

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 2003

**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: (mm/yyyy) 07/2003

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 offices

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 Ave., 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 Ave., 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

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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 all U.S. Department of Housing and Urban Development (HUD) affordable housing funding resources available to local housing authorities.
 - Reduce public housing vacancies: Strive to have over 95% occupancy rate at all times during the year.
 - Leverage private or other public funds to create additional housing opportunities: Seek opportunities to collaborate/partner with other public agencies, non-profits 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.

Housing Authority of the County of Riverside CA027
5 Year Plan

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

- 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:
 - Demolish or dispose of obsolete public housing: Request the disposition of 8 scattered units of Public Housing in Riverside County. These eight units are in high crime and high poverty areas. The tenants would be better suited 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.
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords: Continue to hold landlord workshop/outreach sessions 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 deconcentrate 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:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: 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.
- Other: Provide training to resident managers to enable them to receive their California Certification in Residential Management.
- Other: Continue to hold Community Day activities at all public housing sites in West County and expand that program to the sites in East County.

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 Center to make training and workforce links available to Section 8 participants and public housing residents. Plan and hold a second Job Fair at the Main Housing Authority Office for all Section 8 participants and Public Housing residents.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities: Use the partnership established with the Workforce Development Center to make training and workforce links available to Section 8 participants and public housing residents.

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 be held for 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 with a fair housing topic will be held quarterly and staff training on fair housing will be done 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 PIH Notice 2002-01, Accessibility Notice and all prospective landlords for the Section 8 program will receive the notice.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

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 a 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 needed.
- 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 through meetings and the formation of a Resident Advisory Board. Meetings were held on November 13, 2002 and on December 18, 2002 with the Resident Advisory Board. The draft version of the Plan was sent to local non-profit agencies 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)]

Provide 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 2000 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 (ca027d01)
- FY 2000 Capital Fund Program 5 Year Action Plan (ca027e01)
- Comments and Membership of Resident Advisory Board or Boards (ca027f01)
- Other (List below, providing each attachment name)
 - Progress Report on the goals and objectives of the Five Year Plan (ca027c01)
 - Resident membership of the PHA Governing Board (ca027g01)
 - Pet policy (ca027h01)
 - Homeownership Administrative Plan (ca027i01)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

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;
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	Annual Plan: Eligibility, Selection, and Admissions Policies
X	2. Documentation of the required deconcentration and income mixing analysis	
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
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

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	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 agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	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	Annual Plan: Safety and

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
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)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
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	NA	NA	NA	NA	NA	NA	NA
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

The Section 8 and the Public Housing waiting lists are not mutually exclusive. Many families are on both 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	23,620		
Extremely low income <=30% AMI	13,984	59.20	
Very low income (>30% but <=50% AMI)	8,068	34.16	
Low income (>50% but <80% AMI)	1,434	6.07	
Income over 80%	134	.57	
Families with children	13,706	58.03	
Elderly families	2,028	8.59	
Families with Disabilities	5,907	25.00	

Housing Needs of Families on the Waiting List			
Adults, not elderly or disabled	1,979	8.38	
Hispanic	6,190	26.21	
Non-Hispanic	17,071	72.27	
Ethnicity not given	359	1.52	
White	15,975	67.63	
African-American	5,008	21.20	
American Indian	280	1.19	
Asian	350	1.48	
Pacific Islander	125	.53	
Race not given	1,882	7.97	

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	21,176		
Extremely low income <=30% AMI	15,188	71.72	
Very low income			

Housing Needs of Families on the Waiting List			
(>30% but <=50% AMI)	4,774	22.54	
Low income (>50% but <80% AMI)	1,102	5.20	
Income over 80%	112	.54	
Families with children	11,706	55.28	
Elderly families	2,212	10.45	
Families with Disabilities	5,306	25.06	
Adults, not elderly or disabled	1,952	9.21	
Hispanic	5,861	27.68	
Non-Hispanic	14,774	69.77	
Ethnicity not given	541	2.55	
White	13,678	64.59	
African-American	4,883	23.06	
American Indian	276	1.30	
Asian	339	1.61	
Pacific Islander	110	.52	
Race not given	1,890	8.92	
Characteristics by Bedroom Size (Public Housing Only)			

Table Library

Housing Needs of Families on the Waiting List			
1BR	6809	32	
2 BR	11701	55	
3 BR	2261	11	
4 BR	372	1.7	
5 BR	33	.3	

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(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 (Public Housing only)
- 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

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)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore,

uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$1,226,988	
b) Public Housing Capital Fund	\$875,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$57,177,358	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$83,333	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below) HOPWA	\$1,200,000	Rental assistance to prevent homelessness for persons with AIDS
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	\$1,216,167	Public Housing Capital improvements

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
HOPWA	\$2,000,000	Rental assistance to prevent homelessness for persons with AIDS
Shelter Plus Care	\$71,493	Rental assistance in conjunction with Mental Health Department to assist the homeless mentally ill
Resident Opportunity and Self-Sufficiency Grant	\$3,000	Assist public housing residents with self sufficiency activities
3. Public Housing Dwelling Rental Income		
Tenant Rental Income	\$1,292,592	Public Housing Operations
Other tenant charges	\$159,087	Public Housing Operations
4. Other income (list below)		
Investment income	\$44,087	General Housing Authority Operations
4. Non-federal sources (list below)		
Office of Migrant Services	\$300,000	Ripley Migrant Center Operations
HA Authority Development (Tenant rental income and other tenant charges)	\$113,756	Affordable housing operations owned by the Housing Authority in the City of Palm Springs
Grant from cities	\$218,000	From the city of Corona for bond payments
Total resources	\$65,980,861	

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3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(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: 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: 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
- 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?

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

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(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: credit history and information from the Department of Motor Vehicles
 Other (list below)

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: Families are allowed 120 days to search for a unit. This time may be extended up to an additional 60 days for those families who have a disabled member as a reasonable accommodation or to other families who have a hardship caused by occurrences such as illness, death in the family, economic loss, or disaster. Any deviation from this policy must be approved for good cause by the Executive Director or his/her designee.

(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 or attend school or training 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

1 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 (Mental Health, Child Protective Services, etc).

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

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
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other: All income changes must be reported, however, only decreases in income are processed between annual reexaminations.

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

2. 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

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(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: Exception payment standards have been approved for 12 cities within the county. All other cities are at 110% of FMR.

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)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

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	Expected
--------------	-------------------	----------

	Served at Year Beginning	Turnover
Public Housing	484	200
Section 8 Vouchers	8053	800
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	260	50
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs(list individually)		
HOPWA	100	10
Shelter Plus Care	42	10
FSS	680	80
ROSS 1	32	10
ROSS 2	68	0

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

2. Public Housing Maintenance and Management: Statement of Policies-Admission Policy, Continued 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)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

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)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Table Library

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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
-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

Table Library

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)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

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 and CA027022
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: <u>07/01/2003</u>
5. Number of units affected: 8
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/2003 b. Projected end date of activity:

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)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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 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 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: <u>(DD/MM/YY)</u>
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)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

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 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 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)	

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)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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: <u>05/20/2002</u>
5. Number of units affected: 7 remaining units 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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 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. 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

Table Library

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 below: Participants must be FSS participants and must participate in the Riverside County Economic Development Agency's (EDA) First Time Home Buyer Program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

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? 08/21/2000

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	Estimated	Allocation	Access	Eligibility

Table Library

(including location, if appropriate)	Size	Method (waiting list/random selection/specific criteria/other)	(development office / PHA main office / other provider name)	(public housing or section 8 participants or both)
ROSS (Mecca and Thermal)	65	Active recruitment, needs based selection	Public Housing community facility	Public housing
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 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	None	None
Section 8	622	688

- 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)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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 and Gloria Street Apartments in Moreno Valley.

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 Crime Free Multi Housing Programs 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 Crime Free Multi Housing Programs 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

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- 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 (ca027h01) for the Pet Policy.

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)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

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?

2. 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 c027
- 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: see attachment above
- 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. (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.

Other: (list below)

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 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)
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Other: (list below)

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.

Other: (list below)

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.

Other: (list below)

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.

Other: (list below)

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.

Other: (list below)

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



Deconcentration Analysis Chart

Average income of all families residing in each covered public housing development is \$15,079. This is excluding project CA027035 which is a group of 7 single-family units in the City of Moreno Valley. This project is a homeownership program and is not a community.

The average income by development is listed below:

Project	Number	Average household income
Beaumont	001	\$14,713
Aladdin	041	\$19,060
34th St **	006/012	\$12,883
Jackson	007	\$15,000
Banning	008	\$ 8,930
Thermal **	009/017/031	\$10,732
Cathedral City	010	\$10,983
Broadway **	011/014	\$11,236
Fairview	013	\$14,280
San Jacinto	015	\$13,734
Gloria	016/020	\$17,460
Dracaea/Desert Hot Springs	018	\$15,973
Scattered	019/022	\$14,589
Midway	021	\$12,495
Mecca	027	\$15,168

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

85% of the average household income for Affordable Public Housing is \$12,817. 115% of the average household income for Affordable Public Housing is \$17,341. The developments at the following locations fall below the 85% average: Banning, Cathedral City, Broadway, Midway (below by \$322/yr.), and Thermal. Aladdin and Gloria St. (above by \$119/yr.) are above the 115% threshold of average household income.

