



**HWS** HOUSING AND  
WORKFORCE  
SOLUTIONS  
ENGAGE. ENCOURAGE. EQUIP.

Fiscal Year 2024-2025

# Annual BUDGET



**HOUSING AUTHORITY of  
the County of Riverside**

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## Message from the Director

As we present our annual budget, I am proud to highlight how each dollar allocated supports our mission of empowering individuals and families by providing affordable housing solutions. Our goal is to create stable environments where everyone can thrive and have a place they can call home. This year, our focus remains on expanding the affordable housing opportunities in Riverside County, ensuring that every investment directly impacts the lives of those in need of affordable housing options.

Our priority is to replace our aging software management system utilizing funds from American Rescue Plan Act (ARPA). We have reorganized our housing specialist teams to improve processing efficiency. These efficiencies will allow us to better serve our participants and continue to expand our program to help more families. Finally, we are focused on filling all vacancies and supporting payroll adjustments due to renegotiated union contracts.

I extend my gratitude to our partners, stakeholders, and the community for their continued support. Together, we have achieved significant milestones, and we look forward to further collaboration in developing and expanding the stock of affordable housing opportunities in Riverside County. Together, we continue to make a meaningful difference in our community.



**Heidi Marshall**

*Director*



# Executive Summary

## Overview of Housing Authority

Housing Authority of the County of Riverside (HACR) was established in 1942 under the U.S. Housing Act of 1937 and the State of California Housing Authority Law of 1938, and currently operates as a component unit of the County of Riverside. HACR's governing body is the County of Riverside Board of Supervisors serving as the Housing Authority Board of Commissioners.

HACR is a Division within the County of Riverside's department of **Housing and Workforce Solutions (HWS)**. HWS provides services that enhance the lives and wellbeing of the county's most vulnerable constituents and is comprised of five divisions: Community Action Partnership, Community and Housing Development, Continuum of Care, Workforce Development, and Housing Authority. HWS executive leadership and the HACR management team jointly direct HACR's operations.

HACR is responsible for administering the County's federally funded Housing Choice Voucher Program (Section 8), which includes both tenant-based vouchers and project-based vouchers, Moderate Rehabilitation Program, and Veteran Affairs Supportive Housing Program. Further, HACR took over programs that the former Redevelopment Agencies for the County of Riverside and City of Coachella had provided. The purpose of these programs is to combat homelessness, to provide decent and safe housing, to expand the supply of affordable housing, and to increase homeownership opportunities for low- and moderate-income households.

U.S. Department of Housing and Urban Development (HUD) has authorized HACR to assist 10,560 households monthly throughout the County of Riverside. HACR estimated \$142.6 million in housing assistances for Fiscal Year 2024-2025. The funding provisions of the Consolidated Appropriations Act 2022 was enacted on March 15, 2022, recognizing renewal funds for housing assistance payments, new incremental vouchers, and administrative fees. Stability in federal funding is necessary to provide housing assistance for HACR's authorized threshold of 9,610 tenant-based and 950 project-based vouchers. HACR's Housing Choice Voucher Program has earned the designation of a "High Performer" under the HUD Section Eight Management Assessment Program (SEMAP) for the past 18 consecutive years.

HACR owns and operates 17 housing units in Palm Springs, 77 units at Desert Rose Apartments in Ripley, CA, three single-family homes in Riverside, all funded by HUD through Housing Choice Voucher Program, and 11 homes funded by the City of Riverside through the Housing Opportunities for Persons with Aids (HOPWA) Program.

Additionally, HACR administers housing and supportive service programs funded by grants from HUD and the State of California, through its non-profit entity, Riverside Community Housing Corporation (RCHC). RCHC owns 464 affordable housing units, which RCHC acquired through the HUD Rental Administration Demonstration (RAD) Program and 35 affordable units using the Neighborhood Stabilization Program funds, and 107 mobile homes using County CARES, and State "Homekey" funds to provide financial independence and stability for qualified residents.

HACR is responsible for the housing facilities owned by the former Redevelopment Agencies of the County of Riverside and the City of Coachella, by serving over \$109 million loans and grants, monitoring regulation compliance of 5,769 units, managing a mobile home tenant program, and providing financing assistance.

## **Budget Process**

The budget demonstrates HACR's commitment in implementing programs that provide affordable, safe, decent, and sanitary housing opportunities and supportive programs that foster economic assistance. The budget is an instrument for holding HACR accountable for expending resources on planned activities. In addition to effective economic governance, HACR places emphasis on transparency and accountability while ensuring that obligations are prioritized, and project development opportunities support its strategic objectives.

HACR's budget process starts in January by considering personnel needs and estimating costs for County internal services and inter-departmental activities. The County of Riverside's Executive Office manages the development and approval of these budgetary elements as part of the overall County of Riverside Budget.

In March, the HACR fiscal team works with all HACR managers to gain a full understanding of new and continuing programs and funding sources for the upcoming fiscal year and develops revenue and expenditure recommendations to support those programs. The team also reviews the wording and data of the previous year's budget and updates the information to reflect current and prospective future situations.

In June, HACR management and HWS leadership review the budget draft and prepare the agenda packet for HACR'S Board of Supervisors to consider and adopt the proposed budget for the following fiscal year.

After budget adoption, the fiscal team reviews the budget periodically to consider if any amendment is necessary. If necessary, the fiscal team prepares the revisions and proposes them for the Board's consideration and adoption.

## **Fiscal Year 2024-2025 Budget**

The annual operating budget, which begins July 1, 2024, and ends June 30, 2025, serves as a guide to assist HACR management in coordinating the activities of the organization, anticipating problematic areas before they arise, examining operational resources, and evaluating the agency's financial performance. The budget displays all budgeted funds by fund type and reports anticipated revenues and expenditures by major category.

HACR's fiscal year 2024-2025 recommended operating budget reflects an estimate of **\$169.4 million** in revenues on an accrual basis that is also a basis for audited financial statements, supporting 49 individual programs. The revenue budget includes two to five percent increase from the prior year (FY 2024) to run following programs: \$142.6 million for Section 8 programs, \$16.5 million for Authority programs, \$2.0 million for the Housing Authority Successor Agency and Coachella Successor Agency programs, and \$8.3 million for the Riverside Community Housing Corporation programs. For the Section 8 programs, the budget is based on two-year revenue measurement. To ensure the efficient operations of the programs, the budget anticipates planned staffing level of 143 full-time permanent positions.

Authority's grant portfolio includes the City of Riverside Housing Opportunities for Persons with Aids (HOPWA) program, HWS Continuum of Care programs, and Department of Social Services (DPSS) CalWORKs Programs.

Through partnership with housing development companies, HACR constructs multi-unit residential properties specifically intended for Section 8 voucher holders. These capital expenditures of \$2.8 million for 2024-2025 are non-recurring costs and are associated with specific projects without affecting current and future operating budget. Such capital expenditures budgeted for fiscal year 2024-2025 will be funded by bond proceeds that HASA sold during previous years.

## **Long-Term Financial Policies and Effects on Budget**

The Housing Authority's long-term financial policies are heavily dependent upon federal and state budgets. The successful and continuous programs rely on federal and state funding policies that legislature determines.

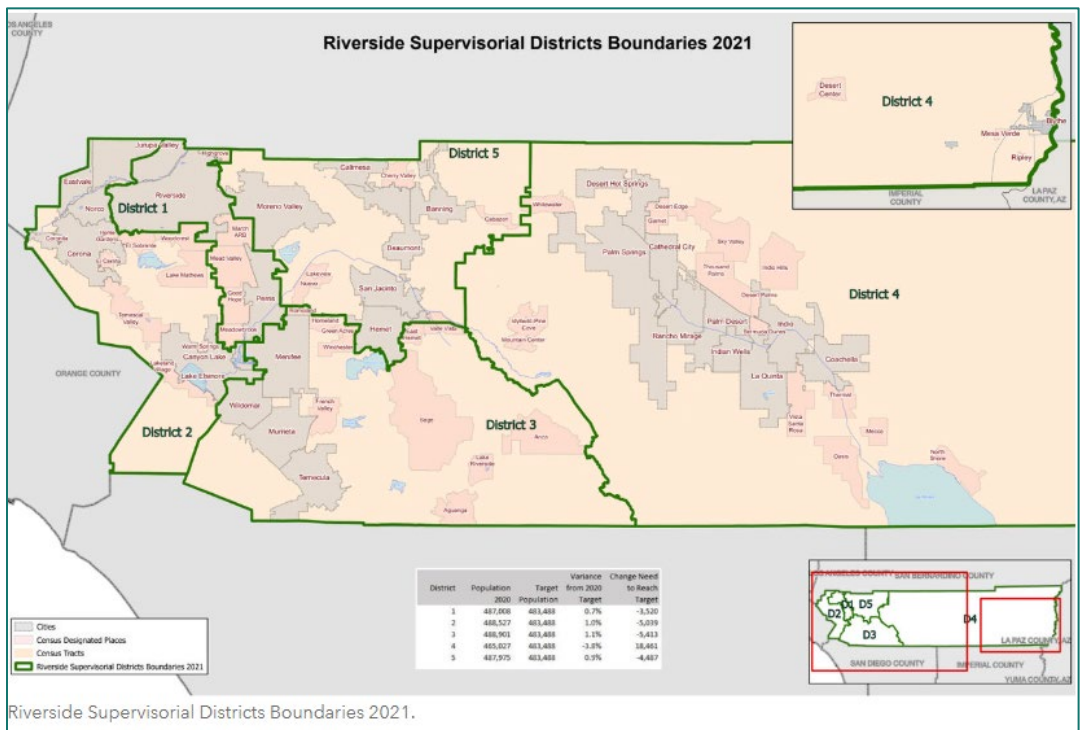
The Housing Authority’s balanced budget is defined as the total revenue should cover the total expenses and complies with the financial policies.

**Current Debt Obligations**

HACR’s debts are all non-current obligations as of June 30, 2024, that are for construction and rehabilitation purposes of residential properties, not affecting the budgeted operations for 2024-2025. Except \$2 million CARES loan that is due on July 1, 2077, all other debt obligations have no payment requirements for both principal and interest, which will be forgiven after maturity dates.

