



CITY OF RICHMOND HOUSING AUTHORITY

ADMINISTRATIVE OFFICE
330-24th Street • Richmond, CA 94804
(510) 621-1300 Voice • (510) 237- 5230 FAX
TDD: 1-800-545-1833, Ext. 563

January 16, 2015

Mr. Miguel Correa, Director
U.S. Department of Housing and Urban Development-Region IX
Office of Public and Indian Housing
One Sansome Street Suite 1200
San Francisco, CA 94104-4430

RE: Application for Tenant Protection Vouchers for the Redevelopment of Hacienda Low Income Public Housing Development CA010000002 Demolition/Disposition Application DDA0005530.

Dear Mr. Correa:

Please accept this letter as a formal application for Tenant Protection Vouchers (TPVs) from the Housing Authority of the City of Richmond (RHA). This application for TPVs is made under the eligibility of an approved demolition/disposition application for the Hacienda. On January 16, 2015, RHA received approval from the U. S. Department of Housing and Urban Development's (HUD) Special Application Center (SAC) of our demolition/disposition application for the Hacienda, which includes the disposition of 150 residential units.

The number of Tenant Protection Vouchers requested under this application is one hundred and six (106) TPVs. This request is based upon the following:

i) At the time our Hacienda Demolition/Disposition Application was submitted to the HUD SAC Office on November 4, 2014 of the 150 units to be disposed of 43 units were vacant for more than twenty- four months:

ii) 106 units were occupied.

Thus RHA is requesting 106 TPVs for the units that were occupied during the 24 month period previous to our Demolition/Disposition application submission. RHA has not received any public housing funding or tenant based funding from HUD to relocate any of these residents from the Hacienda. At the time of this TPV application submission, the number of Hacienda residential units still occupied is 101 households.

Included with this Tenant Protection Voucher application letter is:

1. A copy of our HUD SAC demolition application approval letter;
2. HUD Form 52515 for calendar year 2015.
3. Leasing Schedule.

The Richmond Housing Authority appreciates the ongoing support that we receive from your office, and if you have any questions or require any additional information regarding this matter, please do not hesitate to contact me at (510) 621-1310.

Sincerely,

Timothy Jones
Executive Director





OFFICE OF PUBLIC HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

JAN 16 2015

Mr. Timothy Jones
Executive Director
Richmond Housing Authority
330 24th Street
Richmond, CA 94804-1725

Dear Mr. Jones:

The Department has reviewed the Richmond Housing Authority's (RHA) application for the disposition of 1 non-dwelling and 1 dwelling building containing 149 dwelling units and 1 non-dwelling unit and 3.02 acres of underlying land at Hacienda development, CA010000002. The Special Applications Center (SAC) received this application on November 4, 2014, via the Public and Indian Housing Information Center (PIC), Application DDA0005530. Supplemental information was received through December 18, 2014.

Field Office and FHEO Certification

The Environmental Review was performed by the City of Richmond Planning and Building Services under 24 CFR Part 58 on January 9, 2015, but was not signed off on by the San Francisco HUB because the project or activity was determined to be categorically excluded under 24 CFR § 58.35(b).

The San Francisco HUB provided a certification stating that the subject submission accurately describes the project proposed for disposition, and the reasons provided by the RHA to support the proposed action are correct and factual.

Under 24 CFR § 970.7(a)(1), in order for a demolition or disposition application to be approved after November 24, 2006, the effective date of this regulation, a Public Housing Agency (PHA) must provide "a certification that the PHA has described the demolition or disposition in the PHA Annual Plan and timetable under 24 CFR Part 903, and that the description in the PHA Annual Plan is identical to the application submitted pursuant to this part and otherwise complies with Section 18 of the Act (42 U.S.C. 1437p) and this part." The San Francisco HUB approved the RHA's agency plan on July 30, 2013, which includes the subject action.

On December 18, 2014, the Region IX Fair Housing and Equal Opportunity Center (FHEO), Program Compliance Branch, recommended the disposition approval. An advance draft of this approval letter was sent to the RHA for their comments on January 8, 2015. The RHA responded with comments on January 8, 2015. An advance draft was sent to the San

Francisco HUB for their comments on January 8, 2015, and a response was received on January 12, 2015.

