2014 Affordable Housing Project Based Voucher
NOTICE OF FUNDING AVAILABILITY
PHASE II

OC COMMUNITY SERVICES
1300 South Grand Ave, Building B
Santa Ana, CA 92705
Karen Roper, Director
Julia Bidwell, Deputy Director
John Viafora, Housing and Redevelopment Manager
Kevin Fincher, Senior Project Manager
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SECTION I – INTRODUCTION, APPLICATION & SELECTION PROCESS

Veterans make up 10% of the homeless population in Orange County. On any given night approximately 4,300 people are homeless, with an estimated 12,700 individuals experiencing homelessness during the year. OC Community Services is seeking solutions that will end homelessness for veterans in Orange County, including the creation of supportive housing. OC Community Services is working to align local resources with other housing resources, such as the State Veterans Housing and Homeless Prevention Program (VHHP). The VHHP program is focused on the acquisition, construction, rehabilitation and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability.

Phase II of this Notice of Funding Availability (NOFA) announces the availability of up to 30 Project Based Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) vouchers and/or up to 100 Housing Choice vouchers, as authorized in HUD Notice PIH 2011-50 and the Orange County Housing Authority's (OCHA) Administrative Plan, to provide supportive housing for homeless veterans with disabling health conditions. These subsidies are prioritized for applicants pursuing funding under the State VHHP program. Interested and qualified applicants who can successfully demonstrate their ability to provide supportive housing for veterans are encouraged to submit proposals.

OC Community Services will accept submissions for Phase II of this NOFA on an over the counter basis. OC Community Services will accept applications for HUD-VASH vouchers for projects located in the 31 cities and unincorporated areas represented by the Orange County Housing Authority (OCHA). This includes all cities except Anaheim, Santa Ana and Garden Grove which have their own separate Housing Authorities. Projects located in cities may be requested to transfer and/or share Regional Housing Needs Assessment (RHNA) credits with the County.

The sources of funds available for Phase II of this NOFA are HUD-VASH vouchers and/or Housing Choice vouchers, and the recommended supportive housing project(s) will be submitted to The Department of Housing and Urban Development (HUD) and the County Board of Supervisors for final approval of the Project Based HUD-VASH and/or Housing Choice vouchers commitment. OC Community Services reserves the right to suspend acceptance of proposals at any time. OC Community Services reserves the right to increase or decrease the amount of subsidies offered in Phase II of this NOFA and to close Phase II of this NOFA at any time.

1.01 NOFA Phase II Timeline and Application process

Release of Phase II of Project Based Voucher (PBV) NOFA: January 27, 2015
Phase II Applications Accepted: Until the vouchers are committed.
Closing of Phase II will be noticed to the public through BidSync and the OC Community Services website at http://occommunityservices.org.

The County reserves the right to commit vouchers to one or more projects in any Phase of the NOFA.

Phase II of the NOFA will be available on January 27, 2015 on the County’s web site at: http://occommunityservices.org/hcd/housing/ and through the County’s BidSync system. The NOFA document is in Word format.

Proposals for funding will be considered on the criteria set forth in Phase II of this NOFA. OC Community Services will consider projects based on the applicant’s ability to meet the application and threshold requirements set forth herein; the applicant’s ability to successfully demonstrate their experience in operating affordable and supportive housing in particular veterans housing; project readiness; the quality of the proposed project; and the projected financial performance of the project.

Applications must be complete. Incomplete applications may not be processed, however, OC Community Services reserves the right to waive minor technical deficiencies in the application and to request minor corrections or clarifications.

Submittals must be organized in three-ring binders and in accordance to the Application Checklist. Submission must include the original proposal and three (3) signed copies. Send or deliver proposals to:

**Project Based HUD-VASH Notice of Funding Availability Phase II**  
**OC Community Services**  
Attn: Kevin Fincher  
1300 South Grand Ave, Building B, 3rd Floor  
Santa Ana, CA 92705

**Submission:** Upon receipt, staff will review each application for compliance with application threshold requirements. It is the intent of OC Community Services to review all complete applications for threshold within five (5) working days of submission. Staff will notify the applicant in writing of any deficiencies in meeting these requirements.

**Recommendation:** Following receipt and satisfactory review of the project application materials, OC Community Services and VA staff will assess all submissions against the NOFA criteria and will make a recommendation to the Director of OC Community Services and the VA Medical Center Director for final selection of the successful project(s). OC Community Services and the VA will then submit the recommended project(s) to the Board of Supervisors and HUD for final approval of the Project-Based HUD-VASH voucher commitment.