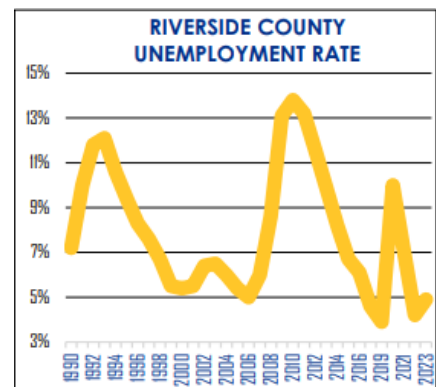
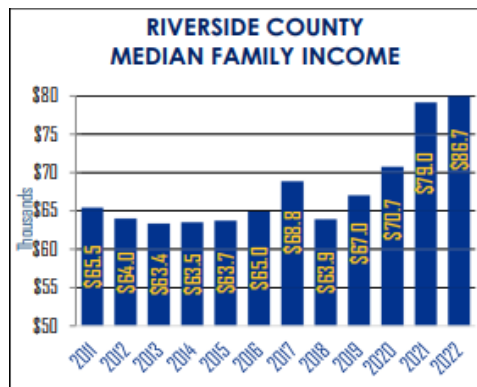
**Demographics**

Riverside County covers an expansive, varied geography encompassing many diverse, rapidly growing communities with a wide range of public service needs. It stretches nearly 200 miles across, comprising over 7,300 square miles of fertile river valleys, low deserts, mountains, foothills, and rolling plains. Riverside County shares borders with Imperial, Orange, San Diego, and San Bernardino Counties, comprising a region extending from the Pacific Ocean to the Colorado River. Riverside County is the fourth largest county in the state and tenth largest in the nation by population.



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Riverside’s median family household income continued to rise in 2022 to \$86,748.



## Board of Commissioners



**V. Manuel Perez** | Chair | *Fourth District* | [district4@rivco.org](mailto:district4@rivco.org) | (951)955-1040

The Fourth District is geographically the largest district in Riverside County, covering the eastern two-thirds of the county. Within the Fourth District are the cities of Blythe, Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage. Unincorporated communities in the district include Bermuda Dunes, Chiriaco Summit, Colorado River communities, Desert Center, Desert Edge, Eagle Mountain, Idyllwild, Indio Hills, Lake Tamarisk, Mecca, Mesa Verde, Mountain Center, North Shore, Oasis, Pine Cove, Ripley, Sky Valley, Sun City, Thermal, Thousand Palms and Vista Santa Rosa.



**Chuck Washington** | Vice-Chair | *Third District* | [D3Email@rivco.org](mailto:D3Email@rivco.org) | (951)955-1030

The Third District covers the southwest portion of Riverside County, stretching from Anza to Temecula. It includes the cities of Menifee, Murrieta, Temecula, and Wildomar. The Third District also includes the unincorporated communities of Aguanga, Anza Valley, East Hemet, French Valley, Green Acres, Homeland, Lake Riverside, Sage, and Winchester, as well as parts of Valle Vista.



**Kevin Jeffries** | *First District* | [district1@rivco.org](mailto:district1@rivco.org) | (951)955-1010

The First District includes about 487,000 residents and encompasses the cities of Riverside and Perris. The district also covers the unincorporated communities of DeLuz, Good Hope, Highgrove, LaCresta, March Air Reserve Base, Mead Valley, Meadowbrook, and Tenaja.



**Karen Spiegel** | *Second District* | [district2@rivco.org](mailto:district2@rivco.org) | (951)955-1020

The Second Supervisorial District includes the cities of Canyon Lake, Corona, Eastvale, Lake Elsinore, Norco, and Jurupa Valley. Unincorporated communities within the 2nd Supervisorial District include Coronita, El Cerrito, El Sobrante, Home Gardens, Lake Mathews, Lakeland Village, Temescal Valley, Warm Springs and Woodcrest.



**Yxstian Gutierrez** | *Fifth District* | [district5@rivco.org](mailto:district5@rivco.org) | (951)955-1050

The Fifth District includes the cities of Banning, Beaumont, Calimesa, Hemet, Moreno Valley, and San Jacinto. District Five also encompasses the unincorporated communities of Cabazon, Cherry Valley, Lakeview, Nuevo, Reche Canyon, San Timeteo Canyon, as well as parts of Valle Vista and Whitewater.

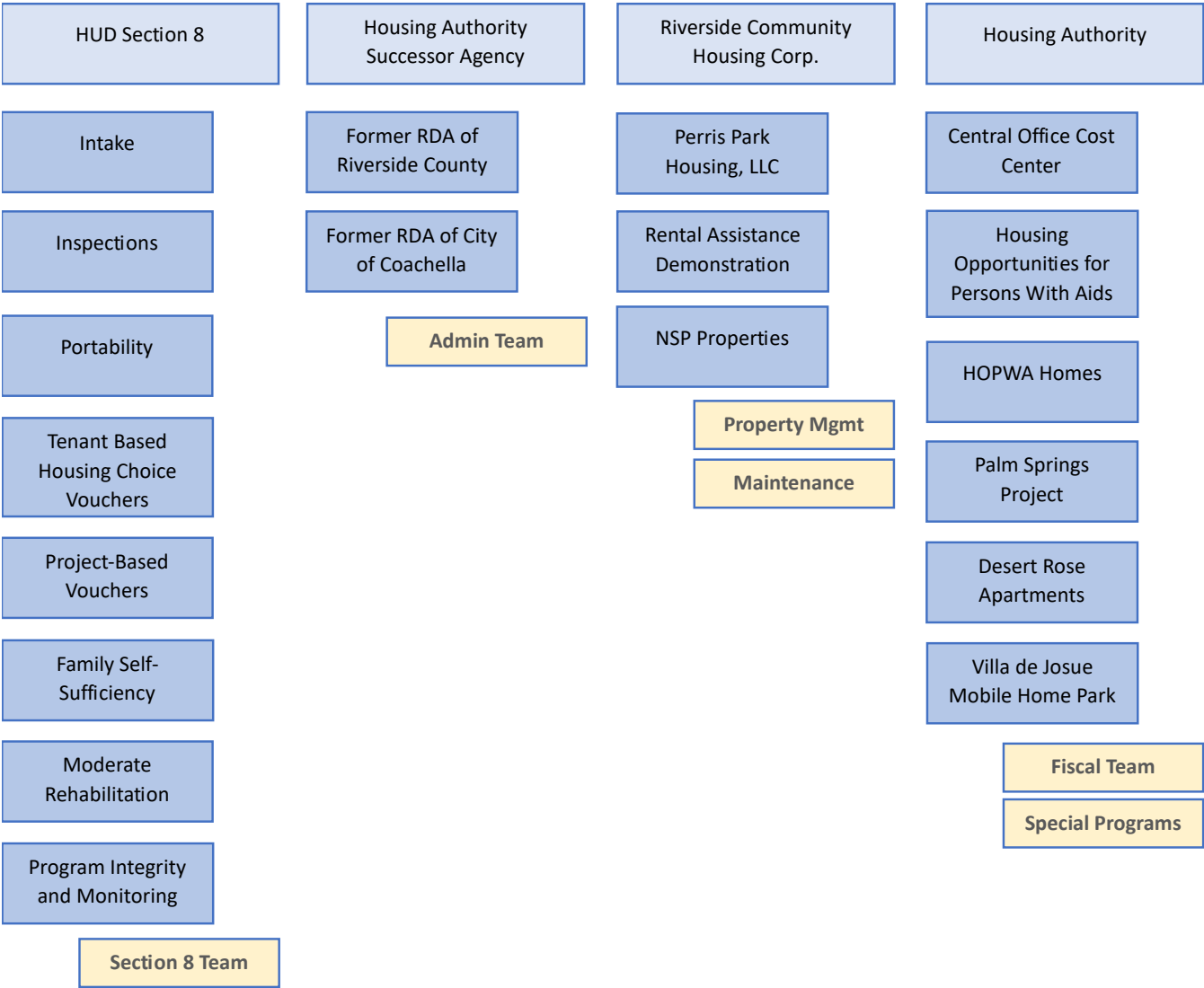
The Board of Supervisors is the governing body of the County, certain special districts, and the **Housing Authority**. The Board enacts ordinances and resolutions, adopts the annual budget, approves contracts, appropriates funds, determines land use zoning for the unincorporated areas, as well as appoints certain County officers and members of various boards and commissions. The Board of Supervisors meets in the County Administrative Center Board Chambers located at 4080 Lemon Street, 1st Floor, Riverside 92501. You may contact the Clerk of the Board at (951) 955-1069 or visit the office at 4080 Lemon Street, 1st Floor, Suite 127, Riverside, CA 92501 for further details. Board agendas and other information is available online at <https://rivcocob.org/>.

# Organization Chart

County of Riverside Board of Supervisors /  
Housing Authority Board of Commissioners

County of Riverside Housing and Workforce Solutions Department Head /  
Housing Authority of County of Riverside Executive Director

Housing Authority  
Deputy Director





# Mission Statement

We are a dedicated, compassionate and an innovative team committed to empowering individuals and families by providing affordable housing solutions. Our goal is to create stable environments where everyone can thrive and have a place they can call home.

# Our Vision

We envision communities where every family enjoys access to stable and affordable housing. Through our housing assistance programs, our goal is to improve the well-being and opportunities for all those we serve while promoting the growth of vibrant communities.