Deconcentration Report

Our statistical report indicates that five (5) Riverside County sites fall below 85% of the Affordable Public Housing average household income. The Riverside County Housing Authority has attributed the lower incomes to the following:

For the communities in the City of Banning (CA027008) Cathedral City (CA027010):

- Banning and Cathedral City are very small sites (having 14 units), and one household at each of these two sites has zero income. One household at extremely low or no income dramatically reduces the average income of that site.
- Cathedral City has one family at zero income. The family has lived at the site for 2 years. The only adult member is an ineligible non-citizen and cannot obtain employment. If this family is excluded in the average, the site's average income is \$13,071, which is between the required 85%-115% requirement.
- The site in the City of Banning is located approximately 45 minutes to one hour's drive from the City of Riverside, which is the largest population center of the County. Banning has relatively few resources. It lacks adequate public transportation and employment opportunities.
- Banning is identified by census track data to be an area comprised of high poverty households; therefore the household income reflects the existing population.

For the communities in Thermal (CA027009/017/031) Broadway (CA027011/014) and Midway (CA027021):

- Thermal has no private rental communities. Our community is one of few sites available for rentals. Low-income families have very limited choices.
- Broadway is in an outlying area without effective public transportation to commute to jobs.
- 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 falls dramatically below the 85% threshold (by \$3500 annually) and there is no opportunity for the family to increase their income through employment.
- Thermal, Broadway, and Midway have been identified by census track data to be areas comprised of high poverty households; therefore the household incomes reflect the existing population.

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 indicates that two (2) Riverside County sites fall above 115% of the Affordable Public Housing average household income. The Riverside County Housing Authority has attributed the higher incomes to the following:

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. The larger units reflect larger household incomes, thereby increasing the averages.

Gloria (CA027016/020)

- This 34 unit property is over the 115% threshold by \$119 annually. Two households have substantially higher income (\$62,622 and \$44,361) because the household is comprised of all adults (parents and children). Many of the adults are working. Both families have increased their household income after moving in. If the two households were excluded from the average, the site would fall under the acceptable 115% limit.

The current admission policy for Affordable Public Housing offers applicants a choice of all available units of appropriate size in the half of the county they have requested (East County is defined as cities east of Beaumont). The areas that fall above and below the 85%-115% thresholds are directly associated to regional economic forces. This year's report indicates that the average household income has increased at most sites since last year's Deconcentration Report. Locations explained in last year's report are not included in this year's report because the average incomes have changed and they now fall between the 85% and 115% parameters.

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
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2002 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	0
2	1406 Operations	178,794.00	178,794.00	178,794.00	99,962.82
3	1408 Management Improvements Soft Costs	69,190.00	69,190.00	69,190.00	37,715.02
	Management Improvements Hard Costs	27,000.00	27,000.00	27,000.00	20,000.00
4	1410 Administration	79,397.00	79,397.00	79,397.00	67,089.99
5	1411 Audit	1,000.00	1,000.00	1,000.00	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	31,860.48	31,860.48	31,860.48	21,137.37
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	75,000.00	75,000.00	75,000.00	0
10	1460 Dwelling Structures	431,736.52	431,736.52	431,736.52	318,415.87
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 to 19)	893,978.00	893,978.00	893,978.00	564,321.07
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	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 - 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	99,962.82	In progress
Management Improvement	Management Improvement Items		1408 (a)		69,190.00	69,190.00	69,190.00	37,715.02	In progress
	Employee Training/Development		1408(b)		7,000.00	7,000.00	7,000.00	0	Commence
	Resident Services		1408(d)		20,000	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	67,089.99	To be expended by September 2004
	Audit		1411		1,000.00	1,000.00	1,000.00	0	To be expended by September 2004
	Force Account Architecture		1430		31,860.48	31,860.48	31,860.48	21,137.37	To be expended by September 2004
001/Beaumont	No work		1450		0	0	0	0	
006/012/34 th Street Rubidoux	No work		1450		0	0	0	0	
007/El Dorado Riverside	No work		1460		0	0	0	0	
008/Banning	No work		1460		0	0	0	0	
009/017/Thermal 1	Replace roof, fascia and eaves, paint		1460	6 buildings	75,108.75	75,108.75	75,108.75	75,108.75	Completed
010/Cathedral City	No Work		1450		0	0	0	0	
013/Fairview	No Work		1450		0	0	0	0	
011/014/Broadway Lake Elsinore	Playground Equipment		1450	1	42,000.00	42,000.00	42,000.00	0	To be completed by July 2003

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: 2000			
		Capital Fund Program Grant No: CA16 P027 - 50100								
		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	
015/Idyllwild, San Jac.	No Work		1450		0	0	0	0		
016/Gloria M.V.	No work		1460		0	0	0	0		
018-1/Dracaea M.V.	Playground Equipment		1450	1	33,000.00	33,000.00	33,000.00	0	To be completed by July 2003	
018-2/DHS	Stucco and doors and trim painting		1460	9 buildings	100,000.00	92,750.00	100,000.00	0	In progress, to be completed by July 2003	
	Concrete slab replacement		1460			13,320.65 7,250.00			Balance from Midway 21 roof job and 18.2 stucco job	
019-1/Fort Drive, Rubidoux	No work		1450		0	0	0	0		
019-2/Sherman M.V.	No work		1450		0	0	0	0		
019-3 Allies M.V	No work		1450		0	0	0	0		
020 Gloria M.V.	No work		1450		0	0	0	0		
021 Midway, Perris	Replace roof Asbestos sewer		1460	10 buildings	256,627.77	243,307.12	256,627.77	243,307.12	Completed, \$13,320.65 balance transferred to 18.2	
022-1/Highland, Highgrove	No work		1450		0	0	0	0		
022-2/Adrienne,M.V.	No work		1450		0	0	0	0		
027/Mecca	No work		1460		0	0	0	0		
031/Thermal 2	No work		1460		0	0	0	0		
041/Aladdin	No work		1450		0	0	0	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 Capital Fund Program Grant No: CA16 P027 - 50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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
	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 - 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			
Management Improvements	3/31/2002		6/30/2002	9/30/2003			
Administration	3/31/2002		6/30/2002	9/30/2003			
Audit	3/31/2002		6/30/2002	9/30/2003			
Fees and Costs	3/31/2002		6/30/2002	9/30/2003			
27-001 Beaumont							
27-006/ 012 34 th Rubdx							
27-007 Riverside							
27-008 Banning							
27-009/017 Thermal	3/31/2002		3/31/2002	9/30/2003		9/30/2002	
27-010 Cathedral City							
27-011/014Brdwy, L.El	3/31/2002		6/30/2002	9/30/2003			
27-013/Fairview, L. El							
27-015 San Jacinto							
27-016 Moreno Valley							
27-018-1Dracaea M. V.	3/31/2002		6/30/2002	9/30/2003			
27-018-2 DHS	3/31/2002		6/30/2002	9/30/2003			
27-0019-1 FT.DR. Rubdx							
27-019-2 Sherman M. V.							
27-019-3 Allies M.V.							
27-020 Gloria M.V.							
27-021 Perris	3/31/2002		6/30/2002	9/30/2003		12/31/2002	
27-022-1 Highgrove							
27-022-2Adrienne, M.V.							
27-027 Mecca							
27-031 Thermal 2							
27-041 Indio							

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: 12/31/02 <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	104,242.83
3	1408 Management Improvements Soft Costs	62,000.00	37,895.00	37,895	4,699.08
	Management Improvements Hard Costs	109,708.00	87,170.00	87,170.00	0
4	1410 Administration	91,402.00	0	0	0
5	1411 Audit	1,000.00	1,000.00	1,000.00	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	28,598.00	2,598.00	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	123,000.00	94,000.00	0	0
10	1460 Dwelling Structures	295,511.00	508,556.00	38,556.00	38,556.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	20,000.00	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 to19)	914,023.00	914,023.00	237,720.00	147,497.91
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 compliance	0	0		
23	Amount of line 20 Related to Security –Soft Costs	0	0		
24	Amount of Line 20 related to Security-- Hard Costs	0	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
26	Collateralization Expenses or Debt Service	0	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 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	104,242.83	In progress
Management Improvement	Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera		1408 (a)		109,708.00	87,170.00	87,170.00	0	To be expended by 09/ 2005
	Preventive Maintenance Program		1408(b)		12,000.00	0	0	0	Moved to 1460
	Microfilm architectural as-built plans		1408(c)		10,000.00	10,000.00	6,156.88	0	
	Energy Audit		1408(d)		20,000.00	27,895.00	9,205.00	0	In process
	Employee Training		1408(e)		5,000.00	0	0	0	Moved to 1408(d)
	Resident Services		1408(f)		15,000.00	0	0	0	Moved to 1460
Salaries	Staff, management including benefits		1410		91,402.00	0	0	0	Moved to 1460
	Audit		1411		1,000.00	1,000.00	1,000.00	0	\$1,000 remains
	A/E Services		1430		28,598.00	2,598.00	0	0	To be expended by 09/ 2005
001/Beaumont	Irrigation installation, lighting, all common areas		1450	Pipes and sprinkler heads	0	44,000.00	0	0	In progress
	Trash enclosures		1460		0	20,000	0	0	
006/012/34 th Street Rubidoux	No work		1450		0	0	0	0	
007/El Dorado Riverside	Stucco, trim, paint, door replacement		1460	9 buildings	111,511.00	74,500.00	0	0	In progress
	Water heater enclosures		1460		15,000.00	0	0	0	Postponed