Applicants will be notified in writing as to whether they are the recommended project for Project-Based HUD-VASH vouchers and/or Housing Choice vouchers.
1.02 DISCLOSURES

The applicant/developer shall notify OC Community Services within thirty (30) days of substantial changes to the submitted project including but not limited to:

- Changes in the funding sources or amounts that reflect a different financial scenario than represented in the NOFA Application.
- Requirements imposed by other financing sources that are in conflict with this NOFA (i.e. marketing requirements, local preferences and tenant selection procedures or criteria imposed by the financing source).
- Changes to the Ownership/Partnership structure.
- Changes in the Development Team including the Property Management Company and/or the General Contractor.
- Disclosure of an actual or potential bankruptcy, default or foreclosure.
- Willful misrepresentation of the proposed project.

Material changes made to the project’s configuration, financial structure or future operation that are subsequent to the submittal of the application and approval must receive written approval from either the Director OC Community Services, or designee if authorized. Failure to disclose any of the above mentioned actions after the commitment is made may result in the withdrawal of OC Community Services’ commitment to the project.

Acceptance of a proposal does not obligate OC Community Services to award project-based vouchers. By submitting a proposal, applicants acknowledge and agree to the terms and conditions of this NOFA and to the accuracy of the information submitted. All proposals become the property of OC Community Services. Applications may be required to be disclosed under the Public Records Act in accordance with the applicable terms of the Public Records Act. OC Community Services reserves the right to withdraw Phase II of this NOFA without prior notice.

1.03 APPEAL PROCESS

The applicant may appeal funding recommendations by writing to Karen Roper, Director, OC Community Services, 1300 South Grand Ave, Building B, Santa Ana, CA 92705.

1.04 ADDITIONAL INFORMATION

The County reserves the right to retain all submitted applications and the applications shall become the property of the County. Applications may be required to be disclosed under the Public Records Act at a later date. Selection or rejection of an application does not affect these rights.

The County reserves the right to communicate with lenders, providers, cities, grantors and other participants associated with the application to obtain additional clarification of design of program, or organization fiscal and programmatic capacities, and to utilize this information in the evaluation process.
The County reserves the right to conduct site visits of an applicant’s proposed project site.

The County reserves the right to reject any or all applications received in answer to this NOFA if it is deemed inappropriate or incomplete or is not in the best interest of the County.

The County reserves the right to withdraw Phase II of this NOFA at any time without prior notice.

An applicant may not be recommended for funding, regardless of the merits of the application submitted. Applicants with a history of past or current contract non-compliance with the County, a termination for cause by any other funding source, or disallowed costs with the County or any other funding source may not be recommended for funding.

The County of Orange reserves the right to verify information submitted in the application.

**SECTION II - PROGRAM DESCRIPTION**

**2.01 PROJECT-BASED HUD-VASH VOUCHERS**

The “Housing and Urban Development-Veterans Affairs Supportive Housing” (HUD-VASH) Program provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders through a collaboration of the Departments of Housing and Urban Development and Veteran Affairs (VA). The VA provides supportive services for participating veterans who are enrolled in the HUD-VASH program. The HUD-VASH program is administered in accordance with the housing choice voucher program with certain programmatic waivers enacted allowing housing authorities to more effectively serve this unique population. Phase II of this NOFA provides an opportunity for qualified applicants to apply for up to 30 Project Based HUD-VASH vouchers and/or up to 100 Housing Choice vouchers, with a commitment of up to 15 years of rental assistance. Applicants must request a minimum of 5 vouchers, with a priority on one-bedroom apartments, meaning that 70% of the units must be for one-bedroom apartments.

OC Community Services is seeking Project-Based HUD-VASH proposals located within the jurisdiction of the Orange County Housing Authority (OCHA) to increase the supply of supportive housing units for homeless veterans. Based on the availability of funds and the final approval of HUD, OCHA may provide up to 30 Project-Based HUD-VASH vouchers and/or up to 100 Housing Choice vouchers for supportive housing for veterans, with a commitment of up to 15 years.

The County will select proposals that are solicited by Phase II of the Notice of Funding Availability (NOFA) and were previously selected based on an open competition. This
may include selection of a proposal for housing programs assisted under a federal, state, or local government (including cities) housing assistance program that was subject to a competition in accordance with the requirements of the applicable program, community development program, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTCs have been provided), where the proposal has been selected in accordance with such program’s competitive selection requirements.

Policies that regulate the use of PBV rental assistance in a project are more fully described in HUD Notice PIH 2011-50, the OCHA Administrative Plan available on the OC Community Services website at http://ochousing.org/docs, and Title 24 of the Code of Federal Regulations.