# Strategic Objectives

HACR’s strategic objective for 2024-2025 is to increase earned income and self-sufficiency of program participants. To measure success in meeting this objective, HACR reports on the following performance measures annually:

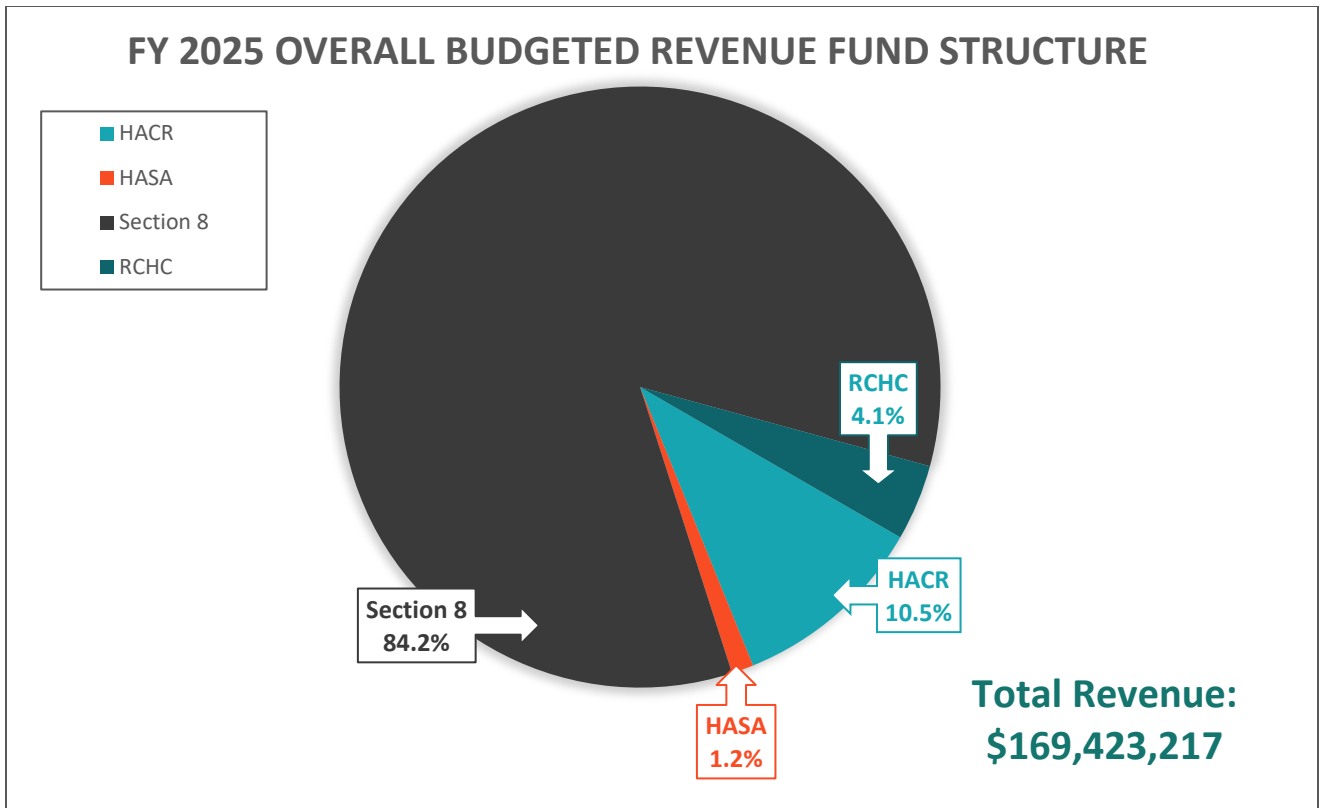
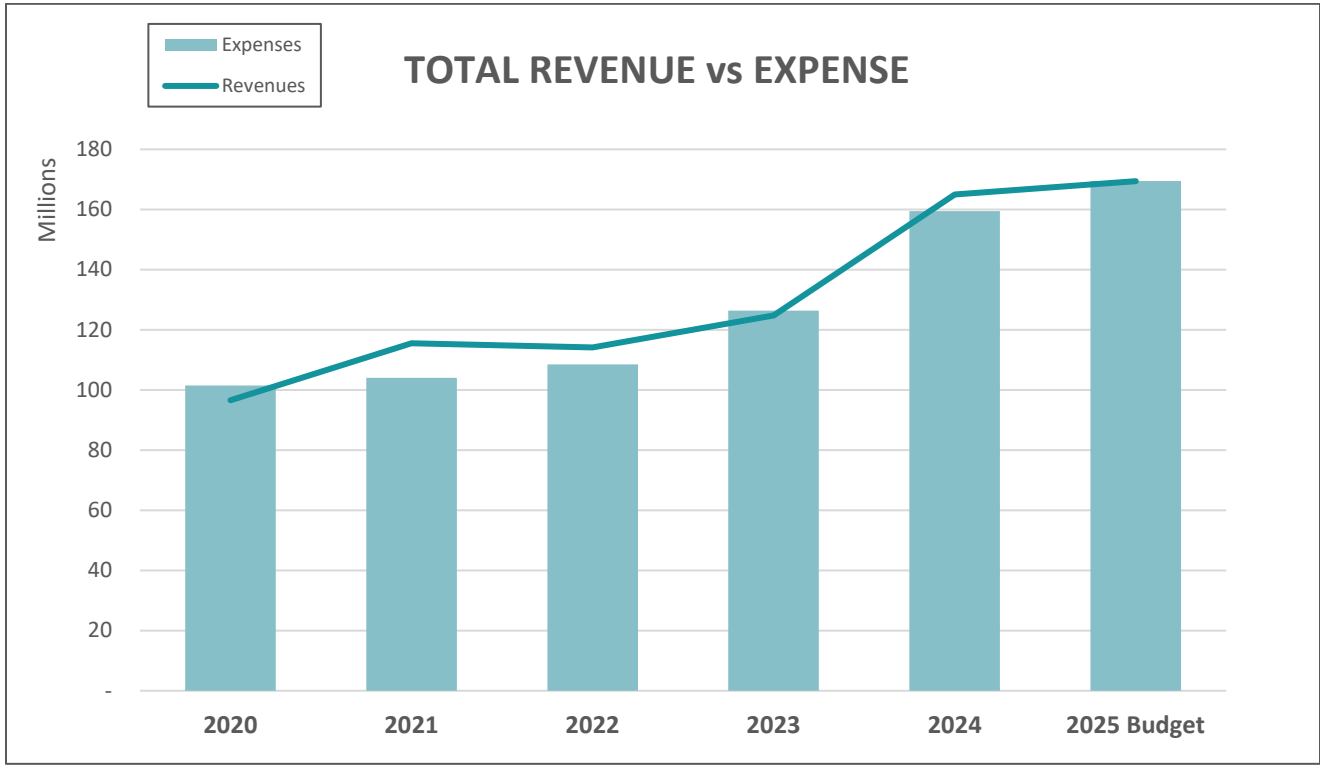
	FY 2021/ 2022 Actuals	FY 2022/ 2023 Estimate	FY 2023/ 2024 Target	Goal
Number of FSS Participants who completed the FSS Program and became self-sufficient.	10	12	10	10
Percent of Housing Authority program participants that obtain employment within the fiscal year (July 1 – June 30)	40%	55%	50%	50%
Section 8 funding utilization rate	99.0%	99.5%	100.0%	100.0%

## Performance Measure Insights

- Section 8 vouchers, also known as Housing Choice Vouchers (HCV), are the most common form of rental assistance in the nation, serving approximately 2.2 million households. The Housing Authority will use the recently adopted Riverside County Homeless Plan to guide and direct programming aimed at ending chronic homelessness in Riverside County. The County’s plan emphasizes cross-system and interdepartmental collaboration to align investments in homeless services.
- The Family Self-Sufficiency (FSS) program enables Section 8 families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Some of the services coordinated through the program include childcare, transportation, education, job training, employment counseling, financial literacy, and homeownership counseling, among others. Services are generally not provided by the Housing Authority, but rather outsourced to service providers in the community.
- In addition to increasing the earned income of program participants, the aim of the Self- Sufficiency Program is also to position unemployed participants for employment. The Housing Authority receives an annual grant from HUD to fund seven Self-Sufficiency Case Managers. These case managers provide direct career coaching and connections with training and educational providers.

# Budget Overview

**Total Recommended Budget: \$169.4 million**



**Fiscal Year 2025 Budget by Category of Expenditures**

	2023 Actuals	2024 Estimate	2025 Requested	2025 Recommended	2025 Adopted
Salaries and Employee Benefits	10,566,811	12,039,245	16,504,990	16,504,990	-
Services and Supplies	5,592,100	8,999,296	9,084,429	9,084,429	-
Other Charges	110,214,346	144,178,031	143,833,798	143,833,798	-
<b>Total Expenses</b>	<b>126,373,258</b>	<b>165,216,571</b>	<b>169,423,217</b>	<b>169,423,217</b>	<b>-</b>
Depreciation	(1,871,442)	(1,721,727)	-	-	-
<b>Total Uses</b>	<b>124,501,816</b>	<b>163,494,845</b>	<b>169,423,217</b>	<b>169,423,217</b>	<b>-</b>

**Fiscal Year 2025 Budget by Category of Sources**

	2023 Actuals	2024 Estimate	2025 Requested	2025 Recommended	2025 Adopted
Revenues from the Use of Money & Property	5,522,895	11,149,693	10,364,741	10,364,741	-
Intergovernmental - State	3,253,617	4,512,061	7,929,916	7,929,916	-
Intergovernmental - Federal	103,057,591	131,980,391	131,313,102	131,313,102	-
Charges for Current Services	11,886,974	16,346,088	18,954,531	18,954,531	-
Miscellaneous Revenues	2,238,923	1,021,633	860,928	860,928	-
Other Financing Sources	-	-	-	-	-
<b>Total Revenues</b>	<b>125,959,999</b>	<b>165,009,866</b>	<b>169,423,217</b>	<b>169,423,217</b>	<b>-</b>
Increase or (Decrease) of Reserve	1,458,184	1,515,021	-	-	-
<b>Total Sources</b>	<b>124,501,816</b>	<b>163,494,845</b>	<b>169,423,217</b>	<b>169,423,217</b>	<b>-</b>

Notes:

The above lists summarize expenditures and revenue sources for the overall activities of Housing Authority of the County of Riverside for FY 2025 budget. Each section (HUD Section 8, Housing Authority, Housing Authority Successor Agency, and Riverside Community Housing Corp.) shows corresponding summary of expenditures and revenue sources in the similar manner.

The 2023 Actuals and 2024 Estimate exclude a non-cash item, depreciation expense to be comparable to the 2025 budget. Other Financial Sources include an intra-fund transfer.