Description of Development

The RHA proposed the disposition of 1 non-dwelling building, 1 dwelling building containing 149 dwelling units and 1 non-dwelling unit and 3.02 acres of underlying land at Hacienda mid-rise Development, CA010000002. Details of the proposed disposition are as follows:

Hacienda mid-rise, CA010000002					
DOFA: 01-31-1966					
Bedroom Size	0-BR	1-BR	2-BR	3+BR	Total
Existing Units	23	115	12	0	150*
Proposed Units	23	115	12	0	150
Existing Land				3.02 Acres	
Proposed Land				3.02 Acres	
Number of Dwelling Buildings Existing					1
Number of Dwelling Buildings Proposed					1
Number of Non-Dwelling Buildings Existing					1
Number of Non-Dwelling Buildings Proposed					1
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments					715

*Includes 1 non-dwelling unit

History of the Development

The RHA has not received any Inventory Removal approvals from HUD for Hacienda mid-rise, CA010000002.

Reason for Action (Justification)

The RHA proposed the disposition based on 24 CFR § 970.17(c), where the statute requires the PHA to certify that disposition is appropriate for reasons that are in the best interests of the residents and the PHA, are consistent with the goals of the PHA and the PHA Plan, and are otherwise consistent with the Housing Act.

The building proposed for disposition is obsolete as to physical condition, making it unsuitable for housing purposes. The mid-rise building is in very poor condition overall. There are many major capital improvements that need to occur in the immediate future in order to revive residential livability at Hacienda. Many units have been taken offline because they are not habitable. The structural wear and severe disrepair of the roof have caused significant, building-wide adverse conditions. Also, seismic upgrades, hazardous materials abatement and ADA upgrades to meet statutory requirements are needed with the renovation process. After disposition the PHA intends to renovate the 150 units and operate 147 of them as affordable, with project-based Section 8 assistance provided for some of the units. The remaining three (3) units will be non-dwelling units for the provision of services to the residents. Financing for the renovation will include tax credits.

The Total Development Cost (TDC) limit for the units proposed for disposition is calculated below. The Department used the TDC applicable at the time of submission of this disposition application.

TDC per Notice PIH-2011-38; Year: 2014			
Type of Structure: Elevator		Area: Oakland, CA	
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
0-BR	23	150,244	3,455,612
1-BR	115	210,341	24,189,215
2-BR	12	270,438	3,245,256
TOTAL			\$30,890,083

The RHA provided an estimate for itemized rehabilitation costs, based upon the existing conditions of the units, which is included in the table on Exhibit - B at the end of this document. The RHA estimated a total of \$19,526,914 in rehabilitation costs, which are 63.22% of the TDC limit.

We concur with the RHA's determination that the development is obsolete as to age and deterioration.

Appraisal

The RHA submitted an appraisal with the application. The Thomas E. Dum Real Estate Appraisers, Inc., an independent appraiser, determined the Fair Market Value (FMV) to be \$7,520,000, as of September 10, 2012.

Method of Sale

The RHA proposed the disposition via a negotiated sale at less than FMV to the Mercy Housing, via a 75-year ground lease at \$1 per year.

Commensurate Public Benefits

Mercy Housing, or an affiliate of Mercy Housing will redevelop 147 affordable units utilizing LIHTC and project based Section 8 assistance. They intend to obtain 106 tenant protection vouchers in connection with this disposition, and project-base 106 vouchers to subsidize the renovated units. The remaining 41 will be made affordable, perhaps with the use of Veterans Affairs Supporting Housing (VASH) Section 8 vouchers from another jurisdiction. The newly renovated units will employ exceptionally high energy efficiency standards and promote the health of all the future residents. The project will result in investments in the neighborhood which will promote stability and improvement in social and economic conditions, as well as, create quality low-income housing. Therefore, although the lease price is less than FMV, because of the benefits arising from the lease, it is in the best interest of the public housing residents and the PHA, and will result in a commensurate public benefit, as required in 24 CFR § 970.19.