2.02 ORANGE COUNTY HOUSING AUTHORITY

The Orange County Housing Authority (OCHA), a separate legal entity, is housed at Orange County Community Services and administers federally funded programs to provide monthly rental assistance to qualified tenants in privately owned rental housing. OCHA will administer the Project Based HUD VASH voucher housing assistance.

2.03 VETERANS AFFAIRS

The Long Beach VA Medical Center case managers provide on-going assessment to determine service needs and provide referrals and linkages to services at the VA medical center and community based outpatient clinics. The services include, but are not limited to: Medical including access to primary care and specialty clinics; psychiatric services including same day access and ongoing treatment; vocational rehabilitation and/or compensated work therapy; and other specialty clinics and programs. Case management includes visits with veterans in their apartments as needed and agreed upon with the veteran. The focus of apartment visits is to provide ongoing support to ensure successful independent living and productive tenant/landlord/community interactions.

**HUD-VASH Eligibility and Selection Criteria**

- All homeless veterans are eligible for VASH
- Homeless veterans with chronic mental illnesses or chronic substance abuse disorders may be given priority
- Chronically homeless veterans will be given priority.
- VA Medical Centers:
  - work with local Continuums of Care for outreach and referrals
  - identify homeless veterans eligible to participate in HUD-VASH
  - determine eligibility and refer HUD-VASH eligible families to the local Housing Authority
- All regulatory requirements for Housing Choice vouchers apply to HUD-VASH

The Veterans Affairs Medical Center (VAMC), located in Long Beach is responsible for determining a veteran’s homeless status and referring the homeless veteran to OCHA.
OCHA will only determine income eligibility, verify citizenship and screen for lifetime sex-offender registrants.

The definition of chronic homelessness currently in effect for the Housing and Urban Development (HUD) Continuum of Care (CoC) Program is that which is defined in the CoC Program interim rule at 24 CFR 578.3, which states that a chronically homeless person is:

(a) An individual who:
   i. Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
   ii. Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and
   iii. Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability;

(b) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or

(c) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

Additional information about the HUD-VASH program can be found in the following Federal publications: PIH 2011-50 and FR-5596-N-01.

The County also encourages applicants to familiarize themselves with the resources available for individual veterans through the Orange County Veterans Service office(http://veterans.ocgov.com/)

2.04 ELIGIBLE APPLICANTS

Proposals will be accepted from non-profit and for-profit organizations, joint ventures, or partnerships that serve the identified purpose of this NOFA.

2.05 ELIGIBLE PROJECTS
OC Community Services will accept proposals for Project Based HUD-VASH vouchers and/or Housing Choice vouchers to serve homeless veterans. Permanent rental housing for low, very low, and extremely low-income homeless veterans are eligible under Phase II of this NOFA. Future phases of this NOFA may include additional special needs subpopulations.

The project may be an existing project or a new construction/rehabilitation project located in the Orange County Housing Authority (OCHA) jurisdiction. New construction and rehabilitation projects will be evaluated according to “readiness”, meaning it is a priority for HUD-VASH tenants to be leased up by December 2015. The development must be transit oriented and located near a VA medical center or community-based outpatient clinic to be considered a viable location.

OCHA will not award PBV assistance for high-rise elevator projects for families with children, or other ineligible units identified in 24 CFR 983.53 or 983.54 including:
- A unit subsidized with any form of tenant-based rental assistance.
- A unit with any other duplicative federal, state, or local housing subsidy, as determined by HUD or OCHA in accordance with HUD requirements.

SECTION III - APPLICATION AND THRESHOLD REQUIREMENTS

Applications must be complete. Incomplete applications may not be processed. However, OC Community Services reserves the right to waive minor technical deficiencies in the application and to request minor corrections or clarifications.

For applications to meet the requirements of Phase II of this NOFA and be considered complete, they must: a) contain all items listed in the application checklist; b) include signatures where required; and c) contain all of the Attachments/Exhibits listed in Section IV.

Following receipt and satisfactory review of the project application materials, OC Community Services and VA staff will assess all submissions against the NOFA criteria and will make a recommendation to the Director of OC Community Services for final selection of the successful project. OC Community Services and the VA will then submit this recommended project to the Board of Supervisors and HUD for final approval of the Project Based HUD-VASH commitment and/or Housing Choice vouchers.

Applicants will be notified in writing as to whether they are the recommended project for Project Based HUD-VASH vouchers and/or Housing Choice vouchers.

