HACR. The HACR may disapprove the unit due to information contained in the report or for failure to meet federal housing quality standards. The HACR may not provide homeownership assistance until it has reviewed the inspection report of the independent inspector.

For new homes, a copy of the Certificate of Occupancy issued by the City or County may be submitted in lieu of the independent initial inspection report.

E. First Loan Terms

The purchaser shall apply for a first mortgage from a Participating Lender and provide a minimum contribution of three percent (3%) from their own funds (gifts are not eligible for this minimum contribution). The first loan must be a fully amortized, fixed rate, thirty year mortgage and the EDA Down Payment Assistance will be a trust deed recorded in second position to the first mortgage. The purchaser must accept the highest first mortgage amount (principal amount at going interest rate) for which they can qualify. Loan terms and qualifications (interest rate, creditworthiness, etc.) in addition to those specified above will be determined by the Participating Lender.

F. Compliance With Family Obligations

A family must agree, in writing, to comply with all family obligations under the Housing Choice Voucher program and the HACR's HP/FTHB policies. These obligations include:

- a. Attending ongoing homeownership counseling;
- b. Complying with the mortgage terms; and
- c. Supplying all required information to the HACR.

Chapter 4

AMOUNT OF ASSISTANCE

The HACR will pay a downpayment assistance grant that is not to exceed twelve times the difference between the payment standard and the total tenant payment, or the amount that is equal to the sum of the assistance payments that would be made during the first year of assistance on behalf of the family. The downpayment assistance grant shall be paid at the closing of the family's purchase of the home and shall be paid directly to escrow.

The FTHB financial assistance can be provided as down payment assistance and/or for a portion of closing costs associated with the home purchase. Eligible costs may include, but are not limited to, permanent interest rate buy-downs, non-recurring closing costs, home inspection and home warranty up to \$1,000 for very low income households only. Repairs, recurring costs and other similar borrower obligations are not eligible for payment with FTHB funds. The amount of assistance depends upon the buyer's qualifications and the price of the home. In general, a buyer may only receive what they need, up to a maximum of twenty percent (20%) of the home purchase price or \$20,000, whichever is less. The minimum amount of assistance that may be provided is \$1,500 per home purchase. In exchange for receiving funds to assist in the purchase of a home, the purchaser must agree to a twenty (20) year affordability period. If the home is sold during the term of affordability period, it must be sold to a low income buyer who qualifies for the FTHB Program or the full amount of the assistance must be repaid.

A. Approved Lenders

The Economic Development Agency published a Request for Qualifications (RFQ) for qualified Lenders in July 2002. The RFQ invitations were mailed to all Lenders on the previous First Time Home Buyer Down Payment Assistance Program Participating Lender List as well as any Lenders who requested to be on the mailing list. All Lenders were invited to submit materials detailing their qualifications for the program. All submittals that were received prior to the deadline were evaluated and ranked according to the criteria in the RFQ. This resulted in the selection of the Lenders provided on the attached list who demonstrated in their submittals that they met all of the program requirements.

Participating Lenders

| Name of Lender | Address | City, State, Zip | Phone Number | Fax Number | Contact Person |
|------------------------------------|---|-------------------------------|---------------------|---------------------|------------------------------------|
| Countrywide Home Loans* | 1515 Walnut Grove Ave, MS RM-99 | Rosemead, CA 91770 | 626-927-3759 | 626-927-3759 | Pamela Armand |
| Countrywide Home Loans | 74-399 Hwy 111, Suite D | Palm Desert, CA 92260 | 760-568-3645 | 760-568-5480 | Denise Goodman |
| De Oro Home Loans* | 1805 S. Euclid Avenue | Ontario, CA 91762 | 909-933-3477 | 909-933-3499 | Alex Espinoza |
| De Oro Home Loans | 81703 Hwy 111 | Indio, CA 92201 | 760-347-4938 | 760-775-3319 | Toni Brown |
| First Pacific Financial* | 4 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707 | 714-513-7777 | 714-513-7015 | Linda Sterton |
| First Pacific Financial | 74-980 Hwy 111, Suite 113 | Indian Wells, CA 92210 | 760-837-1006 | 760-837-1865 | Lya Stafford |
| Inter Mountain Mortgage* | 1740 Gillette Road | Pomona, CA 91768 | 800-753-5626 | 909-620-4163 | Adolph Collaso |
| Inter Mountain Mortgage | 26810 Ynez Ct. | Temecula, CA 92591 | 909-699-1951 | 909-699-2320 | Daniel Branstine |
| Irwin Mortgage Corporation* | 9265 Counselor's Row #200 | Indianapolis, IN 46240 | 317-573-8554 | 317-573-8559 | Marie Planck |
| Irwin Mortgage Corporation | 27364 Jefferson Ave. Suite B | Temecula, CA 92590 | 909-296-3820 | 909-296-3826 | Beth Allen |
| Irwin Mortgage Corporation | 20401 Valley Blvd., #204 | Walnut, CA 91789 | 909-869-6588 | 909-869-6592 | Brian Wiesner / Ty Parris |
| Marina Mortgage* | 111 Pacifica, Suite 305 | Irvine, CA 92618 | 949-753-8900 | 949-753-8910 | Esperanza Creeger |
| Marina Mortgage | 3530 Long Beach Blvd. | Long Beach, CA 90807 | 562-988-1774, x.238 | 562-283-0219 | Esperanza Creeger |
| Marina Mortgage | 27450 Ynez Rd, #203 | Temecula, CA 92591 | 909-506-9811 | 909-506-9901 | Joe Rabbia |
| Marina Mortgage | 74-890 Hwy 111 | Indian Wells, CA 92210 | 760-341-7500 | 760-773-0716 | Javier Vasquez / Sylvia Sanchez |
| Marina Mortgage | 9227 Haven Avenue #200 | Rancho Cucamonga, CA 91730 | 909-466-1290 | 909-483-6479 | Reyna Rodgers / Michelle Contreras |
| Marina Mortgage | 221 Crest Street | Escondido, CA 92025 | 760-746-9629 | 760-741-0641 | Marisa Lopez |
| Metrociti Mortgage* | 16030 Ventura Blvd. #402 | Encino, CA 91436 | 818-981-0606 | 818-728-7277 | Terri O'Callaghan |
| Metrociti Mortgage | 6800 Indiana Avenue #295 | Riverside, CA 92506 | 909-351-7790 | 909-351-7791 | Jerome Davis |
| Provident Bank Mortgage* | 3756 Central Avenue | Riverside, CA 92506 | 909-686-6060 | 909-276-8739 | Barbara Potter |
| Provident Bank Mortgage | 71-991 Hwy. 111 | Rancho Mirage, CA 92270 | 760-341-7838 | 760-340-4918 | Ana Frahm |

*The corporate offices for each lender are shown in bold, followed by their participating branch offices.

Chapter 5

CONTINUED PARTICIPATION IN SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Rental and homeownership assistance for a family terminates automatically after the single downpayment assistance grant is made.

A. Return to tenant-based rental assistance

A family is permitted to apply for and receive tenant-based rental assistance again after receiving homeownership assistance, however, rental assistance may not begin as long as any family member owns any title or other interest in the home purchased with homeownership assistance. In addition, 18 months must have passed since the family's receipt of homeownership assistance.

Chapter 6

WAIVER OR MODIFICATION OF HOMEOWNERSHIP POLICIES

The Executive Director of the HACR, and/or her designees shall have the discretion to waive or modify any provision of the Homeownership Program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulations or directives.