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
008/Banning	Replace roof, gutters, flashings, fascia, paint		1460	3 buildings	50,000.00	19,056.00	19,056.00	19,056.00	Completed, balance of \$11,444, moved to other 1460
009/017/Thermal 1	No Work		1460		0	0	0	0	
010/Cathedral City	Stucco, trim, paint, door replacement		1460	5 buildings	0	65,225.00	0	0	In progress
013/Fairview, L.El	Stucco, trim, paint, door replacement		1460	4 buildings	0	45,000.00	0	0	In progress
011/014/Brdwy, L. El	Stucco, trim, paint, door replacement		1460	8 buildings	37,500.00	95,000.00	0	0	
015/Idyllwild, San Jacinto	No Work		1450		0	0	0	0	
016/Gloria M.V.	Replace roof, fascia, painting		1460		39,000.00	0	0	0	Postponed, moved to other 1460
018-1/Dracaea M.V.	Replace roof, fascia, painting		1460		37,500.00 70,000.00	37,275.00	0	0	
	HVAC wall furnaces		1460		10,000.00	0	0	0	Postponed, moved to other 1460
018-2/DHS	Asphalt concrete, walkway		1450		15,000.00	0	0	0	Postponed, moved to other 1450 in FY03
	Sewer hook-up/installation		1450		30,000.00	0	0	0	Completed with CDBG funds
019-1/Fort Drive, Rubidoux	No work		1450		0	0	0	0	
019-2/Sherman M.V.	No work		1450		0	0	0	0	
019-3/ /Allies M.V	No work		1450		0	0	0	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 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
020/16 Gloria M.V.	Irrigation installation, north and east common areas		1450	Pipes and sprinkler heads	0	25,000.00 25,000.00	0	0	In progress
	Emergency roof work		1460		0	3,500.00	0	0	
021 Midway, Perris	Sewer clean outs installed		1460	10 buildings	0	19,500.00	19,500.00	19,500.00	Completed
	Rod iron gate		1460		0	\$4,500	0	0	
022-1/Highland, Highgrove	No work		1450		0	0	0	0	
022-2/Adrienne,M.V.	No work		1450		0	0	0	0	
027/Mecca	Stucco, trim, paint, door replacement		1460	13 buildings	0	125,000.00	0	0	In progress
031/Thermal 2	No work		1460		0	0	0	0	
041/Aladdin	Landscape backyards		1450		3,000.00	0	0	0	Postponed, moved to other 1460
Relocation			1495.1		20,000.00	0	0	0	Moved to other 1460
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			
Management Improvements	3/31/2003		9/30/2002	9/30/2004			
Administration	3/31/2003			9/30/2004			
Audit	3/31/2003		9/30/2002	9/30/2004			
Fees and Costs	3/31/2003			9/30/2004			
27-001 Beaumont	3/31/2003			9/30/2004			
27-006/ 012 34 th Rubdx	3/31/2003			9/30/2004			
27-007 Riverside	3/31/2003			9/30/2004			
27-008 Banning	3/31/2003		9/30/2002	9/30/2004			
27-009/017 Thermal 1	3/31/2003			9/30/2004			
27-010 Cathedral City	3/31/2003			9/30/2004			
27-011/014Brdwy,L.E	3/31/2003			9/30/2004			
27-013/Fairview, L.E.	3/31/2003			9/30/2004			
27-015, San Jacinto	3/31/2003			9/30/2004			
27-016 Moreno Valley	3/31/2003			9/30/2004			
27-018-1Dracaea M. V.	3/31/2003			9/30/2004			
27-018-2 DHS	3/31/2003			9/30/2004			
27-0019-1 Ft.Dr. Rubdx	3/31/2003			9/30/2004			
27-019-2 Sherman M. V.	3/31/2003			9/30/2004			
27-019-3 Allies M.V.	3/31/2003			9/30/2004			
27-020 Gloria M.V.	3/31/2003			9/30/2004			
27-021 Perris	3/31/2003		9/30/2002	9/30/2004			
27-022-1 Highgrove	3/31/2003			9/30/2004			
27-022-2Adrienne, M.V.	3/31/2003			9/30/2004			
27-027 Mecca	3/31/2003			9/30/2004			
27-031 Thermal 2	3/31/2003			9/30/2004			
27-041 Indio	3/31/2003			9/30/2004			
Relocation	3/31/2003			9/30/2004			
Contingency	3/31/2003			9/30/2004			

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: 12/31/2002 <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	87,513.00	80,973.00	0
3	1408 Management Improvements Soft Costs	62,000.00	62,000.00	0	
	Management Improvements Hard Costs	109,708.00	109,708.00	0	
4	1410 Administration	87,513.00	87,513.00	0	
5	1411 Audit	1,000.00	1,000.00	0	
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	88,882.00	88,882.00	0	
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	113,000.00	113,000.00	0	
10	1460 Dwelling Structures	305,511.00	325,511.00	6,540	6,540
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	20,000.00	0	0	0
18	1499 Development Activities	0	0		
19	1502 Contingency	0	0		
20	Amount of Annual Grant: (sum of lines 2 to19)	875,127.00	875,127.00	87,513	6,540
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 compliance	0	0		
23	Amount of line 20 Related to Security –Soft Costs	0	0		
24	Amount of Line 20 related to Security—Hard Costs	0	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
26	Collateralization Expenses or Debt Service	0	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 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	87,513.00	80,973	0	
Management Improvement	Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera		1408(a)		109,708.00	109,708.00	0	0	Transferred \$25,511 to 1460
	Preventive Maintenance Program		1408(b)		12,000.00	12,000.00	0	0	
	Microfilm architectural as-built plans		1408(c)		10,000.00	10,000.00	0	0	
	Energy Audit		1408(d)		20,000.00	20,000.00	0	0	
	Employee Training		1408(e)		5,000.00	5,000.00	0	0	
	Resident Services		1408(f)		15,000.00	15,000.00	0	0	
Salaries	Staff, management including benefits		1410		87,513.00	87,513.00	0	0	
	Audit		1411		1,000.00	1,000.00	0	0	
	A/E Services		1430		88,882.00	88,882.00	0	0	
001/Beaumont	Yard lighting		1450		10,000.00	0	0	0	Work being completed with FY01 funds
006/012/34 th Street Rubidoux	Playground equipment, Accessibility improvements		1450	28 units	49,000.00	49,000.00	0	0	
	Basketball court		1450	2 units	0	10,000.00	0	0	
007/El Dorado Riverside	No work				0				
008/Banning	Roof		1460		20,000.00	0	0	0	Already completed
009/017/Thermal 1	Stucco patch, color coat, replace water heaters		1460		61,000.00	0	0	0	Already addressed
010/Cathedral City	Kitchen Improvements		1460	10 units	30,000.00	30,000.00	6,540	6,540.00	In progress
013/Fairview, L.El	No Work				0				
011/014/Brdwy, L. El	Lighting improvements		1460	2 fixtures	45,000.00	10,000.00	0	0	
015/Idyllwild, San Jacinto	Roof		1460		50,511.00	21,500.00	0	0	Emergency work