PROJECT DESCRIPTION

3.01 GENERAL APPLICATION FORM

Complete Exhibit 3.01
3.02 PROJECT NARRATIVE

Complete Exhibit 3.02, describing the project’s location and purpose.

3.03 THE PROJECT TEAM AND APPLICANT/DEVELOPER/CO-DEVELOPER EXPERIENCE

Complete Exhibit 3.03

3.04 SCHEDULE OF REAL ESTATE OWNED, MANAGED OR DEVELOPED

Complete Exhibit 3.04 for all property owned, managed or developed in whole or in part by applicant. Attach additional pages as needed.

3.05 FINANCIAL STATEMENTS

Provide the applicant’s audited financial statements no more than one year old. Subject to review of the current audited financial statements, applicants may be required to submit audited financial statements with an unqualified opinion for the past three (3) years. If an audited financial statement is not available at the time of application, the applicant will be required to provide one no later than thirty (30) days after a notice of satisfactory completion of threshold review is received.

3.06 RESOLUTION OF BOARD OF DIRECTORS

Provide a board resolution that authorizes the submittal of the proposal and identifies who is authorized to execute documents. A sample is included for reference.

THE SITE

3.07 EVIDENCE OF SITE CONTROL

Provide evidence of site control. The following are acceptable forms of evidence of site control:

- Grant Deed and preliminary title report showing that the applicant holds fee title
- A current, enforceable purchase agreement or option agreement between the applicant and the owner of the subject property
- An executed disposition and development agreement between the applicant and a public agency
- An executed lease or lease option for a minimum of 55 years between the applicant and the owner of the property
- Other written evidence that constitutes a contract

3.08 PHOTOGRAPHS OF SITE/LOCATION MAP

Provide current photographs of the site and surrounding area. Provide a location map showing the location of the proposed area.
3.09 EVIDENCE OF COMPLIANCE WITH ZONING

Provide evidence of compliance with local zoning on letterhead from the city in which the development is located. Proposed projects must be compatible with existing land uses and comply with both the zoning ordinance and General Plan of the jurisdiction in which the project is located, or present a plan for obtaining any discretionary approvals required. This plan shall include a schedule for such approvals and must indicate a reasonable basis for an expectation that such approvals can be obtained.

3.10 ENVIRONMENTAL INFORMATION FORM

Projects funded with federal funds will additionally require an environmental review in accordance to the National Environmental Policy Act (NEPA). Proposed projects must be in compliance with CEQA and/or NEPA prior to the release of federal funds.

3.11 LEAD PAINT AND ASBESTOS REPORTS – If Applicable

For projects involving rehabilitation or demolition of buildings, provide a lead paint and asbestos report. Where a Lead Paint and Asbestos Report is not available at the time of application, applicants will be required to submit such a report within 30 days of notification that the project has been accepted as meeting threshold requirements.


3.12 RELOCATION

The development shall result in no or minimal permanent residential displacement, which equals twenty percent (20%) or less of households residing in a property. Proposals that result in more than twenty percent (20%) of the households being displaced will generally not be considered.

If any residential or commercial tenants or property owners are to be permanently displaced by the proposed project, the project developer will provide such persons with relocation assistance as required by the California Relocation Act and/or the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970, as cited below. These requirements include but are not limited to the timely distribution of notices to persons who may be displaced informing them of their potential benefits,
preparation of a relocation plan and providing displaced persons with assistance in finding and paying for equivalent housing.

Any applicant who is aware that their project may involve permanent or temporary displacement/relocation should submit a relocation plan, which includes but is not limited to indicating the number of persons or households to be relocated, the estimated cost and provisions and actions taken to meet the relocation requirements.

3.13 UTILITY RESPONSIBILITIES

The utility schedule is used to identify the type of utilities that will be needed for occupancy. The utility allowance schedule is reviewed annually by the Orange County Housing Authority (OCHA) who is responsible for the utility schedule used by the local Housing Authorities and by funding entities to estimate the average amount of money a tenant spends on utilities monthly. The applicant completes the Utility Responsibilities Form by identifying the type of appliances that will be used for heating, cooking and hot water and whether they are operated by gas or electricity.

3.14 RENTS

OCHA is required to determine if the proposed rents are reasonable as compared to similar non-subsidized rental units within the same census tract as the proposed project. OCHA will take into account the out of pocket expenses for utilities as per the applicable utility allowance schedule effective as of the date the proposal is reviewed. Proposed rents cannot exceed 110% of the HUD Published Fair Market Rent less the applicable utility allowance.

If the rents are not in compliance, a revised schedule may be submitted prior to the final decision regarding this proposal. Complete the Proposed Project Based Rents Attachment.