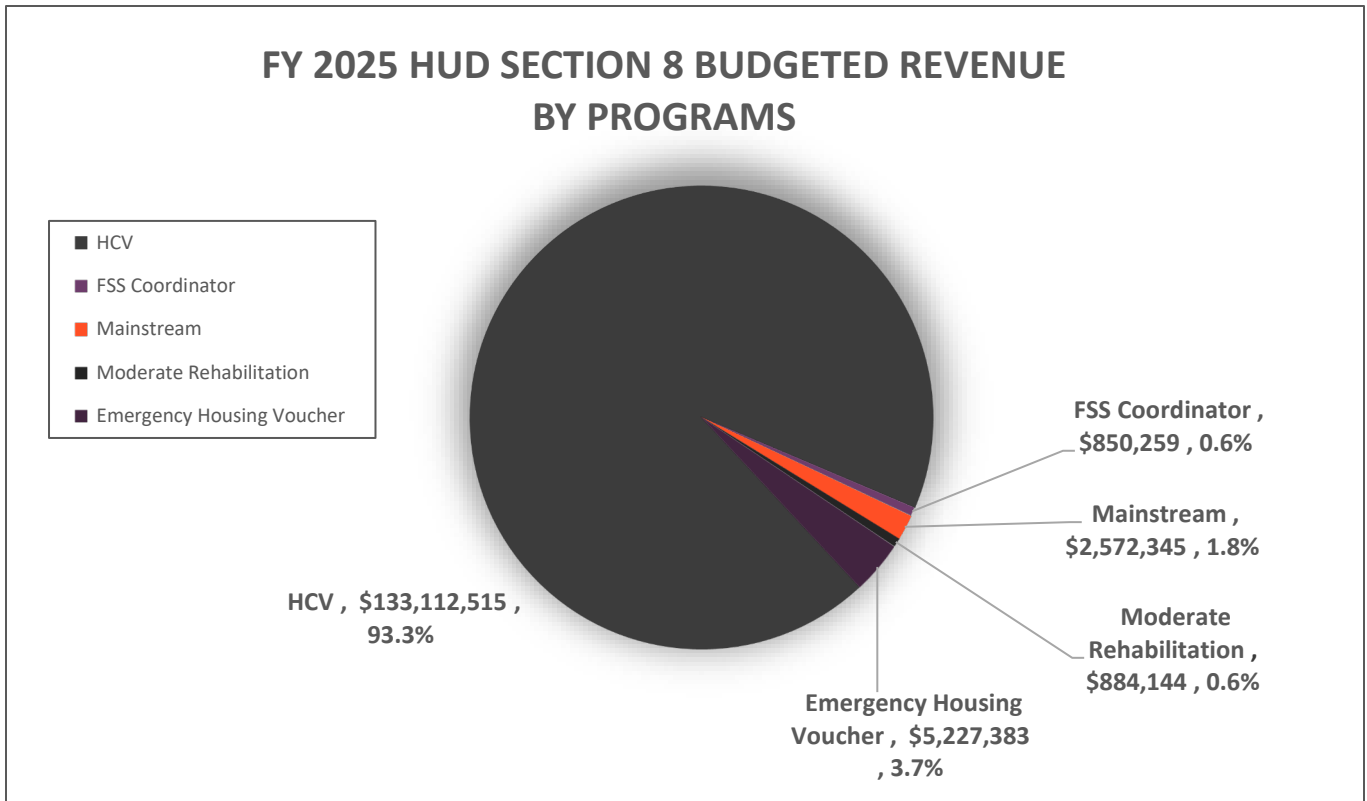
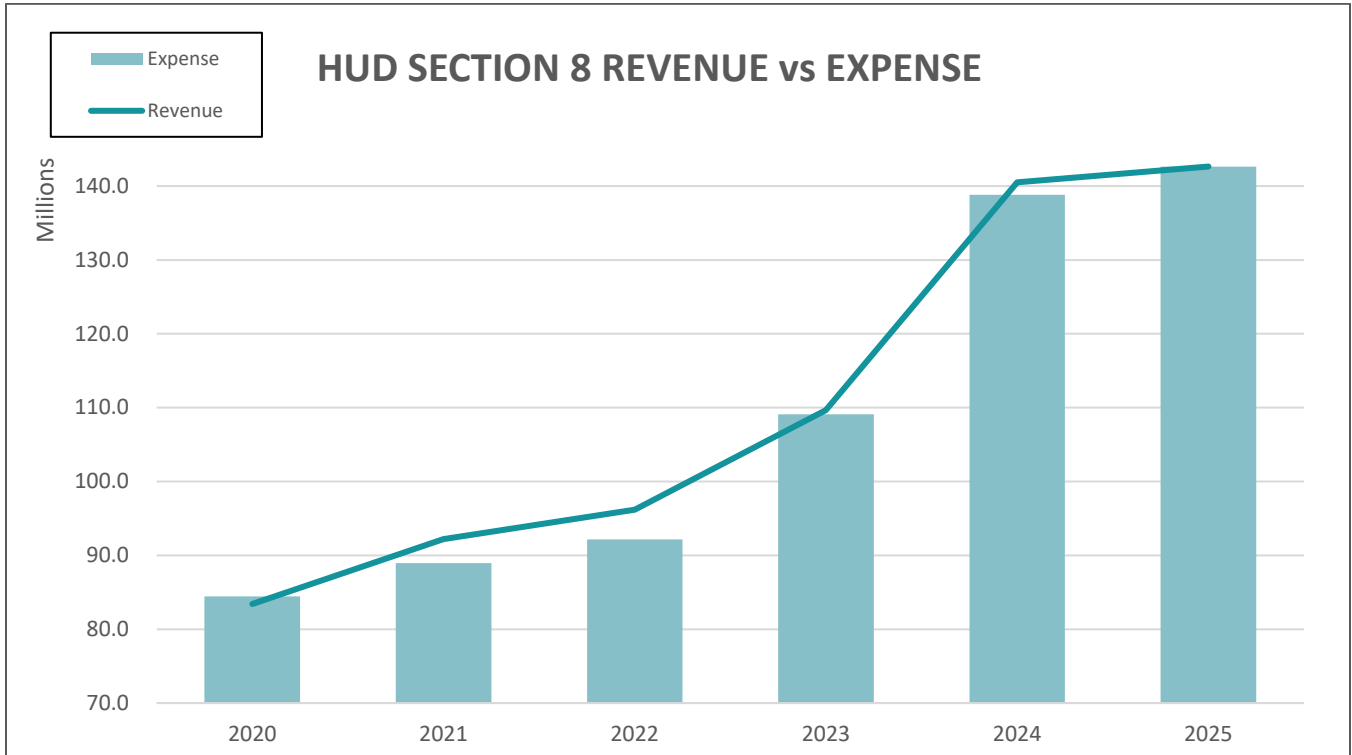
Notes:

*Services and supplies expenditures* include non-personnel operating expenses, such as contract services, office supplies, information technology services, minor equipment, and facilities maintenance.

*Other charges expenditures* include interest on bonds, depreciation, and interfund expenditures.

# HUD Section 8

## HUD Section 8 Budget: \$142.6 million



**FY 2025 HUD SECTION 8 Total Budget Revenue: \$142,646,646**

## Section 8 Budget by Category of Expenditures

	2023 Actuals	2024 Estimate	2025 Requested	2025 Recommended	2025 Adopted
Salaries and Employee Benefits	5,461,727	6,212,282	9,458,929	9,458,929	-
Services and Supplies	1,057,007	2,274,423	2,613,480	2,613,480	-
Other Charges	103,123,954	130,346,530	130,574,237	130,574,237	-
<b>Total Expenses</b>	<b>109,642,688</b>	<b>138,833,235</b>	<b>142,646,646</b>	<b>142,646,646</b>	<b>-</b>
Depreciation	-	-	-	-	-
<b>Total Uses</b>	<b>109,642,688</b>	<b>138,833,235</b>	<b>142,646,646</b>	<b>142,646,646</b>	<b>-</b>

## Section 8 Budget by Category of Sources

	2023 Actuals	2024 Estimate	2025 Requested	2025 Recommended	2025 Adopted
Revenues from the Use of Money & Property	-	-	-	-	-
Intergovernmental - State	-	-	-	-	-
Intergovernmental - Federal	98,877,178	127,434,006	127,985,042	127,985,042	-
Charges for Current Services	9,459,338	12,852,379	14,489,520	14,489,520	-
Miscellaneous Revenues	763,232	219,453	172,084	172,084	-
Other Financing Sources	-	-	-	-	-
<b>Total Revenues</b>	<b>109,099,747</b>	<b>140,505,838</b>	<b>142,646,646</b>	<b>142,646,646</b>	<b>-</b>
Increase or (Decrease) of Reserve	(542,941)	1,672,603	-	-	-
<b>Total Sources</b>	<b>109,642,688</b>	<b>138,833,235</b>	<b>142,646,646</b>	<b>142,646,646</b>	<b>-</b>

See notes at page 11.

## HUD SECTION 8 PROGRAMS

### Section 8 Housing Choice Vouchers (HCV)

The Housing Choice Voucher (HCV) program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Public housing agencies (PHAs), such as Housing Authority of the County of Riverside (HACR) receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer housing choice vouchers. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Rental units must meet minimum standards of health and safety, as determined by the PHA.

PHA pays housing subsidy directly to the landlord on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

### Emergency Housing Vouchers (EHV)

The Emergency Housing Voucher (EHV) program provides a significant opportunity for Public Housing Authorities (PHAs), Continuums of Care (CoCs), and Victim Service Providers (VSPs) to develop collaborative partnerships and strategies that effectively address the needs of vulnerable populations in their communities.

Through EHV, HUD provides Housing Choice Vouchers to local PHAs, such as HACR, to assist individuals and families who are homeless, at-risk of homelessness, fleeing or attempting to flee domestic violence, dating

violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

### **Mainstream Program for Persons with Disabilities**

The newly reformed Section 811 Mainstream program is authorized to operate in two ways: (1) the traditional way, by providing interest-free capital advances and operating subsidies to nonprofit developers of affordable housing for persons with disabilities; and (2) providing project rental assistance to state housing agencies.

The assistance to the state housing agencies can be applied to new or existing multifamily housing complexes funded through different sources, such as Federal Low-Income Housing Tax Credits, Federal HOME funds, and other state, Federal, and local programs. The last appropriation was made for traditional 811 capital advances during FY 2011.

HACR works in cooperation with local organizations that provide referral and support services to disabled persons to help disabled clients locate affordable and accessible housing. HUD awarded HACR 241 vouchers for non-elderly persons with disabilities during FY 2022.

### **Moderate Rehabilitation Rental Assistance Program**

The Moderate Rehabilitation Program provides project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects are authorized for development. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and a Public Housing Agency (PHA).

Each fiscal year, HACR is required to renew at rent levels equal to the lessor of 1) Existing contract rents adjusted by the operating cost adjustment Factor, or 2) Existing Fair Market rents (at 120 percent) less any amounts allowed for tenant supplied utilities, or 3) Comparable market rents for the market area. HUD awarded HACR with 80 vouchers to assist households located in Riverside for each of the past several years.