Use of Proceeds

According to the Office of the Chief Financial Officer, there is no debt on Hacienda mid-rise development, CA010000002. The RHA will not realize proceeds from the lease. A seller-financed note will be provided by the RHA in the amount of \$5.2 million. In the event that cash flows are sufficient to generate any repayments of the seller-financed note in the future, such repayments are subject to the restrictions on disposition proceeds under Section 18 of the 1937 Housing Act. If such proceeds are realized, RHA must submit an amendment to the approval proposing specific uses for them. If such proceeds are realized, RHA must submit annual reports to the HUD San Francisco HUB with the amounts of repayments it has both received and expended each year, with a detailed list of the purposes for which they have been used, subject to the requirements of the HUD Field Office. RHA must maintain separate accounting for any such proceeds.

Relocation

When the application was developed and transmitted to the Department, 106 of 150 units proposed for disposition were occupied. The RHA has submitted a certification regarding relocation as required by 24 CFR § 970.21(e) (f). The RHA estimated the relocation cost for the remaining residents to be \$1,039,542, which includes moving expenses and counseling/advisory services. The funds for relocation are expected to come from sources such as low-income housing tax credit equity and grant funds.

Resident Consultation

1. Project(s) Specific Resident Organization(s): None
2. PHA-wide Resident Organization: PHA-wide resident council
3. Resident Advisory Board (RAB) in accordance with 24 CFR § 903.13: RHA RAB

24 CFR § 970.9 requires that an application for disposition be developed in consultation with the tenants of the project involved, any tenant organization at the project involved and any PHA-wide organizations that will be affected by the activity. RHA staff members met with the residents of Hacienda and the Hacienda Resident Council several times to discuss the proposed disposition of the Hacienda property and the renovations by a private developer. Meetings were held on April 30, 2014, June 25, 2014, and August 20, 2014 with the residents and the Resident Council. Meeting notices, agenda, and sign-in sheets were provided. No written comments were received from the residents or the RAB regarding the proposed disposition application.

Offer for Sale to the Resident Organization

24 CFR § 970.9(b) (1) of the regulation requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR Part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an

interest in purchasing the property for continued use as low-income housing. The RHA has chosen not to provide an opportunity based on the exception found in 24 CFR § 970.9(b) (3).

(ii) "A PHA seeks disposition outside the public housing program to privately finance or otherwise develop a facility to benefit low-income families (e.g., day care center, administrative building, mixed-finance housing under 24 CFR Part 905 subpart F, or other types of low-income housing)"

We concur with the RHA's determination that it has complied with the requirements of 24 CFR § 970.9.

Mayor/Local Government Consultation

As required by 24 CFR § 970.7(a) (14), the application package includes a letter of support from the Honorable Gayle McLaughlin, Mayor of the City of Richmond, dated May 6, 2014.

Board Resolution

As required by the 24 CFR § 970.7(a) (13), the RHA's Board of Commissioners approved the submission of the application for disposition of the proposed property on October 28, 2014, via Resolution Number 1987. The last resident consultation was on August 20, 2014. The consultation with the local government took place on May 6, 2014.

Other Requirements

The RHA is reminded that pursuant to 24 CFR § 970.21(c)(2), if any of the following types of federal financial assistance is used in connection with the disposition of public housing, the project is subject to section 104(d) of the Housing and Community Development Act of 1974, 42 U.S.C. 5304(d) (as amended), including the relocation payment provisions and the anti-displacement provisions, which require that comparable replacement dwellings be provided within the community for the same number of occupants as could have been housed in the occupied and vacant, occupiable low- and moderate-income units converted to another use:

- Community Development Block Grant (CDBG) program, 42 U.S.C. 5301 et seq. (including loan guarantees under section 108 of the Housing and Community Development Act of 1974, 42 U.S.C. 5308 et seq.); or
- HOME program, 42 U.S.C. 12701 et seq.

Please contact the HUD San Francisco HUB for additional guidance, if applicable.

Approval

We have reviewed the application and find it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR Part 970, including requirements related to resident consultation, relocation and opportunity to purchase the property by the resident organization. Based upon our review, and finding that the requirements of 24 CFR Part 970 and Section 18 of the Act have been met, the proposed disposition, as described in the application and identified below, is hereby approved. In the event proceeds are realized from repayments, a further approval is required prior to their use.