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
	Basketball court		1450	2 units	0	12,000.00	0	0	
016/Gloria M.V.	Heat pumps		1460	20 units X \$4,000	12,000.00	0	0	0	Postponed
018-1/Dracaea M.V.	Air Conditioning		1460		22,000.00	0	0	0	
	Roof		1460	5 buildings	0	63,500	0	0	
018-2/DHS	Stucco		1460		40,000.00	0	0	0	Already completed with FY00 funds
019-1/Fort Drive, Rubidoux	No work				0				
019-2/Sherman M.V.	No work				0				
019-3//Allies M.V	No work				0				
020 Gloria M.V.	No work				0				
021 Midway, Perris	No work				0				
022-1/Highland, Highgrove	No work				0				
022-2/Adrienne,M.V.	No work				0				
027/Mecca	Air conditioning (in replacement of evaporative coolers)		1460	40 units	0	200,511.00	0	0	
031/Thermal 2	Doors (storage and water heater closet)		1460	50 doors	25,000.00	0	0	0	Postponed to FY03
	Playground equipment		1450		12,000.00	0	0	0	Previously completed
041/Aladdin	Playground equipment		1450	1 unit	42,000	42,000.00	0	0	
Relocation			1495.1		20,000	0	0	0	
Contingency			1502		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 - 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			
27-001 Beaumont	3/31/2004			9/30/2005			
27-006/ 012 34 th Rubdx	3/31/2004			9/30/2005			
27-007 Riverside	3/31/2004			9/30/2005			
27-008 Banning	3/31/2004			9/30/2005			
27-009/017 Thermal 1	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			
27-016 Moreno Valley	3/31/2004			9/30/2005			
27-018-1Dracaea M. V.	3/31/2004			9/30/2005			
27-018-2 DHS	3/31/2004			9/30/2005			
27-0019-1 Ft.Dr. Rubdx	3/31/2004			9/30/2005			
27-019-2 Sherman M. V.	3/31/2004			9/30/2005			
27-019-3 Allies M.V.	3/31/2004			9/30/2005			
27-020 Gloria M.V.	3/31/2004			9/30/2005			
27-021 Perris	3/31/2004			9/30/2005			
27-022-1 Highgrove	3/31/2004			9/30/2005			
27-022-2Adrienne, M.V.	3/31/2004			9/30/2005			
27-027 Mecca	3/31/2004			9/30/2005			
27-031 Thermal 2	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 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	78,600.00			
3	1408 Management Improvements Soft Costs	25,000.00			
	Management Improvements Hard Costs	100,000.00			
4	1410 Administration	85,000.00			
5	1411 Audit	1,000.00			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	75,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	100,000.00			
10	1460 Dwelling Structures	308,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	15,000			
18	1499 Development Activities	0			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2 to19)	787,600.00			
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 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		78,600.00				
Management Improvement	Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera		1408(a)		100,000.00				
	Preventive Maintenance Program		1408(b)		2,500.00				
	Microfilm architectural as-built plans		1408(c)		5,500.00				
	Energy Audit		1408(d)		10,000.00				
	Employee Training		1408(e)		5,000.00				
	Resident Services		1408(f)		2,000.00				
Salaries	Staff, management including benefits		1410		85,000.00				
	Audit		1411		1,000.00				
	A/E Services		1430		75,000.00				
001/Beaumont	No Work				0				
006/012/34 th Street Rubidoux	No Work				0				
007/El Dorado Riverside	Exterior doors		1460	36 units	28,000.00				
008/Banning	No Work				0				
009/017/Thermal 1	Air conditioning		1460	24 units	96,000.00				
	Playground, concrete walkway		1450	1	55,000.00				
010/Cathedral City	No Work				0				
013/Fairview, L.El	No Work				0				
011/014/Brdwy, L. El	No Work				0				
015/Idyllwild, San Jacinto	No Work				0				
	No Work				0				
016/Gloria M.V.	Replace hot water heater closets		1460		17,000.00				
018-1/Dracaea M.V.	No Work				0				
	No Work				0				
018-2/DHS	Asphalt Concrete, walkway		1450		15,000.00	0	0	0	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 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
	Roof		1460		55,000.00			
	Playground		1450		30,000.00			
019-1/Fort Drive, Rubidoux	No work				0			
019-2/Sherman M.V.	No work				0			
019-3//Allies M.V	No work				0			
020 Gloria M.V.	No work				0			
021 Midway, Perris	No work				0			
022-1/Highland, Highgrove	No work				0			
022-2/Adrienne,M.V.	No work				0			
027/Mecca	No Work				0			
031/Thermal 2	Air Conditioning		1460	28 units	112,000			
	No Work				0			
041/Aladdin	No work				0			
Relocation			1495.1		15,000			
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			
27-001 Beaumont	3/31/2005			9/30/2006			
27-006/ 012 34 th Rubdx	3/31/2005			9/30/2006			
27-007 Riverside	3/31/2005			9/30/2006			
27-008 Banning	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			
27-011/014Brdwy,L.E	3/31/2005			9/30/2006			
27-013/Fairview, L.E.	3/31/2005			9/30/2006			
27-015, San Jacinto	3/31/2005			9/30/2006			
27-016 Moreno Valley	3/31/2005			9/30/2006			
27-018-1Dracaea M. V.	3/31/2005			9/30/2006			
27-018-2 DHS	3/31/2005			9/30/2006			
27-0019-1 Ft.Dr. Rubdx	3/31/2005			9/30/2006			
27-019-2 Sherman M. V.	3/31/2005			9/30/2006			
27-019-3 Allies M.V.	3/31/2005			9/30/2006			
27-020 Gloria M.V.	3/31/2005			9/30/2006			
27-021 Perris	3/31/2005			9/30/2006			
27-022-1 Highgrove	3/31/2005			9/30/2006			
27-022-2Adrienne, M.V.	3/31/2005			9/30/2006			
27-027 Mecca	3/31/2005			9/30/2006			
27-031 Thermal 2	3/31/2005			9/30/2006			
27-041 Indio	3/31/2005			9/30/2006			
Relocation	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: 2004 PHA FY:	Work Statement for Year 3 FFY Grant: 2005 PHA FY:	Work Statement for Year 4 FFY Grant: 2006PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
CA16-P027-001 Beaumont	Annual Statement	\$33,000	\$20,000	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		\$2,500	\$70,000	\$5,600	NO WORK
CA16-P027-009/17/31 Thermal 1 AND 2		\$317,000	\$20,800	NO WORK	\$96,000
CA16-P027-010 Cathedral City		\$30,000	\$80,000	\$45,000	NO WORK
CA16-P027-011/0014 Brdwy, Lake Elsinore		\$140,000	\$5,000	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		\$5,000	\$140,000	NO WORK	\$140,000
CA16-P027-018-2 Desert Hot Springs		\$210,000	\$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		\$5,000	\$30,000	NO WORK	NO WORK
CA16-P027-022-1 Highgrove		NO WORK	NO WORK	\$15,000	NO WORK
CA16-P027-022-2 Adrienne, M.V.		\$10,000	NO WORK	NO WORK	NO WORK
CA16-P027-027 Mecca		\$5,000	\$195,000	\$12,000	NO WORK
CA16-P027-041 Aladdin, Indio		\$133,000	\$100,000	NO WORK	NO WORK
Management Improvements		\$156,000	\$145,000	\$140,000	\$135,000
Total CFP Funds (Est.)		780,000	725,000	700,000	675,000
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:2004 PHA FY:			Activities for Year: <u>3</u> FFY Grant:2005 PHA FY:		
See		Quantity	Estimated Cost		Quantity	Estimated Cost
Annual Statement	CA16-P027-001			CA16-P027-001		
	BEAUMONT			BEAUMONT		
	Playground	1	\$33,000	Courtyard lighting	1	\$20,000
	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		\$70,000	Rear sliding patio door replacement	69	\$103,500
	CA16-P027-008			CA16-P027-008		
	BANNING			BANNING		
	Install pedestrian gate on Phillips St.	1	\$2,500	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 1 (28 units) Thermal 2 (24 units)	\$260,000	Water heater replacement	Thermal 1 (28 units) Thermal 2 (24 units)	\$20,800
	Playground replacement	Thermal 1	\$33,000			
	Sunshade for playground		\$24,000			
	CA16-P027-010			CA16-P027-010		
	CATHEDRAL CITY			CATHEDRAL CITY		
	Kitchen remodel	6	\$30,000	A/C replacement	16	\$80,000
	CA16-P027-011/0014			CA16-P027-011/0014		
	BROADWAY, LAKE ELSINORE			BROADWAY, LAKE ELSINORE		
	Kitchen remodel	28	\$140,000	Courtyard lighting	1	\$5,000
	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:2004 PHA FY:			Activities for Year: <u>3</u> FFY Grant:2005 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		
	Courtyard lighting	1	\$5,000	A/C replacement	28	\$140,000
	CA16-P027-018-2			CA16-P027-018-2		
	DHS			DHS		
	A/C replacement		\$210,000	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		
	Trash enclosures		\$5,000	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:2004 PHA FY:			Activities for Year: <u>3</u> FFY Grant:2005 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			
	Courtyard lighting for Highland	\$10,000	NO WORK			
	CA16-P027-027		CA16-P027-027			
	MECCA		MECCA			
	Lighting improvements	\$5,000	Kitchen remodel	39	\$195,000	
	CA16-P027-041		CA16-P027-041			
	ALADDIN, INDIO		ALADDIN, INDIO			
	Kitchen remodel	20	A/C replacement	20	\$100,000	
	Replace playground	1			\$33,000	

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:2006 PHA FY:			Activities for Year: <u>5</u> FFY Grant:2007 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:2006 PHA FY:			Activities for Year: <u>5</u> FFY Grant:2007 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:2006 PHA FY:			Activities for Year: <u>5</u> FFY Grant:2007 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:2004 PHA FY:			Activities for Year: 3 FFY Grant:2005 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:2006 PHA FY:				Activities for Year: 5 FFY Grant:2007 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

Progress Report on the Goals and Objectives of the Five Year Plan

Goal 1: Expand the supply of assisted housing

The Housing Authority of the County of Riverside (HACR) has consistently applied for additional vouchers. Although we applied for additional vouchers through the Fair Share Allocation, we did not receive them. We will continue to apply for additional vouchers as they come available. Although not selected in the lottery for Family Unification funding, the HACR will continue to apply for voucher funding to assist as many families as possible. The public housing vacancy rates have improved and the HACR continues working on ways to reduce vacancies.