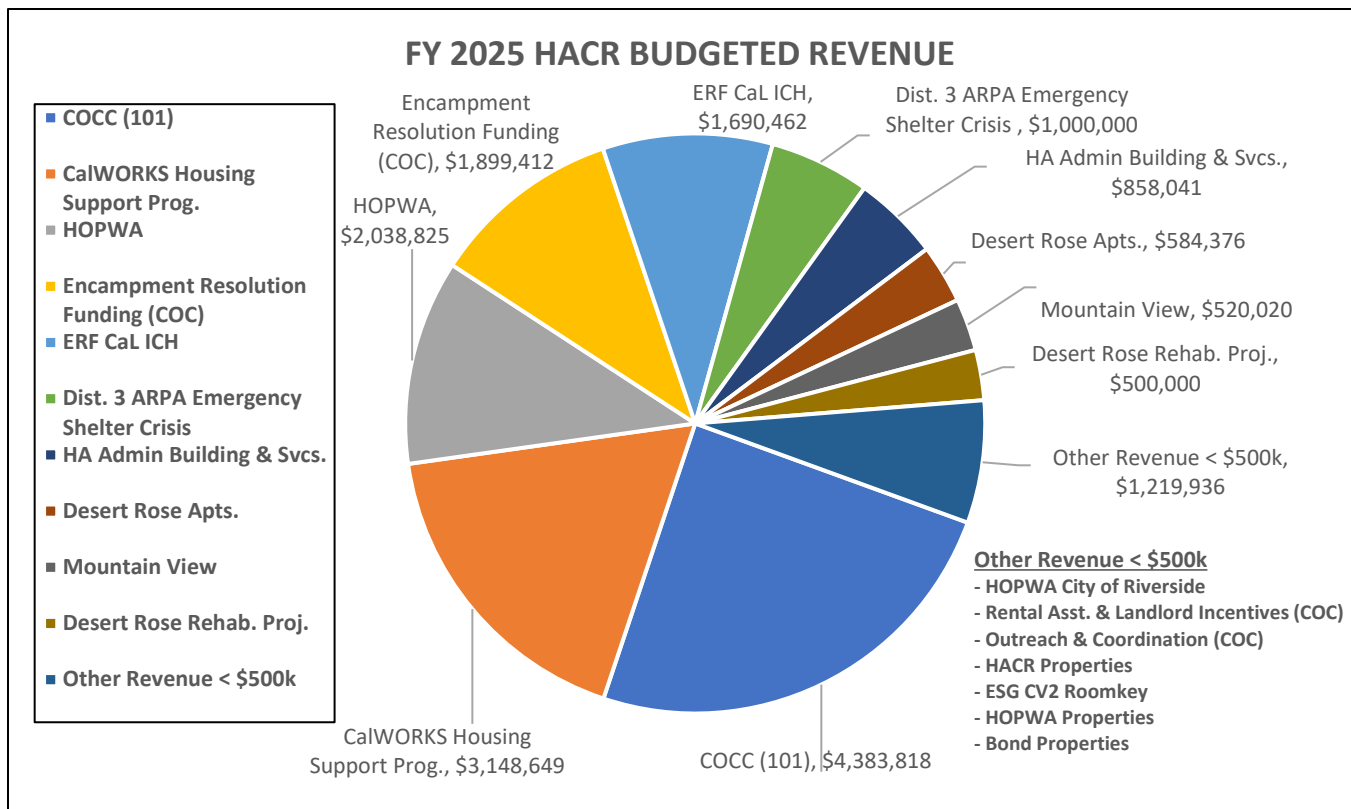
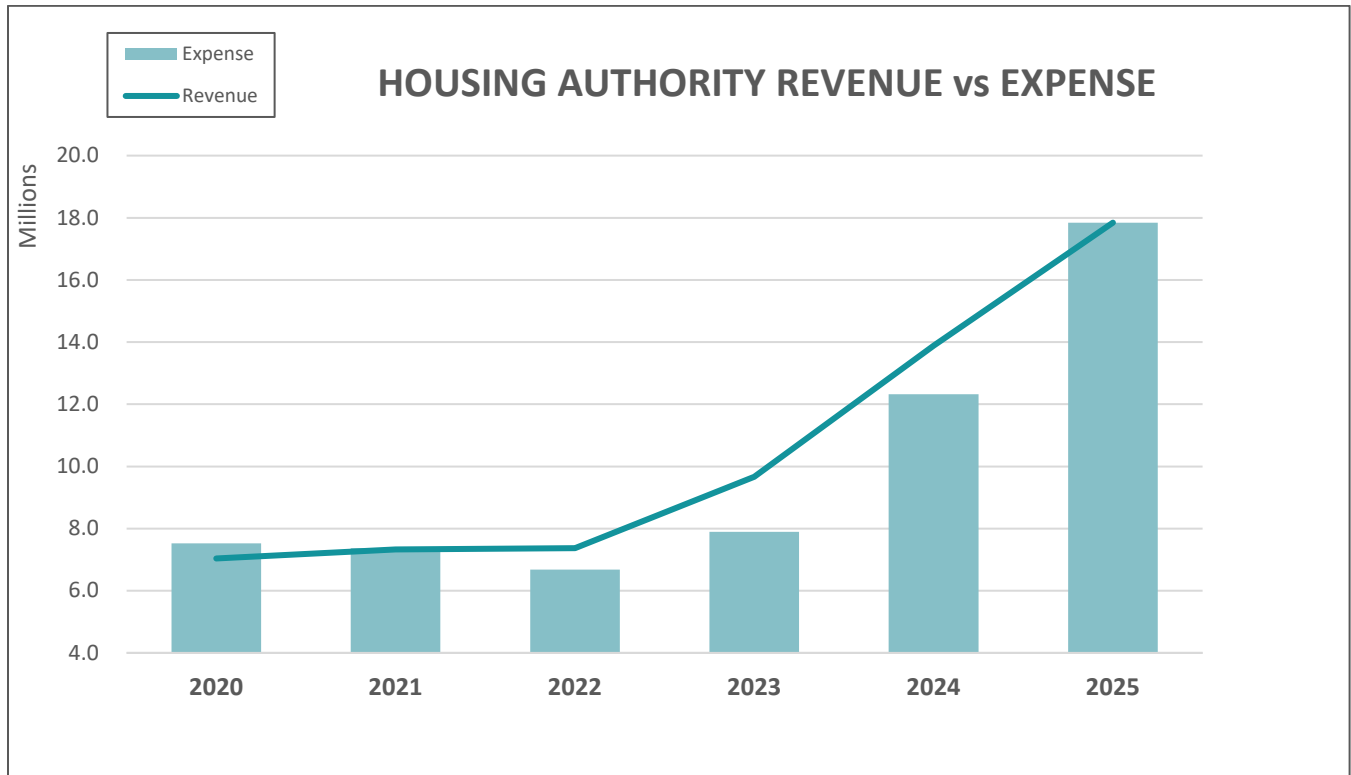
### **Family Self-Sufficiency (FSS) Program**

The Family Self-Sufficiency (FSS) Program was established to assist families to become economically independent from governmental financial assistance within a five-year period. Over that five-year period, as family income grows, the corresponding amount to rent increase is deposited into an escrow account to purchase a home, pay for higher education, or even start a business.

The FSS Program is available to those families assisted under the Section 8 Program. Through the FSS Program, HACR has established a network with public agencies to provide job training, family counseling, career assessments and other social services. This budget includes funding to pay for seven resident coordinator positions. As of May 2022, there were 311 FSS participants throughout Riverside County.

# Housing Authority (HACR)

**HACR Budget: \$17.8 million**



**FY 2025 HACR Total Budget Revenue: \$17,843,539**

### HACR Budget by Category of Expenditures

	2023	2024	2025	2025	2025
	Actuals	Estimate	Requested	Recommended	Adopted
Salaries and Employee Benefits	2,742,788	3,636,038	5,286,772	5,286,772	-
Services and Supplies	1,112,117	3,510,495	3,440,409	3,440,409	-
Other Charges	4,037,660	7,271,972	9,116,358	9,116,358	-
<b>Total Expenses</b>	<b>7,892,565</b>	<b>14,418,504</b>	<b>17,843,539</b>	<b>17,843,539</b>	<b>-</b>
Depreciation	(578,084)	(531,837)	-	-	-
<b>Total Uses</b>	<b>7,314,481</b>	<b>13,886,667</b>	<b>17,843,539</b>	<b>17,843,539</b>	<b>-</b>

### HACR Budget by Category of Sources

	2023	2024	2025	2025	2025
	Actuals	Estimate	Requested	Recommended	Adopted
Revenues from the Use of Money & Property	604,357	1,968,150	2,061,843	2,061,843	-
Intergovernmental - State	2,598,617	4,041,387	7,929,916	7,929,916	-
Intergovernmental - Federal	3,993,263	4,197,456	3,328,060	3,328,060	-
Charges for Current Services	2,377,476	3,459,199	4,430,421	4,430,421	-
Miscellaneous Revenues	1,255,103	220,474	93,299	93,299	-
Other Financing Sources	(2,678,691)	-	-	-	-
<b>Total Revenues</b>	<b>8,150,125</b>	<b>13,886,667</b>	<b>17,843,539</b>	<b>17,843,539</b>	<b>-</b>
Increase or (Decrease) of Reserve	835,644	-	-	-	-
<b>Total Sources</b>	<b>7,314,481</b>	<b>13,886,667</b>	<b>17,843,539</b>	<b>17,843,539</b>	<b>-</b>

See notes at page 11.

## HACR PROGRAMS

### Cal-WORKs Housing Program

The primary goal of the Cal-WORKs Housing Support Program (HSP) is to help Homeless families receiving Cal-WORKs cash aid to secure permanent housing by:

- ✓ Providing HSP eligible families an array of evidence-based Rapid Re-Housing supportive services to help them become self-sufficient.
- ✓ Providing HSP eligible families with Rapid Re-Housing assistance to help them secure permanent housing.
- ✓ Reducing barriers that interfere with Welfare to Work program participation and progress to self-sufficiency to gain self-sufficiency, permanent housing and maintain housing stability for HSP eligible families.

The goal of the HSP Team is to work cooperatively to help homeless families receiving Cal-WORKs aid secure permanent housing by coordinating program services across all support service units, leveraging existing program resources and systems, and utilizing existing program networks and economies of scale.

### Housing Opportunities for Persons with AIDS (HOPWA)

The U.S. Department of Housing and Urban Development (HUD) has sponsored a program titled Housing Opportunities for Persons with AIDS (HOPWA), to provide localities with the resources and incentives that would devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immune deficiency syndrome (AIDS) or related diseases and their families.

The City of Riverside has received an approval from HUD for an allocation of federal funds from the HOPWA program to carry out the goals and objectives of the program as outlined in the Consolidated Plan.



The City and Authority agreed that Authority shall implement the HOPWA program (CDFA Number 14.241) consistent with the City's Grant Application (CAH23-FHW007) and Authority agreed to act as a project sponsor of this program by fully expending the funds during the period of July 1, 2023, through June 30, 2026.