Hacienda, CA010000002			
Approved for Disposition: Buildings: 2, Units: 150, Acres: 3.02			
Total Units to be Redeveloped Buildings: 2; Units: 150*	Less than 80% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	0	150	0
Acquiring Entity (Rental Units)	Mercy Housing (or an affiliate of Mercy Housing)		
Method of Sale	Negotiated Sale at less than FMV, Ground Lease for 75 Years		
Method of Sale	Seller-Finance Note of \$5.2 million for Tax Credit Basis		
Lease Price	\$1 per year		
Purpose	Re-development of affordable Housing, utilizing LIHTC and Project Based Section 8 Assistance		

*3 of the 150 units will be non-dwelling units and will be utilized for the provision of services to the residents.

Notwithstanding this approval, the PHA shall not proceed to enter into any long-term ground lease or disposition agreement until all residents have been relocated.

RHA shall ensure that 106 units that are reserved for Section 8 tenants, and 41 other affordable units, are developed on the property and operated as affordable and reserved for families at or below 80% of AMI for a period of not less than 30 years.

These use restrictions requiring that Mercy Housing develop and operate the properties as 147 units affordable at incomes at or below 80 percent of AMI for 30 years, must be enforced by use agreements, or other legal mechanisms as determined by the HUD San Francisco HUB. Such use restriction documents must be recorded in a first priority position against the properties, prior to any financing documents or other encumbrances, and remain in effect even in the event of default or foreclosure on the properties.

- The initial acquiring entity (Mercy Housing or an affiliate of Mercy Housing) shall maintain ownership and operation of the property during the use restriction period. The owner shall not convey, sublease or transfer the building approved for this disposition without prior approval from the RHA and the Department at any point during the period of use restriction;

- The use restrictions shall be covenants that run with the land, and shall bind and inure to the benefit of the parties, their successors and assigns, and every party now or hereafter acquiring any right, title, or interest therein or in any part thereof.
- The RHA is responsible for monitoring and enforcing these use restrictions during the period they are in effect.

Operating Subsidy

Please be aware that in accordance with 24 CFR § 990.114, the disposition of these units will affect the RHA's operating subsidy eligibility significantly. Please contact your financial analyst at the HUD San Francisco HUB for additional guidance about this.

Housing Choice Vouchers

RHA must submit an application to the HUD San Francisco HUB Office of Public Housing in order to obtain Section 8 vouchers in connection with this disposition. The RHA should submit its application in response to HUD Notice 2014-5, or the latest Notice if it is revised.

Capital Fund Financing Program

As of December 19, 2014, the RHA did not have HUD approval of a Capital Fund Financing Program (CFFP) proposal.

PIC and Monitoring

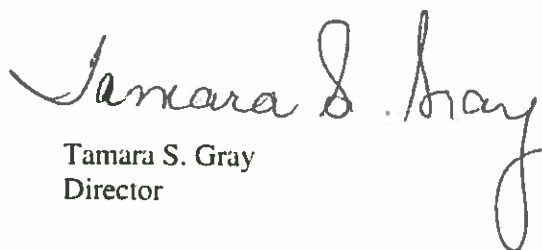
In accordance with 24 CFR § 970.35 of the regulation, your agency is required to inform the HUD San Francisco HUB of the status of the project. When the disposition has taken place, please submit a report to the HUD San Francisco HUB confirming the action and certifying compliance with all applicable requirements. Files must be maintained which are sufficient for audit purposes and must be made available upon request.

The RHA must enter the "actual" date of disposition directly into the Inventory Removals sub-module in IMS-PIC, for the San Francisco HUB approval so that the status of the units and acres of land in PIC is changed to "removed from inventory."

It is the San Francisco HUB's responsibility to monitor this activity based on its latest risk assessment. The San Francisco HUB must verify that the actual data is being entered in PIC by the RHA as the actions occur to ensure the Department is not over paying in operating subsidy, and the Capital Fund formula data is correct.

The HUD San Francisco HUB has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the disposition.

Sincerely,

A handwritten signature in cursive script that reads "Tamara S. Gray". The signature is written in dark ink and is positioned above the printed name and title.