LETTERS OF ACKNOWLEDGEMENT AND CERTIFICATIONS

3.15 LETTER OF ACKNOWLEDGEMENT

Provide evidence from the City Manager that the jurisdiction is aware of the proposed development. This letter is not intended to be an endorsement of the project. Its purpose is to verify that the city in which the development is located is aware of the proposed project and that the developer has applied for Project-Based HUD-VASH vouchers and/or Housing Choice vouchers.

3.16 ARTICLE 34 COMPLIANCE

Pursuant to Article 34 of the California Constitution, voters are given an opportunity to approve publicly funded development of low-rent housing projects, which are developed, constructed, or acquired in whole or in part with public funds. Referendum authority is generally required in order for the County to provide financial assistance
to the development of rental housing where more than 49% of the units will be assisted. Referendum authority is not required where 49% or less of the units will be assisted or where the development consists of acquisition and/or rehabilitation of housing that was previously subject to a contract that included state or federal financial assistance.

Together with the County of Orange, several cities in the County held Article 34 referendums in the 1970’s and ‘80’s. The referendum passed in the County Unincorporated areas and twelve other cities. The result of which is that publicly funded affordable housing may be built in these jurisdictions without public vote and that said housing may be rent restricted either in full or in part by the public funding agency.

All applicants must submit evidence of compliance with Article 34. This shall consist of a letter, from the City Attorney stating that Article 34 Authority of the State Constitution is or is not available in the jurisdiction in which the development is located.

3.17 SUBSIDY LAYERING REVIEW

All proposals received for new construction and substantial rehabilitation of existing developments are subject to a subsidy layering review. In order to expedite this application, if all financing is in place, please provide all required information outlined in the subsidy layering review checklists. Completion of this step is not mandatory if not all financing is in place at the time of the application.

3.18 SUBSIDY ELIGIBILITY

Project-based assistance cannot be provided for units receiving another form of operating subsidy or prohibited from receiving project-based assistance as determined by another governmental agency. Please provide evidence to demonstrate these units are eligible for subsidy and complete the Certification of Subsidy Eligibility form.

3.19 EQUAL OPPORTUNITY PROGRAM FOR CONTRACTORS & MINORITY BUSINESS ENTERPRISE (MBE) & WOMEN OWNED BUSINESS ENTERPRISE (WBE)

Complete and sign.

3.20 EQUAL OPPORTUNITY PROGRAM FOR CONTRACTORS DOING BUSINESS WITH THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Complete and sign.
3.21 COUNTY OF ORANGE EDD INDEPENDENT CONTRACTOR REPORTING REQUIREMENTS AND CHILD SUPPORT ENFORCEMENT

ORANGE COUNTY CHILD SUPPORT (Upon County request, Applicant shall utilize the forms provided to satisfy this requirement)

In order to comply with the child support enforcement requirements of the County, within ten (10) days of notification of selection of award of Contract but prior to official award of Contract, the selected Applicant agrees to furnish to the Assigned DPA or, the Purchasing Agent.

a. In the case of an individual contractor, his/her name, date of birth, Social Security number, and residence address;

b. In the case of a contractor doing business in a form other than as an individual, the name, date of birth, Social Security number, and residence address of each individual who owns an interest of ten (10) percent or more in the contracting entity;

c. A certification that the contractor has fully complied with all applicable federal and state reporting requirements regarding its employees; and

d. A certification that the contractor has fully complied with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment and will continue to so comply.

Failure of the Applicant to timely submit the data and/or certifications required may result in the Contract being awarded to another Applicant. In the event a Contract has been issued, failure of the Contractor to comply with all federal, state, and local reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment shall constitute a material breach of the Contract. Failure to cure such breach within sixty (60) calendar days of notice from the County shall constitute grounds for termination of the Contract.

EDD INDEPENDENT CONTRACTOR REPORTING REQUIREMENTS
(Upon County request, Applicant shall utilize the forms provided to satisfy this requirement)

Effective January 1, 2001, the County is required to file federal Form 1099-Misc for services received from a “service provider” to whom the County pays $600 or more or with whom the County enters into a contract for $600 or more within a single calendar year. The purpose of this reporting requirement is to increase child support collection by helping to locate parents who are delinquent in their child support obligations. The term “service provider” is defined in California Unemployment Insurance Code Section 1088.8, subparagraph B.2 as “an individual who is not an employee of the service recipient for California purposes and who received compensation or executes a contract for services performed for that service recipient within or without the state.” The term is further defined by the California Employment Development Department to refer specifically to independent contractors. An independent contractor is defined as “an individual who is not an employee of the government
entity for California purposes and who receives compensation or executes a contract for services performed for that government entity either in or outside of California.” The reporting requirement does not apply to corporations, general partnerships, limited liability partnerships, and limited liability companies.