### **Encampment Resolution Funding (ERF)**

Memorandum of Understanding, HWSCoC-MOU-0000016 signed and entered by and between Riverside County Housing and Workforce Solutions (HWS) and Housing Authority of the County of Riverside (HACR) enables HACR to conduct ERF programs.

The State of California has established the Encampment Resolution Funding Program (ERF) pursuant to Chapter 7 (commencing with Section 50250) of Part 1 of Division 31 of the Health and Safety Code, amended by SB 197 (Statutes of 2022, Chapter 70, Sec.3-8, effective June 30,2022). The Program is administered by the California Interagency Council on Homelessness ("Cal ICH") in the Business, Consumer Services and Housing Agency.

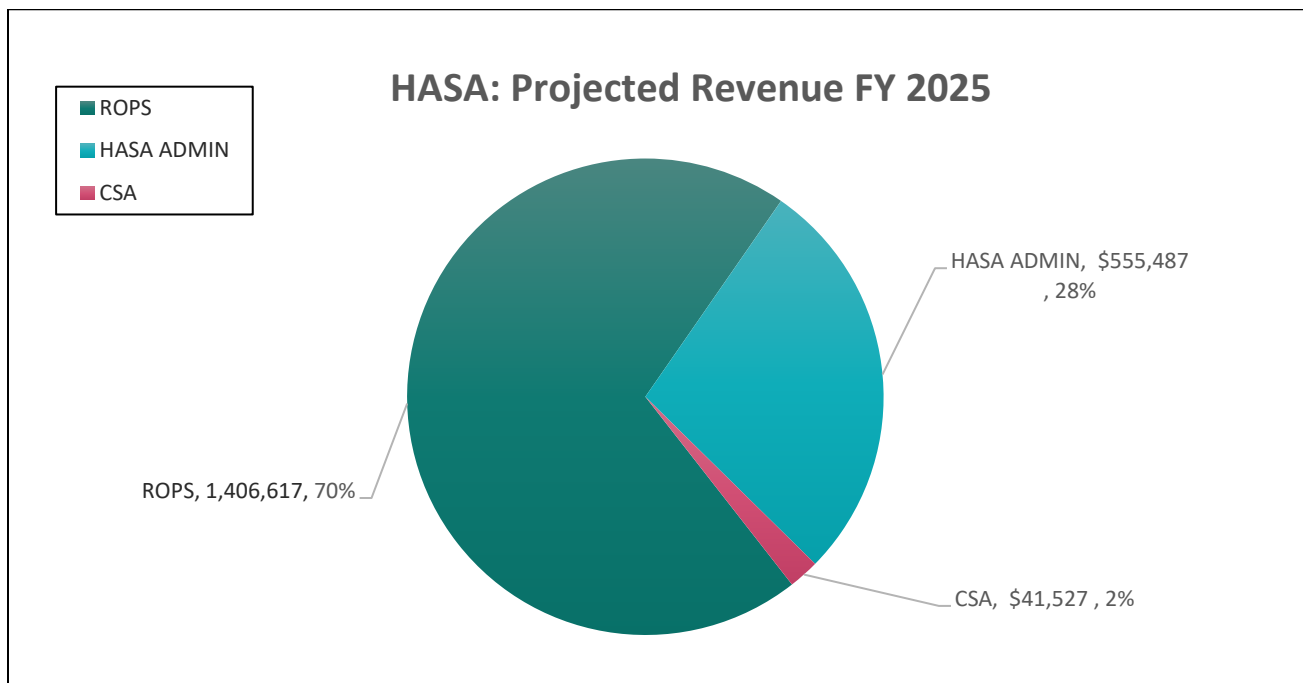
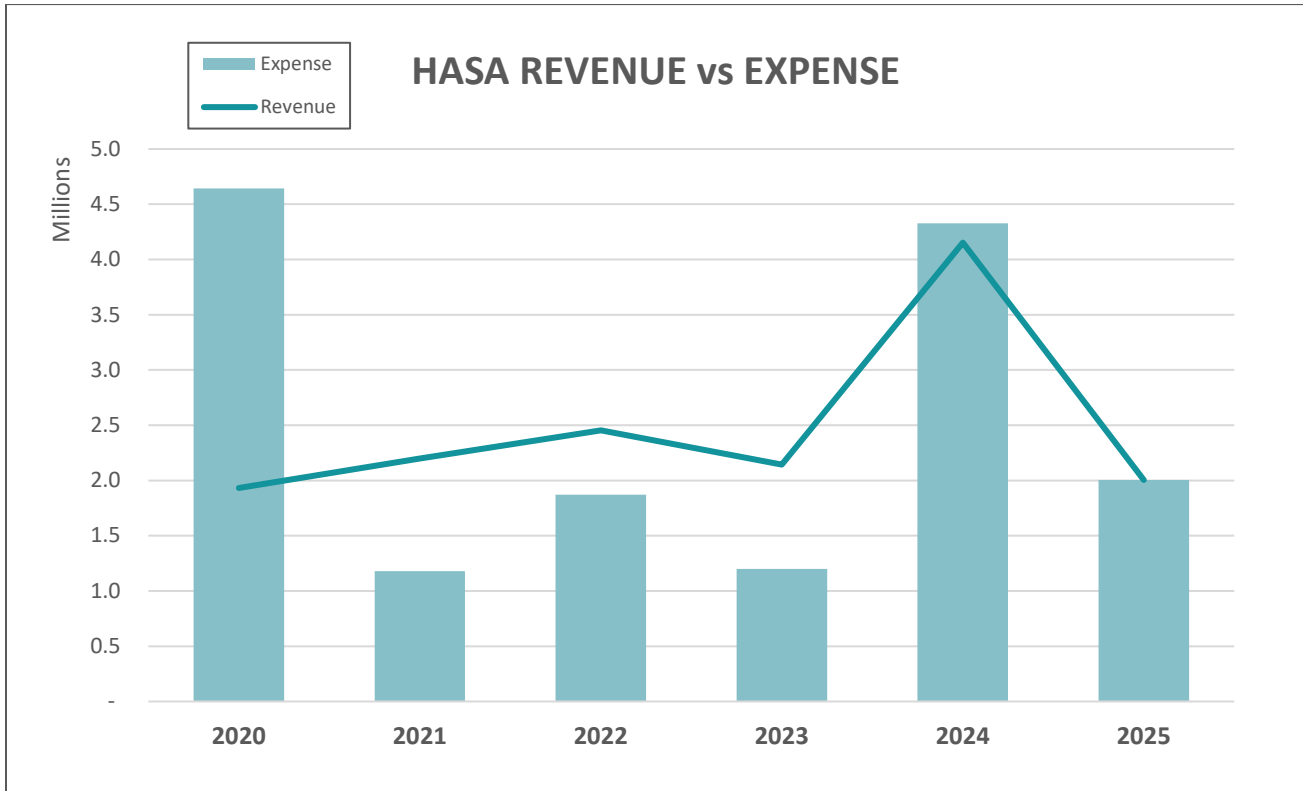
HWS has been designated as the Administrative Entity to provide coordination and administration of Continuum of Care Program. and interventions to ensure these activities for the people served and to support restoration of encampment sites to their intended or original state.

### **American Rescue Plan Act (ARPA) Emergency Shelter Program**

President Biden signed the \$1.9 trillion American Rescue Plan Act (ARPA), to aid public health and economic recovery from the COVID-19 pandemic, on March 11, 2021. The plan included \$350 billion in emergency funding for state, local, territorial, and tribal governments, known as the Coronavirus State and Local Fiscal Recovery Funds.

# Housing Authority Successor Agency (HASA)

HASA Budget: \$2 million



**FY 2025 HASA Total Budget Revenue: \$2,003,631**

### HASA Budget by Category of Expenditures

	2023	2024	2025	2025	2025
	Actuals	Estimate	Requested	Recommended	Adopted
Salaries and Employee Benefits	826,419	894,021	66,110	66,110	-
Services and Supplies	283,658	41,522	54,479	54,479	-
Other Charges	89,733	3,392,957	1,883,042	1,883,042	-
<b>Total Expenses</b>	<b>1,199,811</b>	<b>4,328,500</b>	<b>2,003,631</b>	<b>2,003,631</b>	<b>-</b>
Depreciation	-	-	-	-	-
<b>Total Uses</b>	<b>1,199,811</b>	<b>4,328,500</b>	<b>2,003,631</b>	<b>2,003,631</b>	<b>-</b>

### HASA Budget by Category of Sources

	2023	2024	2025	2025	2025
	Actuals	Estimate	Requested	Recommended	Adopted
Revenues from the Use of Money & Property	1,032,348	2,735,101	1,387,333	1,387,333	-
Intergovernmental - State	655,000	470,674	-	-	-
Intergovernmental - Federal	187,150	348,928	-	-	-
Charges for Current Services	50,161	34,510	34,590	34,590	-
Miscellaneous Revenues	219,791	581,707	581,708	581,708	-
Other Financing Sources	-	-	-	-	-
<b>Total Revenues</b>	<b>2,144,450</b>	<b>4,170,919</b>	<b>2,003,631</b>	<b>2,003,631</b>	<b>-</b>
Increase or (Decrease) of Reserve	944,639	(157,581)	-	-	-
<b>Total Sources</b>	<b>1,199,811</b>	<b>4,328,500</b>	<b>2,003,631</b>	<b>2,003,631</b>	<b>-</b>

See notes at page 11.

### County of Riverside Successor Agency

On June 29, 2011, Governor Brown signed two California Assembly Bills - ABX1 26 and ABX1 27 - which dissolved Redevelopment Agencies (RDAs) throughout California and created an alternative voluntary redevelopment program to continue redevelopment activity by voluntarily making a payment to the state.

On November 10, 2011, the California Supreme Court announced its decision to uphold ABX1 26 and strike down ABX1 27, thus eliminating RDAs.

On January 10, 2012, HACR Board of Commissioners accepted the responsibility for performing all activities as the successor to the redevelopment housing function.

On February 1, 2012, all California RDAs were eliminated and HACR assumed all the housing functions previously performed by the RDA for the County of Riverside.

On July 3, 2012, per Board Resolution 2012-006, the Board of Commissioners authorized HACR to accept all assets, liabilities, duties, loans, leases, and obligations associated with the housing activities of the former County of Riverside RDA, creating Housing Authority Successor Agency (HASA).

On July 17, 2012, a Low- and Moderate-Income Housing Asset Fund was established to manage the disbursements and cash receipts for the HASA. This fund is used to pay administrative and operational costs to develop the assets, maintain loan and grant portfolios, and manage the leases, rental housing properties, and homeownership units.