Tamara S. Gray
Director

Cc: San Francisco HUB

**Total Development Cost
(TDC) Addendum**

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

OMB Approval No. 2577-0075
(exp. 10/31/2013)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not

This information is required to be a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action.

1. Inventory Removal Application Number:
Development Name & Number: Hacienda Apartments

2. Total Development cost calculation
Based on HUD Notice: 2013 Total Development Cost Limits from HUD Website for Oakland, CA

If Justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X		\$0
0 - Bdr Row Dwelling		X		\$0
0 - Bdr Walk-Up		X		\$0
0 - Bdr elevator	24	X	\$150,264	\$3,605,856
1 - Bdr Detached and Semi detached		X		\$0
1 - Bdr Row Dwelling		X		\$0
1 - Bdr Walk-Up		X		\$0
1 - Bdr elevator	114	X	\$210,341	\$23,978,814
2 - Bdr Detached and Semi detached		X		\$0
2 - Bdr Row Dwelling		X		\$0
2 - Bdr Walk-Up		X		\$0
2 - Bdr elevator	12	X	\$270,430	\$3,245,156
3 - Bdr Detached and Semi detached		X		\$0
3 - Bdr Row Dwelling		X		\$0
3 - Bdr Walk-Up		X		\$0
3 - Bdr Elevator		X		\$0
4 - Bdr Detached and Semi detached		X		\$0
4 - Bdr Row Dwelling		X		\$0
4 - Bdr Walk-Up		X		\$0
4 - Bdr Elevator		X		\$0
5 - Bdr Detached and Semi detached		X		\$0
5 - Bdr Row Dwelling		X		\$0
5 - Bdr Walk-Up		X		\$0
5 - Bdr Elevator		X		\$0
6 - Bdr Detached and Semi detached		X		\$0
6 - Bdr Row Dwelling		X		\$0
6 - Bdr Walk-Up		X		\$0
6 - Bdr Elevator	150	X		\$0
TOTAL				\$30,829,966

3. Estimated Cost of Rehabilitation
Provide an attachment showing cost breakdown and reference it as Section 5 line 3

\$19,458,114

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =

63.34%

Provide attachments as needed.
All attachments must reference the
Section and line number to which
they apply. Previous versions obsolete.

Form HUD-52860-B (10/2007)

Hacienda Apartments
Immediate Physical Needs
Source: Physical Needs Assessment for Hacienda Heights, Prepared by Elizabeth McLachlan Consulting, May 2014; Updated September 2014

Priority	Items	Total Cost	Included in HUD Disposition Analysis	HUD adjusted costs	Reason for adjustment	Response
1	Site Prep and Demolition (excluding hazmat)	\$1,500,000	\$1,500,000	0	Need explanation	Per the May 3, 2014 Physical Needs Assessment, includes structural demo, break out/chip out slabs, stucco, remove drywall, interior demo; See Pp. 2-5 of the 2007 Tipping Mar Report.
1	IAQ and Mold Testing	\$150,000	\$150,000	\$150,000		
1	Hazmat	\$750,000	\$750,000	\$2,000	Need expert authorization if over \$2000 with task details	Based on age and conditions, this is an allowance for hazmat testing followed by removal and encapsulation, and handling. See p. 28 of the 2007 Tipping Mar report.
1	Accessibility Improvements	\$150,000	\$150,000	\$150,000		
1	Foundation & Structure	\$300,000	\$300,000	0	Renovations do not include structural pilings	Install new piles - See 2007 Tipping Mar report
1	Install concrete footings	\$450,000	\$450,000	0	Renovations do not include structural pilings	Install new grade beams - See 2007 Tipping Mar report
2	Sump pits	\$16,000	\$16,000	0	Renovations do not include structural pilings	Install sump pits below elevations - See 2007 Tipping Mar report

Hacienda Apartments
 Immediate Physical Needs
 Source: Physical Needs Assessment for Hacienda Heights, Prepared by Elizabeth McLachlan Consulting, May 2014; Updated September 2014