Additional information on this reporting requirement can be found at the California Employment Development Department website located at http://www.edd.ca.gov/taxrep/txicr.htm.

To comply with the reporting requirements, County procedures for contracting with independent contractors mandate that the following information be completed and forwarded to the contracting agency/department immediately upon request:

- First name, middle initial and last name
- Social Security Number
- Address
- Start and expiration dates of contract
- Amount of contract
Project Based HUD-VASH Vouchers/Housing Choice Vouchers NOFA
Phase II
APPLICATION REQUIREMENTS CHECKLIST

Submittals must be organized in three-ring binders and in accordance to the Application Checklist. Submission must include the original proposal and three (3) signed copies.

Section III Application Documents:

- 3.01 GENERAL APPLICATION FORM
- 3.02 PROJECT NARRATIVE
- 3.03 THE PROJECT TEAM AND APPLICANT/DEVELOPER/CO-DEVELOPER EXPERIENCE
- 3.04 SCHEDULE OF REAL ESTATE OWNED, MANAGED OR DEVELOPED
- 3.05 FINANCIAL STATEMENTS
- 3.06 RESOLUTION OF BOARD OF DIRECTORS
- 3.07 EVIDENCE OF SITE CONTROL
- 3.08 PHOTOGRAPHS OF SITE/LOCATION MAP
- 3.09 EVIDENCE OF COMPLIANCE WITH ZONING
- 3.10 ENVIRONMENTAL INFORMATION FORM
- 3.11 LEAD PAINT AND ASBESTOS REPORTS (if applicable)
- 3.12 RELOCATION (if applicable)
- 3.13 UTILITY RESPONSIBILITIES
- 3.14 RENTS: PROPOSED PBV RENTS

Application Attachments

- 3.15 LETTER OF ACKNOWLEDGEMENT
- 3.16 ARTICLE 34 COMPLIANCE
- 3.17 HUD SUBSIDY LAYERING REVIEW CHECKLIST (if applicable)
- 3.18 CERTIFICATION OF SUBSIDY ELIGIBILITY
- 3.19 EQUAL OPPORTUNITY PROGRAM FOR CONTRACTORS & MINORITY BUSINESS ENTERPRISE (MBE) & WOMEN OWNED BUSINESS ENTERPRISE (WBE)
- 3.20 EQUAL OPPORTUNITY PROGRAM FOR CONTRACTORS DOING BUSINESS WITH THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
- 3.21 COUNTY OF ORANGE EDD INDEPENDENT CONTRACTOR REPORTING REQUIREMENTS AND CHILD SUPPORT ENFORCEMENT CERTIFICATE
- Form HUD-2880

Additional Information (for reference):
Utility Allowance Schedule
Payment Standard Schedule
Fair Market Rents
3.0.1 General Application Form

Please provide all known information as requested. Check all boxes that apply.

### PROJECT INFORMATION

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**Type of project:**
- [ ] New Construction
- [ ] Acquisition & Rehabilitation
- [ ] Conversion
- [ ] Preservation
- [ ] Rehabilitation
- [ ] Existing Housing
- [ ] Existing Housing

**Overall Tenant Population description:**

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### APPLICANT INFORMATION

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**Legal Status of Applicant:**
- [ ] Individual
- [ ] General partnership
- [ ] LLC
- [ ] Non-profit corporation
- [ ] Limited partnership
- [ ] CHDO
- [ ] For-profit corporation
- [ ] Joint venture
- [ ] Other: ___________

**Contact Person:**

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### SITE INFORMATION

**Current Owner/Seller Information:**

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<th>Field</th>
<th>Information</th>
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</thead>
<tbody>
<tr>
<td>Name:</td>
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<tr>
<td>Address:</td>
<td></td>
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<tr>
<td>City:</td>
<td></td>
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<tr>
<td>State:</td>
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<tr>
<td>Zip:</td>
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<tr>
<td>Telephone:</td>
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<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

**Site Control:**
- [ ] Deed
- [ ] Option
- [ ] Other: ___________

**Lot Size:**
- ___________ sq. ft.
- ___________ acres

**Census Tract:**
- ___________

**APN:**
- ___________

**Legal Description:**

---
Prior Use of Property:  
Current number of occupied units:  
Current number of occupied units:  
Number of potential relocated households:  