Goal 2: Improve the quality of assisted housing

The HACR has improved the maintenance of our affordable public housing stock. Our HUD inspection scores improved dramatically to a level that we were not required to have the inspections this year. The HACR continues to hold successful community day activities at public housing sites with the cooperation and participation of the local fire, police and other community agencies. These events encourage a sense of community pride and working together and thus, help to improve the quality of life for the residents.

Goal 3: Increase assisted housing choices

The HACR has conducted outreach to prospective landlords through community real estate associations, landlord workshops and Internet activities. The Housing Authority website has been expanded so landlords can list their properties online and prospective tenants can view the property listing online. Both tenants and landlords have been very pleased with this new service. HACR sought and received approval from the local HUD field office for exception payment standard for certain areas in the jurisdiction where the rents are so high as to make voucher lease-up very difficult. In addition to exception payment standards, HACR requested and was approved for the 50th percentile "success-rate" payment standards for areas not covered by the exception payment standards.

Goal 4: Improve community quality of life and economic vitality

The HACR has expanded the use of security services to allow more public housing sites to get the benefit of increased security. Continuing training for resident managers and public housing staff in crime-free housing has shown positive results in decreased crime statistics. Safety and security issues continue to be addressed through the Operating Fund.

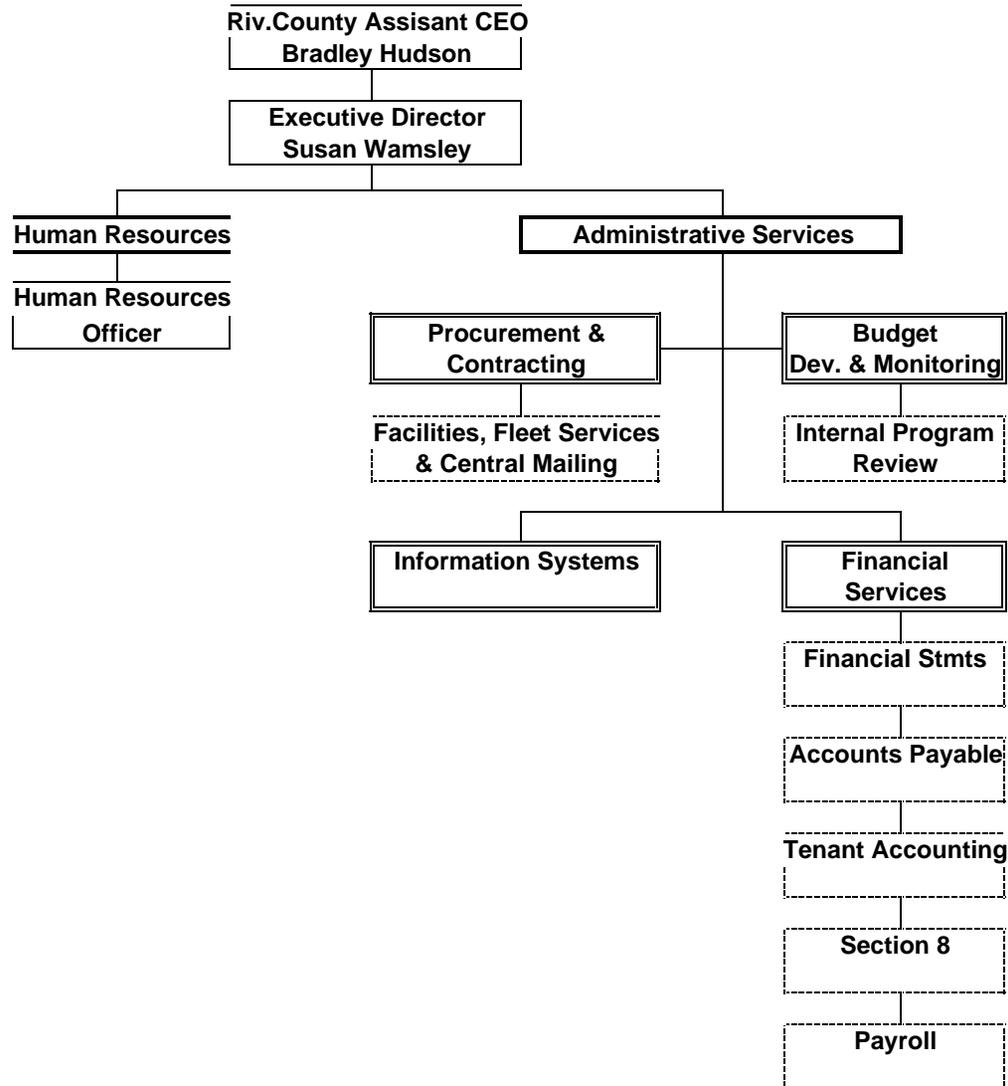
Goal 5: Promote self-sufficiency and asset development of assisted households

The HACR has an automated Kiosk in both offices to assist public housing and Section 8 applicants and participants in seeking training and employment services. The HACR has active members on both the Workforce Development Board Youth Council and on the Workforce Development Board. The HACR works closely with Community Access in providing both housing and counseling services to those disabled members of the community. The FSS program continues to grow and administrative policies are designed to encourage families to expand work opportunities. In addition, the HACR has developed a Section 8 Homeownership plan that we expect to implement in fiscal year 2003.

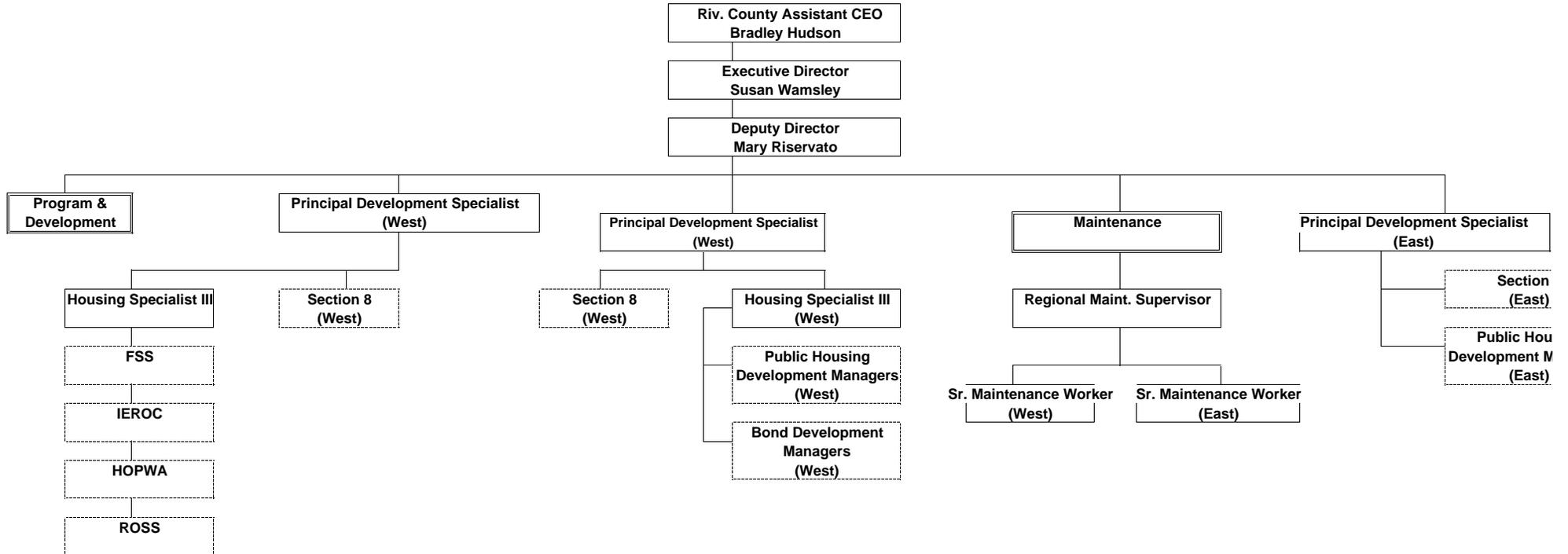
Goal: Ensure Equal Opportunity in Housing for all Americans

The HACR continues to train staff and provide information for Section 8 landlords in affirmative measures to ensure access to assisted housing. PIH Notice 2002-01 is issued to all new landlords and vendors and contractors. The Housing Authority website also provides this information to participants and vendors. Reasonable accommodations for disabled members are regularly made and documented in both public housing and Section 8 family records.