Priority	Items	Total Cost	Included in HUD Disposition Analysis	HUD adjusted costs	Reason for adjustment	Response
1	Vertical structure - dwelling and shotcrete	\$3,500,000	\$3,500,000	0	Renovations do not include structural pilings	Dowel into slab and wall, install 10" shotcrete - See 2001 Tipping Mar report
1	Expansion Joints	\$300,000	\$300,000	0	Renovations do not include structural pilings	Chip out old materials, verify existing conditions, install new caulked joints - See 2007 Tipping Mar report
	Subtotal Foundations & Structures	\$4,566,000	\$4,566,000	0		
	Site/Landscaping/Parking					
2	Upper walkways, stairs and landings	\$720,000		720,000		
2	Parking areas and Driveways	\$40,000		40,000		
2	Parking and Pedestrian Gates	\$75,000		75,000		
3	Landscaping	\$150,000		150,000		
3	Monument Signs	\$40,000		40,000		
3	Exterior Lighting	\$75,000		75,000		
	Subtotal/Site	\$1,100,000	\$0			
	Exterior					
1	Unit Entry Doors	\$180,000	\$180,000	180,000		
	Common doors	\$30,000		30,000		
2	Windows and glazing	\$798,000	\$798,000	420,000	\$1900 is too high per window. Gave you \$1000 per window, RS Means maximum	Replace all windows (cost is averaged across window sizes). East side windows will need to meet/exceed new Title 24 and possibly CALGREEN requirements. Window assemblies/ framing/ flashing will need to be addressed under this scope of work

Hacienda Apartments
Immediate Physical Needs
Source: Physical Needs Assessment for Hacienda Heights, Prepared by Elizabeth McLachlan Consulting, May 2014; Updated September 2014

Priority	Items	Total Cost	Included in HUD Disposition Analysis	HUD adjusted costs	Reason for adjustment	Response
1	Exterior Painting, waterproofing, sealing, cement plaster	\$925,000	\$925,000	450,000		
1	Roofing - main	\$650,000	\$650,000	250,000		
1	Roofing - community room	\$25,000	\$25,000	25,000		
	Subtotal/Exterior	\$2,600,000	\$3,608,000			
	Apartment Units					
1	Carpentry, flooring - post structural	\$1,050,000	\$1,050,000	1,050,000		
2	Cabinets	\$225,000	\$225,000	\$25,000		
2	Counters/Sinks	\$225,000	\$225,000	225,000		
2	Refrigerators	\$97,500	\$97,500	97,500		
2	Range	\$82,500	\$82,500	82,500		
2	Kitchen Ventilation	\$270,000	\$270,000	270,000		
1	Bathroom Ventilation	\$75,000	\$75,000	75,000		
1	Resilient Flooring	\$450,000	\$450,000	450,000		
1	Bathroom Resilient Flooring	\$75,000	\$75,000	75,000		
2	Shower valves and surrounds	\$487,500	\$487,500	300,000	\$200,000 is the max allowed	Remove surrounds & tubs, valves, remove gyp / wall boards (take down to studs) install backer board, new surround, new valves, tub, tub overflow, shower spouts. Valves must meet 2007 Plumbing Code reqd.
2	Bedroom sinks	\$97,500	\$97,500	97,500		
	Subtotal/Apartment Units	\$3,435,000	\$3,435,000			
	Common Areas (Interiors)					
2	Laundry Rooms	\$42,000		42,000		
2	Flooring for community spaces	\$50,000		50,000		
2	Interior Painting	\$75,000		75,000		
2	Furnishings	\$40,000		40,000		

Hacienda Apartments
Immediate Physical Needs
Source: Physical Needs Assessment for Hacienda Heights, Prepared by Elizabeth McLachlan Consulting, May 2014; Updated September 2014