Revenue sources include rental receipts from different mobile home parks managed by the HASA, a lease payment for agricultural land, monitoring fees, residual receipt loan payments from rental housing developments that the former RDA assisted, and recaptured proceeds from various programs like home repair and down payment assistance when households don't meet the affordability covenants.

### City of Coachella Successor Agency

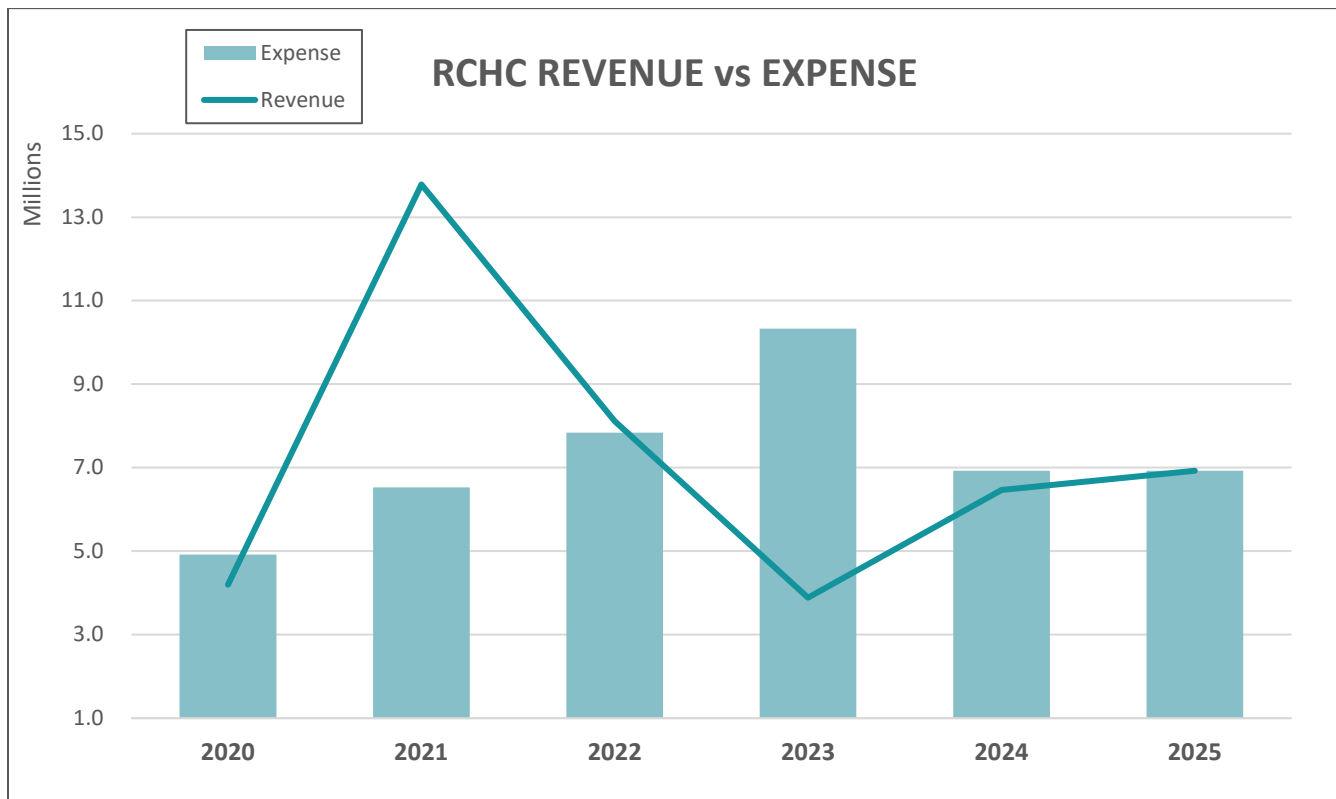
On June 4, 2013, HACR Board of Commissioners accepted, through a Memorandum of Understanding, the responsibilities for performing all activities as the successor to the redevelopment housing functions for the former City of Coachella Redevelopment Agency.

On February 19, 2014, Governor Brown signed AB 471, which provides an administrative cost allowance for all qualified housing successor agencies that assumed the housing functions of dissolved redevelopment agencies. Hence, the allowance of \$150,000 will cover any administrative costs associated with disbursing bond proceeds for housing development activities identified in the Recognized Obligation Payment Schedule (ROPS), approved by the Oversight Board and the State of California Department of Finance. Fiscal Year 2018-2019 was the last year to collect this allowance.

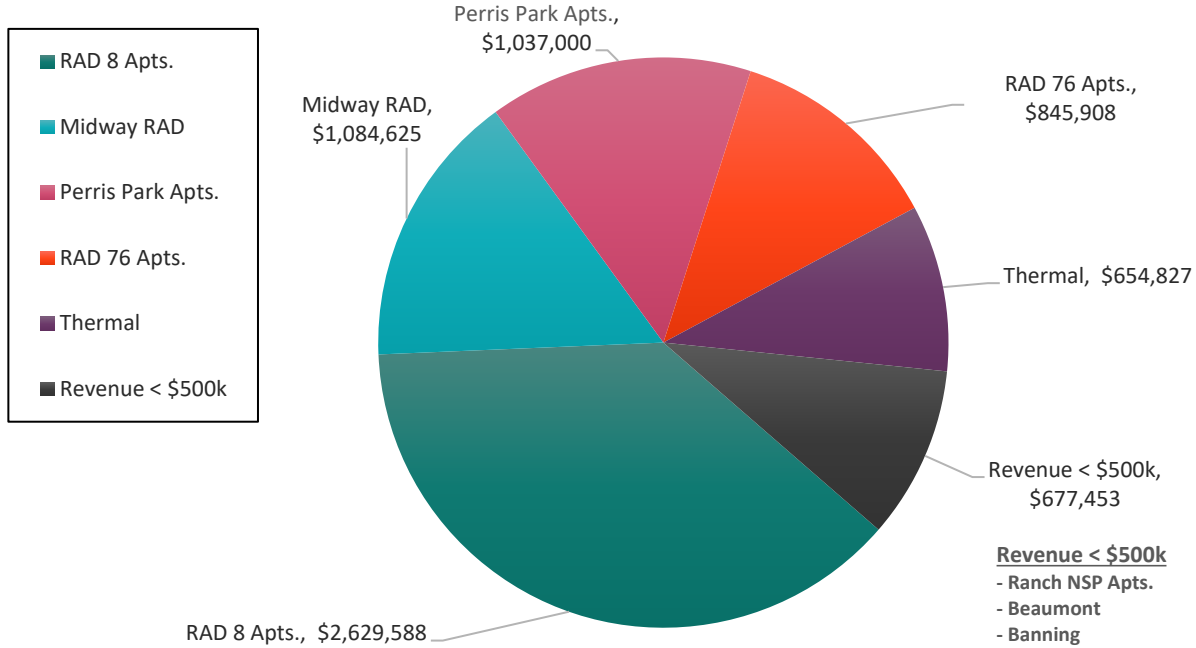
The City of Coachella transferred to HACR all bond proceeds and assets related to wind down activities identified in the ROPS approved by the California Department of Finance. While HACR will be responsible for drawing down the bond funds for development activities, the City will continue the tasks of paying the debt service and reporting on continuing disclosures.

## Riverside Community Housing Corp. (RCHC)

RCHC Budget: \$6.9 million



## FY 2025 RCHC BUDGETED REVENUE



## FY 2025 RCHC Total Budget Revenue: \$6,929,401

### RCHC Budget by Category of Expenditures

	2023 Actuals	2024 Estimate	2025 Requested	2025 Recommended	2025 Adopted
Salaries and Employee Benefits	1,535,877	1,296,904	1,693,179	1,693,179	-
Services and Supplies	3,139,318	3,172,856	2,976,061	2,976,061	-
Other Charges	2,962,999	3,166,571	2,260,161	2,260,161	-
<b>Total Expenses</b>	<b>7,638,194</b>	<b>7,636,331</b>	<b>6,929,401</b>	<b>6,929,401</b>	<b>-</b>
Depreciation	(1,293,358)	(1,189,889)	-	-	-
<b>Total Uses</b>	<b>6,344,836</b>	<b>6,446,442</b>	<b>6,929,401</b>	<b>6,929,401</b>	<b>-</b>

### RCHC Budget by Category of Sources

	2023 Actuals	2024 Estimate	2025 Requested	2025 Recommended	2025 Adopted
Revenues from the Use of Money & Property	3,886,190	6,446,442	6,915,565	6,915,565	-
Intergovernmental - State	-	-	-	-	-
Intergovernmental - Federal	-	-	-	-	-
Charges for Current Services	-	-	-	-	-
Miscellaneous Revenues	797	-	13,837	13,837	-
Other Financing Sources	2,678,691	-	-	-	-
<b>Total Revenues</b>	<b>6,565,678</b>	<b>6,446,442</b>	<b>6,929,401</b>	<b>6,929,401</b>	<b>-</b>
Increase or (Decrease) of Reserve	220,842	-	-	-	-
<b>Total Sources</b>	<b>6,344,836</b>	<b>6,446,442</b>	<b>6,929,401</b>	<b>6,929,401</b>	<b>-</b>

See notes at page 11.

## RCHC

On January 7, 1992, HACR's Board of Commissioners adopted a resolution that authorized the creation of Riverside Community Housing Corp. (RCHC), a 501(c)3 entity.

RCHC was established as an affiliate and blended component unit of HACR for the purpose of financing, acquiring, developing, rehabilitating, owning, managing, and selling affordable housing in Riverside County for persons of extremely low, low, and moderate income and to access certain state and federal programs available to non-profit corporations.

On July 1, 2014, HACR Board of Commissioners adopted another resolution to authorize the activation of RCHC and commencement of its corporate operations.