Housing Authority of the County of Riverside
Organizational Chart
Administration



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



8

**Using
Managers**

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
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2002 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	0
2	1406 Operations	178,794.00	178,794.00	178,794.00	99,962.82
3	1408 Management Improvements Soft Costs	69,190.00	69,190.00	69,190.00	37,715.02
	Management Improvements Hard Costs	27,000.00	27,000.00	27,000.00	20,000.00
4	1410 Administration	79,397.00	79,397.00	79,397.00	67,089.99
5	1411 Audit	1,000.00	1,000.00	1,000.00	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	31,860.48	31,860.48	31,860.48	21,137.37
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	75,000.00	75,000.00	75,000.00	0
10	1460 Dwelling Structures	431,736.52	431,736.52	431,736.52	318,415.87
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 to 19)	893,978.00	893,978.00	893,978.00	564,321.07
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	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 - 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	99,962.82	In progress	
Management Improvement	Management Improvement Items	1408 (a)		69,190.00	69,190.00	69,190.00	37,715.02	In progress	
	Employee Training/Development	1408(b)		7,000.00	7,000.00	7,000.00	0	Commence	
	Resident Services	1408(d)		20,000	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	67,089.99	To be expended by September 2004	
	Audit	1411		1,000.00	1,000.00	1,000.00	0	To be expended by September 2004	
	Force Account Architecture	1430		31,860.48	31,860.48	31,860.48	21,137.37	To be expended by September 2004	
001/Beaumont	No work	1450		0	0	0	0		
006/012/34 th Street Rubidoux	No work	1450		0	0	0	0		
007/El Dorado Riverside	No work	1460		0	0	0	0		
008/Banning	No work	1460		0	0	0	0		
009/017/Thermal 1	Replace roof, fascia and eaves, paint	1460	6 buildings	75,108.75	75,108.75	75,108.75	75,108.75	Completed	
010/Cathedral City	No Work	1450		0	0	0	0		
013/Fairview	No Work	1450		0	0	0	0		
011/014/Broadway Lake Elsinore	Playground Equipment	1450	1	42,000.00	42,000.00	42,000.00	0	To be completed by July 2003	

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: 2000			
		Capital Fund Program Grant No: CA16 P027 - 50100								
		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	
015/Idyllwild, San Jac.	No Work		1450		0	0	0	0		
016/Gloria M.V.	No work		1460		0	0	0	0		
018-1/Dracaea M.V.	Playground Equipment		1450	1	33,000.00	33,000.00	33,000.00	0	To be completed by July 2003	
018-2/DHS	Stucco and doors and trim painting		1460	9 buildings	100,000.00	92,750.00	100,000.00	0	In progress, to be completed by July 2003	
	Concrete slab replacement		1460			13,320.65 7,250.00			Balance from Midway 21 roof job and 18.2 stucco job	
019-1/Fort Drive, Rubidoux	No work		1450		0	0	0	0		
019-2/Sherman M.V.	No work		1450		0	0	0	0		
019-3 Allies M.V	No work		1450		0	0	0	0		
020 Gloria M.V.	No work		1450		0	0	0	0		
021 Midway, Perris	Replace roof Asbestos sewer		1460	10 buildings	256,627.77	243,307.12	256,627.77	243,307.12	Completed, \$13,320.65 balance transferred to 18.2	
022-1/Highland, Highgrove	No work		1450		0	0	0	0		
022-2/Adrienne,M.V.	No work		1450		0	0	0	0		
027/Mecca	No work		1460		0	0	0	0		
031/Thermal 2	No work		1460		0	0	0	0		
041/Aladdin	No work		1450		0	0	0	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 Capital Fund Program Grant No: CA16 P027 - 50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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
	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 - 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			
Management Improvements	3/31/2002		6/30/2002	9/30/2003			
Administration	3/31/2002		6/30/2002	9/30/2003			
Audit	3/31/2002		6/30/2002	9/30/2003			
Fees and Costs	3/31/2002		6/30/2002	9/30/2003			
27-001 Beaumont							
27-006/ 012 34 th Rubdx							
27-007 Riverside							
27-008 Banning							
27-009/017 Thermal	3/31/2002		3/31/2002	9/30/2003		9/30/2002	
27-010 Cathedral City							
27-011/014Brdwy, L.El	3/31/2002		6/30/2002	9/30/2003			
27-013/Fairview, L. El							
27-015 San Jacinto							
27-016 Moreno Valley							
27-018-1Dracaea M. V.	3/31/2002		6/30/2002	9/30/2003			
27-018-2 DHS	3/31/2002		6/30/2002	9/30/2003			
27-0019-1 FT.DR. Rubdx							
27-019-2 Sherman M. V.							
27-019-3 Allies M.V.							
27-020 Gloria M.V.							
27-021 Perris	3/31/2002		6/30/2002	9/30/2003		12/31/2002	
27-022-1 Highgrove							
27-022-2Adrienne, M.V.							
27-027 Mecca							
27-031 Thermal 2							
27-041 Indio							

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: 12/31/02 <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	104,242.83
3	1408 Management Improvements Soft Costs	62,000.00	37,895.00	37,895	4,699.08
	Management Improvements Hard Costs	109,708.00	87,170.00	87,170.00	0
4	1410 Administration	91,402.00	0	0	0
5	1411 Audit	1,000.00	1,000.00	1,000.00	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	28,598.00	2,598.00	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	123,000.00	94,000.00	0	0
10	1460 Dwelling Structures	295,511.00	508,556.00	38,556.00	38,556.00
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	20,000.00	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 to19)	914,023.00	914,023.00	237,720.00	147,497.91
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 compliance	0	0		
23	Amount of line 20 Related to Security –Soft Costs	0	0		
24	Amount of Line 20 related to Security-- Hard Costs	0	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
26	Collateralization Expenses or Debt Service	0	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 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	104,242.83	In progress
Management Improvement	Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera		1408 (a)		109,708.00	87,170.00	87,170.00	0	To be expended by 09/ 2005
	Preventive Maintenance Program		1408(b)		12,000.00	0	0	0	Moved to 1460
	Microfilm architectural as-built plans		1408(c)		10,000.00	10,000.00	6,156.88	0	
	Energy Audit		1408(d)		20,000.00	27,895.00	9,205.00	0	In process
	Employee Training		1408(e)		5,000.00	0	0	0	Moved to 1408(d)
	Resident Services		1408(f)		15,000.00	0	0	0	Moved to 1460
Salaries	Staff, management including benefits		1410		91,402.00	0	0	0	Moved to 1460
	Audit		1411		1,000.00	1,000.00	1,000.00	0	\$1,000 remains
	A/E Services		1430		28,598.00	2,598.00	0	0	To be expended by 09/ 2005
001/Beaumont	Irrigation installation, lighting, all common areas		1450	Pipes and sprinkler heads	0	44,000.00	0	0	In progress
	Trash enclosures		1460		0	20,000	0	0	
006/012/34 th Street Rubidoux	No work		1450		0	0	0	0	
007/El Dorado Riverside	Stucco, trim, paint, door replacement		1460	9 buildings	111,511.00	74,500.00	0	0	In progress
	Water heater enclosures		1460		15,000.00	0	0	0	Postponed