### EXISTING or PROPOSED STRUCTURE INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>Existing Building (if applicable)</th>
<th>Proposed Configuration (after Rehab or New Construction)</th>
<th>Proposed HUD-VASH/PBV units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stories</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential sq. ft.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common area sq. ft.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking sq. ft.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial sq. ft.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Total building sq. ft.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OC Community Services-assisted sq. ft.</td>
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<td></td>
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</tr>
</tbody>
</table>

### UNIT MIX

<table>
<thead>
<tr>
<th>Unit Mix</th>
<th>Existing Unit Mix</th>
<th>Proposed Unit Mix (after rehab or construction)</th>
<th>Proposed HUD-VASH units</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedroom/SRO</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL UNITS</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## UNIT TYPE & AFFORDABILITY SUMMARY

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>% of AMI (insert % of the area median income)</th>
<th>Proposed Rent</th>
<th>Total # of Units</th>
<th>Total # of Units with HUD-VASH</th>
<th>Total # of Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 bedroom/SRO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td></td>
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<tr>
<td>3 bedrooms</td>
<td></td>
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<tr>
<td>4 bedrooms</td>
<td></td>
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</tr>
<tr>
<td>TOTAL UNITS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Add additional rows if necessary.
# PROJECT TIMELINE

<table>
<thead>
<tr>
<th>Activity</th>
<th>Estimated Start Date</th>
<th>Estimated Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Acquisition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental Clearance – CEQA or NEPA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application for Conditional Use Permit or Variance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submission of plans to Building Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approval of plans by Building Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application for Construction Financing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commitment of Construction Financing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application for Permanent Financing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approval of Permanent Financing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application for Tax Exempt Bonds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approval of Tax Exempt Bonds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application for Other Loans and Grants (describe source)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Approval of Other Loans and Grants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application for Low-Income Housing Tax Credits</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Award of Low-Income Housing Tax Credits</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Receipt of Construction Bids</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commencement of Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Completion of Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>100% Lease-up</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Receipt of Permanent Financing</td>
<td></td>
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</tr>
</tbody>
</table>
3.02 Project Narrative

Project Name: ________________________________________________________________

Please attach a narrative summary of the proposed project to this page.

NOTE: IF YOU PLAN TO RE-TYPE THIS EXHIBIT, PLEASE TYPE THE QUESTIONS IN BOLD PRINT, MAINTAIN SECTIONS IN THEIR ORIGINAL ORDER AND PUT THE DOCUMENT NAME IN THE HEADERS. YOU MAY ADD ADDITIONAL PAGES AS NEEDED.

In addition, provide information for the following:

1. General Information
   A. Provide a narrative of the purpose and the scope of your project.
   B. Identify the neighborhood you will serve. Attach a map and identify boundaries.
   C. Summarize the condition of the housing stock in the neighborhood.
   D. Document neighborhood services (public transportation, schools, shopping, etc.)
   E. Discuss any other relevant issues regarding land use.

2. Fair Housing

   Explain how the project affirmatively promotes fair housing.

3. Zoning / Entitlements

   Provide a description of the zoning, including evidence any proposed new project has, or is likely to receive, the required development and entitlement approvals.

4. Feasibility

   Provide a sources and uses narrative of the development financing structure. Describe all proposed financing and firm financial commitments already in place. Also provide a 15-year cashflow proforma. Pro formas must demonstrate project feasibility. For financing not yet in place, provide information indicating the likelihood of receiving such financing.

5. Marketability

   OCHA is interested in the long-term marketability/viability of the project. This is especially true for projects in which not all of the units will receive project-based vouchers. Toward this end, proposals should contain data on the near and long-term marketability of the project, showing among other things, how the project will be marketed and the degree of demand for the units. OCHA will review this data.
6. **Neighborhood Revitalization**

   A. Describe the appropriateness of the design, unit mix and any special features that meet the occupants’ needs.

   B. Describe how the project will address the identified housing priorities in the Consolidated Plan for the jurisdiction in which the project is located.

   C. Is the proposed project in an impacted census tract? How will the project positively impact the neighborhood?

7. **Collaboration**

   Describe the extent to which the project will involve community organizations, other than the project sponsor(s). Outline the proposed partnership with Veteran’s Affairs and how tenants will access services (on site and/or off site).

8. **Innovation**

   Describe the extent to which the project involves a new or innovative approach (either physical, financial, or managerial) to meet the housing needs for homeless veterans.

9. **Amenities/Services**

   The HUD-VASH voucher program prioritizes sites that are transit-oriented and near either a VA medical facility or community based outpatient clinic. Additionally, OCHA believes people have a strong desire to live in an area near services and public amenities (e.g., parks, recreation centers, shopping, public transportation, etc.). Please describe any on-site services/amenities (e.g., a day care center, park, community center).