Priority	Items	Total Cost	Included in HUD Disposition Analysis	HUD adjusted costs	Reason for adjustment	Response
2	Carpentry/Repairs	\$75,000		75,000		
2	Kitchen remodel	\$25,000		25,000		
	Subtotal/Common Areas	\$307,000	\$0			
	Mechanical/Plumbing/Electrical					
1	Equipment removal/disposal	\$7,500	\$7,500	7,500		
1	Unit plumbing	\$270,000	\$270,000	270,000		
1	Plumbing supply / return	\$216,000	\$216,000	216,000		
1	Electrical upgrades (units)	\$600,000	\$600,000	600,000		
1	Electrical panels, service & building power ?	\$250,000	\$250,000	250,000		
1	Steam heat piping	\$390,000	\$390,000	390,000		
1	Hydraulic Baseboard heating units	\$576,000	\$576,000	576,000		
1	Boiler Fixtures/Other	\$75,000	\$75,000	75,000		
1	Water storage tank	\$12,500	\$12,500	12,500		
1	Fire, life, and safety	\$250,000	\$250,000		Explain this item	Per May 5, 2014 Physical Needs Assessment, evaluate fire suppression systems, alarm systems, install new as necessary. Evaluate egress and make required upgrades.
1	Trash chute, chute doors	\$30,000	\$30,000	30,000		
1	Generator	\$50,000	\$50,000	50,000		
1	Security Systems	\$50,000	\$50,000	50,000		
1	Elevator	\$500,000	\$500,000	500,000		
	Subtotal/Mechanical	\$3,277,000	\$3,277,000			
	Total Immediate Needs	\$17,693,000	\$16,286,000	9,118,500		
	Contingency	\$4,423,250	\$1,628,600	933,850	10% is the max	Calculation
	Total Immediate Physical Needs	\$22,116,250	\$17,914,600			
	A&E		\$1,254,022	653,695	7% is the max	Calculation

Hacienda Apartments
 Immediate Physical Needs
 Source: Physical Needs Assessment for Hacienda Heights, Prepared by Elizabeth McLachlan Consulting, May 2014; Updated September 2014

Priority	Items	Total Cost	Included in HII/D Disposition Analysis	HUD adjusted costs	Reason for adjustment	Response
	PIA Admin Fee - 2%		\$358,792	186,770	2%	
	Job Total		\$19,526,914	\$11,172,815		

TDC
 Percent of TDC
 \$30,829,986
 63.34%
 36.05%

Funding Application

Section 8 Tenant-Based Assistance
Rental Certificate Program
Rental Voucher Program

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

OMB Approval No. 2577-0169
(exp 09/30/2017)

Send the original and two copies of this application form and attachments to the local HUD Field Office

Eligible applicants (HAs) must submit this information when applying for grant funding for tenant-based housing assistance programs under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). HUD will use the information to evaluate an application based on selection criteria stated in the Notice of Funding Availability (NOFA). HUD will notify the HA of its approval/disapproval of the funding application. Responses are required to obtain a benefit from the Federal Government. The information requested does not lend itself to confidentiality.

Name and Mailing Address of the Housing Agency (HA) requesting housing assistance payments

Housing Authority of the City of Richmond, CA

330 24th Street
Richmond, CA 94804

Do you have an ACC with HUD No. Yes

Date of Application

1/16/2015

Legal Area of Operation

(area in which the HA has authority under State and local law to administer the program)

Richmond, CA

for Section 8 Certificates?

☒

☐

for Section 8 Vouchers?

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A. Area(s) From Which Families To Be Assisted Will Be Drawn.
Locality (city, town, etc.)

	County	Congressional District	Units
Richmond	Contra Costa	11th	106

B. Proposed Assisted Dwelling Units.
(Complete this section based on the unit sizes
of the applicants at the top of the waiting list.)

Certificates

Vouchers

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Dwelling Units
Certificates								
Vouchers	12	82	12					106

C. Average Monthly Adjusted Income. Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
Certificates	\$	\$	\$	\$	\$	\$	\$
Vouchers	\$ 950.98	\$ 1002.29	\$ 1208.86	\$	\$	\$	\$

D. Need for Housing Assistance. Demonstrate that the project requested in this application is responsive to the condition of the housing stock in the community and the housing assistance needs of low-income families residing in or expected to reside in the community. (If additional space is needed, add separate pages)

RHA is requesting 106 Tenant Protection Vouchers (TPVs) for calendar year 2015 for the redevelopment of the Hacienda Public Housing Development(CA010000002)as part of an approved Inventory Removal Application from HUD SAC Office App#DDA0005530.