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
008/Banning	Replace roof, gutters, flashings, fascia, paint		1460	3 buildings	50,000.00	19,056.00	19,056.00	19,056.00	Completed, balance of \$11,444, moved to other 1460
009/017/Thermal 1	No Work		1460		0	0	0	0	
010/Cathedral City	Stucco, trim, paint, door replacement		1460	5 buildings	0	65,225.00	0	0	In progress
013/Fairview, L.El	Stucco, trim, paint, door replacement		1460	4 buildings	0	45,000.00	0	0	In progress
011/014/Brdwy, L. El	Stucco, trim, paint, door replacement		1460	8 buildings	37,500.00	95,000.00	0	0	
015/Idyllwild, San Jacinto	No Work		1450		0	0	0	0	
016/Gloria M.V.	Replace roof, fascia, painting		1460		39,000.00	0	0	0	Postponed, moved to other 1460
018-1/Dracaea M.V.	Replace roof, fascia, painting		1460		37,500.00 70,000.00	37,275.00	0	0	
	HVAC wall furnaces		1460		10,000.00	0	0	0	Postponed, moved to other 1460
018-2/DHS	Asphalt concrete, walkway		1450		15,000.00	0	0	0	Postponed, moved to other 1450 in FY03
	Sewer hook-up/installation		1450		30,000.00	0	0	0	Completed with CDBG funds
019-1/Fort Drive, Rubidoux	No work		1450		0	0	0	0	
019-2/Sherman M.V.	No work		1450		0	0	0	0	
019-3/ /Allies M.V	No work		1450		0	0	0	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 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
020/16 Gloria M.V.	Irrigation installation, north and east common areas		1450	Pipes and sprinkler heads	0	25,000.00 25,000.00	0	0	In progress
	Emergency roof work		1460		0	3,500.00	0	0	
021 Midway, Perris	Sewer clean outs installed		1460	10 buildings	0	19,500.00	19,500.00	19,500.00	Completed
	Rod iron gate		1460		0	\$4,500	0	0	
022-1/Highland, Highgrove	No work		1450		0	0	0	0	
022-2/Adrienne,M.V.	No work		1450		0	0	0	0	
027/Mecca	Stucco, trim, paint, door replacement		1460	13 buildings	0	125,000.00	0	0	In progress
031/Thermal 2	No work		1460		0	0	0	0	
041/Aladdin	Landscape backyards		1450		3,000.00	0	0	0	Postponed, moved to other 1460
Relocation			1495.1		20,000.00	0	0	0	Moved to other 1460
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			
Management Improvements	3/31/2003		9/30/2002	9/30/2004			
Administration	3/31/2003			9/30/2004			
Audit	3/31/2003		9/30/2002	9/30/2004			
Fees and Costs	3/31/2003			9/30/2004			
27-001 Beaumont	3/31/2003			9/30/2004			
27-006/ 012 34 th Rubdx	3/31/2003			9/30/2004			
27-007 Riverside	3/31/2003			9/30/2004			
27-008 Banning	3/31/2003		9/30/2002	9/30/2004			
27-009/017 Thermal 1	3/31/2003			9/30/2004			
27-010 Cathedral City	3/31/2003			9/30/2004			
27-011/014Brdwy,L.E	3/31/2003			9/30/2004			
27-013/Fairview, L.E.	3/31/2003			9/30/2004			
27-015, San Jacinto	3/31/2003			9/30/2004			
27-016 Moreno Valley	3/31/2003			9/30/2004			
27-018-1Dracaea M. V.	3/31/2003			9/30/2004			
27-018-2 DHS	3/31/2003			9/30/2004			
27-0019-1 Ft.Dr. Rubdx	3/31/2003			9/30/2004			
27-019-2 Sherman M. V.	3/31/2003			9/30/2004			
27-019-3 Allies M.V.	3/31/2003			9/30/2004			
27-020 Gloria M.V.	3/31/2003			9/30/2004			
27-021 Perris	3/31/2003		9/30/2002	9/30/2004			
27-022-1 Highgrove	3/31/2003			9/30/2004			
27-022-2Adrienne, M.V.	3/31/2003			9/30/2004			
27-027 Mecca	3/31/2003			9/30/2004			
27-031 Thermal 2	3/31/2003			9/30/2004			
27-041 Indio	3/31/2003			9/30/2004			
Relocation	3/31/2003			9/30/2004			
Contingency	3/31/2003			9/30/2004			

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: 12/31/2002 <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	87,513.00	80,973.00	0
3	1408 Management Improvements Soft Costs	62,000.00	62,000.00	0	
	Management Improvements Hard Costs	109,708.00	109,708.00	0	
4	1410 Administration	87,513.00	87,513.00	0	
5	1411 Audit	1,000.00	1,000.00	0	
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	88,882.00	88,882.00	0	
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	113,000.00	113,000.00	0	
10	1460 Dwelling Structures	305,511.00	325,511.00	6,540	6,540
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	20,000.00	0	0	0
18	1499 Development Activities	0	0		
19	1502 Contingency	0	0		
20	Amount of Annual Grant: (sum of lines 2 to19)	875,127.00	875,127.00	87,513	6,540
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 compliance	0	0		
23	Amount of line 20 Related to Security –Soft Costs	0	0		
24	Amount of Line 20 related to Security—Hard Costs	0	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
26	Collateralization Expenses or Debt Service	0	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 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	87,513.00	80,973	0	
Management Improvement	Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera		1408(a)		109,708.00	109,708.00	0	0	Transferred \$25,511 to 1460
	Preventive Maintenance Program		1408(b)		12,000.00	12,000.00	0	0	
	Microfilm architectural as-built plans		1408(c)		10,000.00	10,000.00	0	0	
	Energy Audit		1408(d)		20,000.00	20,000.00	0	0	
	Employee Training		1408(e)		5,000.00	5,000.00	0	0	
	Resident Services		1408(f)		15,000.00	15,000.00	0	0	
Salaries	Staff, management including benefits		1410		87,513.00	87,513.00	0	0	
	Audit		1411		1,000.00	1,000.00	0	0	
	A/E Services		1430		88,882.00	88,882.00	0	0	
001/Beaumont	Yard lighting		1450		10,000.00	0	0	0	Work being completed with FY01 funds
006/012/34 th Street Rubidoux	Playground equipment, Accessibility improvements		1450	28 units	49,000.00	49,000.00	0	0	
	Basketball court		1450	2 units	0	10,000.00	0	0	
007/El Dorado Riverside	No work				0				
008/Banning	Roof		1460		20,000.00	0	0	0	Already completed
009/017/Thermal 1	Stucco patch, color coat, replace water heaters		1460		61,000.00	0	0	0	Already addressed
010/Cathedral City	Kitchen Improvements		1460	10 units	30,000.00	30,000.00	6,540	6,540.00	In progress
013/Fairview, L.El	No Work				0				
011/014/Brdwy, L. El	Lighting improvements		1460	2 fixtures	45,000.00	10,000.00	0	0	
015/Idyllwild, San Jacinto	Roof		1460		50,511.00	21,500.00	0	0	Emergency work