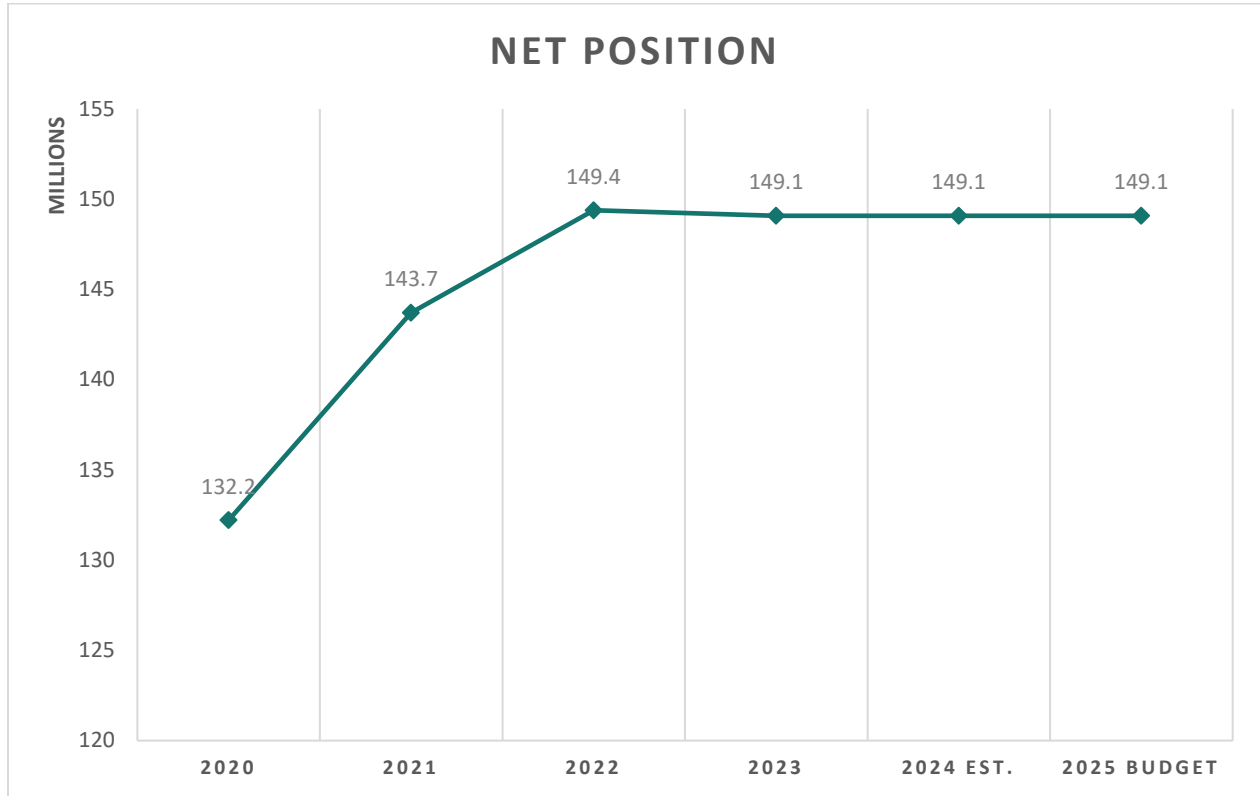
RCHC received Emergency Solutions Grant funds passed through from Housing and Workforce Solutions (HWS) to provide housing relocation and stabilization services including housing search and placement, landlord mediation, security and/or utility deposits, the provision of short-term or medium-term rental assistance and utility payments, and housing case management.

During Fiscal Year 2017, the RCHC received 469 units of affordable housing that were transferred from HACR through HUD's Rental Assistance Demonstration (RAD) Program. RAD is a voluntary program of HUD, which seeks to preserve public housing by providing public housing agencies with access to more stable funding to make needed improvements to properties. The first component of the RAD program, project-based vouchers allow projects funded under the Public Housing Program to convert their assistance to long-term, project-based Section 8 rental assistance contracts, which will pass through HACR. HUD considers RAD to be a central part of its rental housing preservation strategy to stimulate efficiency and to build resilient and steady communities. After receiving HUD's approval for Commitments for Entering into Housing Assistance Payments (CHAPs), HACR submitted its financial plan and completed all requirements to receive HUD's final approval through RAD Conversion Commitments.

On September 13, 2016, RCHC entered into an assignment and assumption agreement with Rancho Housing Alliance, Inc. to accept all rights and obligations regarding 35 housing units in Desert Hot Springs and Cathedral City and one single-family rental home in Blythe. RCHC was identified as a qualified entity capable of managing these properties for the duration of the required 55-year affordability period. Funds from the Neighborhood Stabilization Program (NSP) in the amount of \$500,000 were loaned to RCHC to fulfill obligations for acquisition and rehabilitation of these properties and funding of a three-year capital reserve account. RCHC contracted with Riverside Housing Development Corporation to handle property management.

On October 2, 2019, Perris Park, LLC acquired Perris Park Apartments, an 80-unit apartment community in the City of Perris. Perris Park LLC's sole member is RCHC and serves as an affiliate of HACR.

# Net Position

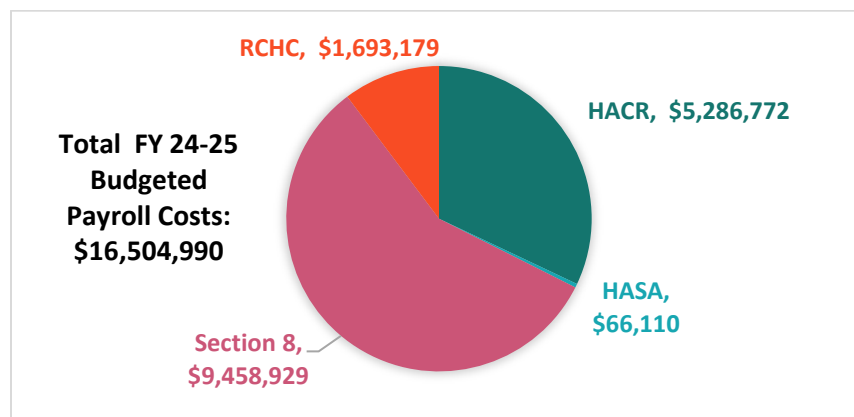


The above net position covers both major and non-major funds and consists of three components:

- 1) *Net investment in capital assets*, i.e. capital assets less accumulated depreciation and reduced by outstanding balance of notes or other borrowings.
- 2) *Restricted assets* with constraints placed on the use either by external groups, such as grantors or laws and regulations of other governments, or law through constitutional provisions, consisting of restricted cash and equivalents.
- 3) *Unrestricted net position* that includes all assets other than net investment or restricted.

# Authorized Personnel Positions

Job Title	2021	2022	2023	2024	Budget 2025	Change from PY
Accountant I	2	1	-	-	-	-
Accountant II	4	4	2	1	1	-
Accounting Assistant I	-	-	1	1	2	1
Accounting Technician I	2	2	2	2	2	-
Accounting Technician II	2	2	3	3	3	-
Administrative Services Supervisor	1	1	1	1	1	-
Building Maintenance Superintendent	1	1	1	1	-	(1)
Building Maintenance Worker	-	1	1	1	-	(1)
Dep. Director of Economic Dev./HWS	1	1	1	1	1	-
Development Specialist I	2	1	2	4	-	(4)
Development Specialist II	3	3	3	3	-	(3)
Development Specialist III	-	1	1	1	-	(1)
Fiscal Analyst	-	1	1	1	-	(1)
Fiscal Manager	1	1	1	1	1	-
Housing Authority Maintenance Worker	6	5	5	5	4	(1)
Housing Program Assistant I	6	5	4	4	4	-
Housing Program Assistant II	1	1	1	1	1	-
Housing Specialist I	34	37	41	40	21	(19)
Housing Specialist II	15	15	21	21	51	30
Housing Specialist III	9	9	15	15	17	2
Office Assistant I	1	1	1	1	1	-
Office Assistant II	9	7	7	9	8	(1)
Office Assistant III	1	2	8	3	3	-
Principal Accountant	-	-	-	-	-	-
Principal Development Specialist	4	4	5	5	4	(1)
Property Manager	3	3	3	3	3	-
Senior Accountant	2	2	2	3	3	-
Senior Building Maintenance Worker	1	1	1	1	1	-
Supervising Development Specialist	10	11	12	12	10	(2)
Supervising Accountant	1	1	1	1	1	-
<b>Total Regular Employees</b>	<b>122</b>	<b>124</b>	<b>147</b>	<b>145</b>	<b>143</b>	<b>(2)</b>





# Glossary

- HACR**      **Housing Authority of the County of Riverside**  
*Housing Authority of the County of Riverside (HACR) was established in 1942 under the U.S. Housing Act of 1937 and the State of California Housing Authority Law of 1938. HACR is a government agency chartered by the State of California to administer the development, rehabilitation, and financing of affordable housing programs supporting major programs, such as a Section 8 Housing Voucher Program, based on accrual basis accounting for all the funds.*
- HASA**      **Housing Authority of Successor Agency**  
*On January 10, 2012, HACR Board of Commissioners accepted the responsibility for performing all activities as the successor to the redevelopment housing function. On February 1, 2012, the state of California eliminated all California redevelopment agencies (RDAs) and HACR assumed all the housing functions previously performed by the RDAs for the County of Riverside. On July 3, 2012, the Board of Commissioners authorized HACR to accept all assets, liabilities, duties, loans, leases, and obligations associated with the housing activities of the former RDA's, creating Housing Authority Successor Agency (HASA).*
- HUD**      **U.S. Department of Housing and Urban Development**  
*The U.S. Department of Housing and Urban Development (HUD) was established by U.S. Housing Act of 1937. Civil Rights Act of 1968 (also known as the Fair Housing Act) outlawed most housing discrimination and gave HUD enforcement responsibility. The HUD's Section 8 tenant-based certificates increased low-income tenants' choice of housing.*
- HWS**      **Housing and Workforce Solutions**  
*Housing and Workforce Solutions (HWS) was formed in 2020 by the Riverside County Board of Supervisors in response to the need to focus on innovative ways to elevate social and economic opportunity in Riverside County. HWS consists of the following agencies:*
- *Community Action Partnership (CAP)*
  - *Community and Housing Development (CHD)*
  - *Continuum of Care (CoC)*
  - *Housing Authority of the County of Riverside (HACR)*
  - *Workforce Development (WD)*
- PHA**      **Public Housing Authority**  
*Public housing authority was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families. There are approximately 970,000\* households living in public housing units, managed by some 3,300 PHA's. The HUD administers Federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing, and managing these developments.*
- RCHC**      **Riverside Community Housing Corp.**  
*HACR's Board of Commissioners adopted a resolution On January 7, 1992, which authorized the creation of the Riverside Community Housing Corporation (RCHC) for the purpose of financing, acquiring, developing, rehabilitating, owning, managing, and selling affordable housing in Riverside County for people of extremely low, low, and moderate income. The non-profit corporation status allows RCHC to access certain state and federal programs available to such organizations.*



*Prepared by Housing Authority of the County of Riverside Fiscal Team, 2024*

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Housing and Workforce Solutions: <https://rivcohws.org/>

County of Riverside: <https://rivco.org/>