E. Housing Quality Standards (HQS). (Check applicable box) HUD's HQS will be used with no modifications Attached for
HUD approval are HQS acceptability criteria variations

F. New HA Information. Complete this section if HA currently does not administer a tenant-based certificate or voucher program.

Financial and Administrative Capability. Describe the experience of the HA in administering housing or other programs and provide any other relevant information which evidences present or potential management capability for the proposed rental assistance program. Submit this narrative on a separate page.

Qualification as an HA. Demonstrate that the applicant qualifies as an HA and is legally qualified and authorized to administer the funds applied for in this application. Submit the relevant enabling legislation and a supporting legal opinion.

Note: If this application is approved, the HA must submit for HUD approval a utility allowance schedule and budget documents.

G. Certifications. The following certifications are incorporated as a part of this application form. The signature on the last page of this application of the HA representative authorized to sign the application signifies compliance with the terms of these certifications

Equal Opportunity Certification

The Housing Agency (HA) certifies that:

(1) The HA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations issued pursuant thereto (24 CFR Part 1) which state that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives financial assistance; and will take any measures necessary to effectuate this agreement.

(2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.

(3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).

(4) The HA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant thereto (24 CFR Part 8) which state that no otherwise qualified individual with handicaps in the United States shall solely by reason of the handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

(5) The HA will comply with the provisions of the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR Part 146) which state that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under a program or activity receiving Federal financial assistance.

(6) The Housing Agency will comply with the provisions of Title II of the Americans with Disabilities Act (42 U.S.C. 12131) and regulations issued pursuant thereto (28 CFR Part 35) which state that subject to the provisions of Title II, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity or be subjected to discrimination by any such entity.

The following provisions apply only to housing assisted with Project-Based Certificates:

(7) The HA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1) which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity.

(8) The HA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and regulations issued pursuant thereto (24 CFR Part 135), which require that, to the greatest extent feasible, opportunities for training and employment be given to low-income persons residing within the unit of local government for metropolitan area (or non-metropolitan county) in which the project is located.

Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Certification Regarding Drug-Free Workplace Requirements

Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

Controlled substance means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an ongoing drug-free awareness program to inform employees about:

- (1) The dangers of drug abuse in the workplace;
- (2) The grantee's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to an y employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

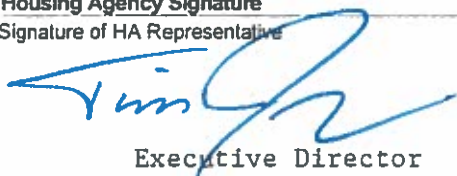
Place of Performance (Street address, city, county, State, zip code)

Hacienda Development
1300 Roosevelt Ave.
Richmond, CA 94801

Check if there are workplaces on file that are not identified here.

Housing Agency Signature

Signature of HA Representative



Executive Director

Print or Type Name of Signatory

Timothy Jones

Phone No.

(510) 621-1310

Date

January 16, 2015

HACIENDA RELOCATION TIMELINE

The below schedule was developed by the selected relocation consultant and will commence upon notification of award of Tenant Protection Vouchers (TPVs). This period can be adjusted, based upon needs.

Day 1	Notice to Proceed
Day 5	"Kick-off Meeting"
Day 8	Initial Notice and Meeting Invitation
Day 12	Commencement of Voluntary Relocation Activity
Day 15	First set of Community Meetings
Day 16-30	Interviews, Resource Study and data assemblage
Day 45	Draft Plan Delivered
Day 50	Revisions to Draft Plan
Day 60	Invitation to Community meeting/Plan Letter/start of 30 day public comment period
Day 70	Second Set of Community Meetings
Day 90	End of 30 day Public Comment Period
Day 90	Incorporate Comments and Responses into Plan Addendum
Day 95	Plan Adoption
Day 96	Issuance of Notices of Eligibility, followed by 90 day notices (when sufficient comparables have been identified), and on-going advisory assistance.
Estimated completion — four to six months, based on availability of replacement dwellings.	

Est, TPV Leasing Sch.	Q 1 2015 – 40 TPVs	Q 2 2015 – 36 TPVs	Q 3 2015 - 25 TPVs
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