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
	Basketball court		1450	2 units	0	12,000.00	0	0	
016/Gloria M.V.	Heat pumps		1460	20 units X \$4,000	12,000.00	0	0	0	Postponed
018-1/Dracaea M.V.	Air Conditioning		1460		22,000.00	0	0	0	
	Roof		1460	5 buildings	0	63,500	0	0	
018-2/DHS	Stucco		1460		40,000.00	0	0	0	Already completed with FY00 funds
019-1/Fort Drive, Rubidoux	No work				0				
019-2/Sherman M.V.	No work				0				
019-3//Allies M.V	No work				0				
020 Gloria M.V.	No work				0				
021 Midway, Perris	No work				0				
022-1/Highland, Highgrove	No work				0				
022-2/Adrienne,M.V.	No work				0				
027/Mecca	Air conditioning (in replacement of evaporative coolers)		1460	40 units	0	200,511.00	0	0	
031/Thermal 2	Doors (storage and water heater closet)		1460	50 doors	25,000.00	0	0	0	Postponed to FY03
	Playground equipment		1450		12,000.00	0	0	0	Previously completed
041/Aladdin	Playground equipment		1450	1 unit	42,000	42,000.00	0	0	
Relocation			1495.1		20,000	0	0	0	
Contingency			1502		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 - 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			
27-001 Beaumont	3/31/2004			9/30/2005			
27-006/ 012 34 th Rubdx	3/31/2004			9/30/2005			
27-007 Riverside	3/31/2004			9/30/2005			
27-008 Banning	3/31/2004			9/30/2005			
27-009/017 Thermal 1	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			
27-016 Moreno Valley	3/31/2004			9/30/2005			
27-018-1Dracaea M. V.	3/31/2004			9/30/2005			
27-018-2 DHS	3/31/2004			9/30/2005			
27-0019-1 Ft.Dr. Rubdx	3/31/2004			9/30/2005			
27-019-2 Sherman M. V.	3/31/2004			9/30/2005			
27-019-3 Allies M.V.	3/31/2004			9/30/2005			
27-020 Gloria M.V.	3/31/2004			9/30/2005			
27-021 Perris	3/31/2004			9/30/2005			
27-022-1 Highgrove	3/31/2004			9/30/2005			
27-022-2Adrienne, M.V.	3/31/2004			9/30/2005			
27-027 Mecca	3/31/2004			9/30/2005			
27-031 Thermal 2	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 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	78,600.00			
3	1408 Management Improvements Soft Costs	25,000.00			
	Management Improvements Hard Costs	100,000.00			
4	1410 Administration	85,000.00			
5	1411 Audit	1,000.00			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	75,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	100,000.00			
10	1460 Dwelling Structures	308,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	15,000			
18	1499 Development Activities	0			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2 to19)	787,600.00			
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 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		78,600.00				
Management Improvement	Management Improvement Items- computers, hardware & software, upgrade video conferencing, digital camera		1408(a)		100,000.00				
	Preventive Maintenance Program		1408(b)		2,500.00				
	Microfilm architectural as-built plans		1408(c)		5,500.00				
	Energy Audit		1408(d)		10,000.00				
	Employee Training		1408(e)		5,000.00				
	Resident Services		1408(f)		2,000.00				
Salaries	Staff, management including benefits		1410		85,000.00				
	Audit		1411		1,000.00				
	A/E Services		1430		75,000.00				
001/Beaumont	No Work				0				
006/012/34 th Street Rubidoux	No Work				0				
007/El Dorado Riverside	Exterior doors		1460	36 units	28,000.00				
008/Banning	No Work				0				
009/017/Thermal 1	Air conditioning		1460	24 units	96,000.00				
	Playground, concrete walkway		1450	1	55,000.00				
010/Cathedral City	No Work				0				
013/Fairview, L.El	No Work				0				
011/014/Brdwy, L. El	No Work				0				
015/Idyllwild, San Jacinto	No Work				0				
	No Work				0				
016/Gloria M.V.	Replace hot water heater closets		1460		17,000.00				
018-1/Dracaea M.V.	No Work				0				
	No Work				0				
018-2/DHS	Asphalt Concrete, walkway		1450		15,000.00	0	0	0	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 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
	Roof		1460		55,000.00			
	Playground		1450		30,000.00			
019-1/Fort Drive, Rubidoux	No work				0			
019-2/Sherman M.V.	No work				0			
019-3//Allies M.V	No work				0			
020 Gloria M.V.	No work				0			
021 Midway, Perris	No work				0			
022-1/Highland, Highgrove	No work				0			
022-2/Adrienne,M.V.	No work				0			
027/Mecca	No Work				0			
031/Thermal 2	Air Conditioning		1460	28 units	112,000			
	No Work				0			
041/Aladdin	No work				0			
Relocation			1495.1		15,000			
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			
27-001 Beaumont	3/31/2005			9/30/2006			
27-006/ 012 34 th Rubdx	3/31/2005			9/30/2006			
27-007 Riverside	3/31/2005			9/30/2006			
27-008 Banning	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			
27-011/014Brdwy,L.E	3/31/2005			9/30/2006			
27-013/Fairview, L.E.	3/31/2005			9/30/2006			
27-015, San Jacinto	3/31/2005			9/30/2006			
27-016 Moreno Valley	3/31/2005			9/30/2006			
27-018-1Dracaea M. V.	3/31/2005			9/30/2006			
27-018-2 DHS	3/31/2005			9/30/2006			
27-0019-1 Ft.Dr. Rubdx	3/31/2005			9/30/2006			
27-019-2 Sherman M. V.	3/31/2005			9/30/2006			
27-019-3 Allies M.V.	3/31/2005			9/30/2006			
27-020 Gloria M.V.	3/31/2005			9/30/2006			
27-021 Perris	3/31/2005			9/30/2006			
27-022-1 Highgrove	3/31/2005			9/30/2006			
27-022-2Adrienne, M.V.	3/31/2005			9/30/2006			
27-027 Mecca	3/31/2005			9/30/2006			
27-031 Thermal 2	3/31/2005			9/30/2006			
27-041 Indio	3/31/2005			9/30/2006			
Relocation	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: 2004 PHA FY:	Work Statement for Year 3 FFY Grant: 2005 PHA FY:	Work Statement for Year 4 FFY Grant: 2006 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
CA16-P027-001 Beaumont	Annual Statement	\$33,000	\$20,000	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		\$2,500	\$70,000	\$5,600	NO WORK
CA16-P027-009/17/31 Thermal 1 AND 2		\$317,000	\$20,800	NO WORK	\$96,000
CA16-P027-010 Cathedral City		\$30,000	\$80,000	\$45,000	NO WORK
CA16-P027-011/0014 Brdwy, Lake Elsinore		\$140,000	\$5,000	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		\$5,000	\$140,000	NO WORK	\$140,000
CA16-P027-018-2 Desert Hot Springs		\$210,000	\$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		\$5,000	\$30,000	NO WORK	NO WORK
CA16-P027-022-1 Highgrove		NO WORK	NO WORK	\$15,000	NO WORK
CA16-P027-022-2 Adrienne, M.V.		\$10,000	NO WORK	NO WORK	NO WORK
CA16-P027-027 Mecca		\$5,000	\$195,000	\$12,000	NO WORK
CA16-P027-041 Aladdin, Indio		\$133,000	\$100,000	NO WORK	NO WORK
Management Improvements		\$156,000	\$145,000	\$140,000	\$135,000
Total CFP Funds (Est.)		780,000	725,000	700,000	675,000
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:2004 PHA FY:			Activities for Year: <u>3</u> FFY Grant:2005 PHA FY:		
See		Quantity	Estimated Cost		Quantity	Estimated Cost
Annual Statement	CA16-P027-001			CA16-P027-001		
	BEAUMONT			BEAUMONT		
	Playground	1	\$33,000	Courtyard lighting	1	\$20,000
	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		\$70,000	Rear sliding patio door replacement	69	\$103,500
	CA16-P027-008			CA16-P027-008		
	BANNING			BANNING		
	Install pedestrian gate on Phillips St.	1	\$2,500	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 1 (28 units) Thermal 2 (24 units)	\$260,000	Water heater replacement	Thermal 1 (28 units) Thermal 2 (24 units)	\$20,800
	Playground replacement	Thermal 1	\$33,000			
	Sunshade for playground		\$24,000			
	CA16-P027-010			CA16-P027-010		
	CATHEDRAL CITY			CATHEDRAL CITY		
	Kitchen remodel	6	\$30,000	A/C replacement	16	\$80,000
	CA16-P027-011/0014			CA16-P027-011/0014		
	BROADWAY, LAKE ELSINORE			BROADWAY, LAKE ELSINORE		
	Kitchen remodel	28	\$140,000	Courtyard lighting	1	\$5,000
	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:2004 PHA FY:			Activities for Year: <u>3</u> FFY Grant:2005 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		
	Courtyard lighting	1	\$5,000	A/C replacement	28	\$140,000
	CA16-P027-018-2			CA16-P027-018-2		
	DHS			DHS		
	A/C replacement		\$210,000	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		
	Trash enclosures		\$5,000	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:2004 PHA FY:			Activities for Year: <u>3</u> FFY Grant:2005 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			
	Courtyard lighting for Highland	\$10,000	NO WORK			
	CA16-P027-027		CA16-P027-027			
	MECCA		MECCA			
	Lighting improvements	\$5,000	Kitchen remodel	39	\$195,000	
	CA16-P027-041		CA16-P027-041			
	ALADDIN, INDIO		ALADDIN, INDIO			
	Kitchen remodel	20	A/C replacement	20	\$100,000	
	Replace playground	1			\$33,000	

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:2006 PHA FY:			Activities for Year: <u>5</u> FFY Grant:2007 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:2006 PHA FY:			Activities for Year: <u>5</u> FFY Grant:2007 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:2006 PHA FY:			Activities for Year: <u>5</u> FFY Grant:2007 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:2004 PHA FY:			Activities for Year: 3 FFY Grant:2005 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:2006 PHA FY:				Activities for Year: 5 FFY Grant:2007 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

Membership of the Resident Advisory Board

The following are members of the resident advisory board who provided input on the Agency plan for fiscal year 2003/2004

Marion Clinton
Yvonne Lannon
JoAnn Medina
Sheryl Ann Masters
Enda Banks
Michelle Kost
Diedre L. Jones-Stuart
Lisa Ford
Gerald Davis, Sr.
Wilhemena M. Davis

COMMENTS FROM THE RESIDENT ADVISORY BOARD AND HA RESPONSES

PHA AGENCY PLAN

- No comments were made

SECTION 8 ADMINISTRATIVE PLAN

- Removal from the Waiting List and Purging. The Administrative Plan read, *“If a registrant fails to respond within 10 calendar days to a mailing from the HA, the registrant will be removed from the waiting list.”* Members of the Board felt that this was not adequate time to allow for problems with mail or difficulties in responding. They requested it be increased to at least 14 days. In reviewing this policy, we decided to extend the time to 30 days. The Administrative Plan now reads, *“If a registrant fails to respond within 30 calendar days to a mailing from the HA, the registrant will be removed from the waiting list.”*
- Members of the Board expressed concern with our policy regarding not giving a bedroom size subsidy for foster care children. Although this was not directly stated in our Administrative Plan, some on the Board had personal experience with this. We have now added the following statement to our Administrative Plan: *“Any foster children or adults who are in the home at the time of initial voucher issuance, at the time of relocation or at an annual re-examination, and are determined to be long-term placement, will be considered as family members in the determination of subsidy size.”*

STATEMENT OF POLICIES

- No comments were made regarding the policies for Affordable Public Housing

PROPOSED SECTION 8 HOMEOWNERSHIP PROGRAM

Overall, this plan was met with enthusiasm and positive feedback. Two minor concerns were expressed and were addressed as follows:

- There was a question about whether disabled people would be eligible. We explained that according to the policy, they are eligible, but would still need to qualify for a loan.
- A comment was raised concerning the wording in the listing of “Qualifying locations. The language was changed and now reads: *“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*

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.

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**

2002/2003

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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 FT HB 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:

- ③ provide for inspection by the HACR and the independent inspection,
- ③ state that the purchaser is not obligated to purchase unless such inspections are satisfactory to the HACR,
- ③ provide that the purchaser is not obligated to pay for any necessary repairs without approval by the HACR,
- ③ 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
- ③ 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.