10. **MANAGEMENT**

    Describe how the units will be managed after construction? Please include specifics in areas listed below:

    - Rent collection
    - Property inspection/routine and preventative maintenance
    - Emergency repairs
    - Tenant relations
    - Case management plans for persons receiving supportive Services
    - Other (please describe)

11. **Other**

    State anything else that you would like OC Community Services to know that is pertinent to this application. Please limit comments to one page.
Certification
The undersigned certifies under penalty of perjury that all statements made in this proposal are true and correct to the best of the undersigned’s knowledge.

Authorized Signature (Board Officer)  Typed Name

Title  Date Signed
3.03 The Project Team and Applicant/Developer/Co-Developer Experience

1. Describe the following for your organization/corporation:
   a. Mission statement
   b. Administrative structure

2. Describe the long term relationship between the:
   a. Applicant
   b. Developer (if any)
   c. Co-Developer (if any)
   d. Non-Profit Organization (if any)

Complete and include HUD Form-2880.

For each individual or group identified on the HUD-2880, describe all previous and current participation in HUD programs and provide proof the person is not debarred from participation in HUD funded programs. Proof can be obtained via https://www.sam.gov/.

Federal rules and regulations expressly prohibit certain individuals from having an interest, either direct or indirect, in a HAP Agreement or Contract. These restrictions involve present and past employees of OC Community Services as well as certain local and elected officials. Are there any individuals mentioned on the HUD-2880 who might be so prohibited? If so, please describe.

3. Describe your organization’s capability to administer and operate Project Based HUD-VASH.

This should include a summary of previous experience operating low-income rental housing along with any experience coordinating with community partners to provide supportive services to a specific tenant population. Include specific experience with administering and operating Project Based Vouchers and/or HUD-VASH.

3A. Describe your organization’s experience developing and operating veterans housing and specifically homeless veterans. Please include description of the on-site services provided and or coordinated.

4. Project Team.
   Provide the name, address, contact person, telephone number, fax number, e-mail address, and resumes for all members of the project team.
### 3.0.4 Schedule of Real Estate Owned, Managed or Developed

**Project Name:**

**Dated**

<table>
<thead>
<tr>
<th>PROPERTY ADDRESS</th>
<th>NO. UNITS</th>
<th>LENDER NAME AND ADDRESS</th>
<th>LOAN NO.</th>
<th>CURRENT BALANCE</th>
<th>MARKET VALUE</th>
<th>ANNUAL RENTAL</th>
<th>ANNUAL TAXES AND INS.</th>
<th>ANNUAL EXPENSES</th>
<th>ANNUAL PRIN. &amp; INT. PYMT</th>
<th>CASH FLOW</th>
<th>Veterans Housing Yes / No</th>
</tr>
</thead>
<tbody>
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</table>

**NOTE:** Describe your organization’s past activities/experience. Number of rental housing projects/units applicant has developed. Number of rental projects/units applicant currently owns. Number of rental housing projects/units applicant currently manages. Number of projects/units in development phase (funding committed; not ready for occupancy). If ownership on any above is shared, list prorated amounts above and explain percent shared under remarks below.

**REMARKS:**

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
3.0.6 Resolution of Board of Directors
Sample Board Resolution
[Letterhead of Borrower]

RESOLUTION OF BOARD OF DIRECTORS

OF

______________________________

WHEREAS, ____________________ is a ____________________ [status of Corporation, i.e. a Non-profit Public Benefit Corporation, qualified pursuant to the provisions of Internal Revenue Code Section 501 (c) (3), etc.]; and

WHEREAS, ____________________, recognizes that the community at large, and especially low-income and homeless veterans have many diverse needs for social, housing, education and other services; and

WHEREAS, ____________________, is committed to effectively serving the communities referenced in the prior recital; and

NOW, THEREFORE BE IT RESOLVED as follows:

1. That ____________________ is committed to providing safe, decent and affordable housing for persons of very-low, low and moderate income levels, particularly homeless veterans;

2. That on or about ____________________, 2____, the Board of Directors voted to authorize the ____________________ [title of person authorized], or his designee, to apply for and accept assistance of the Project located at _______________________________________ [address], for the purpose of obtaining ______ (number of subsidies requested) Project Based HUD VASH vouchers and/or Project Based Vouchers from OC Community Services and/or the Orange County Housing Authority.

Authorized Signature

Typed Name

Title

Date Signed
### 3.10 ENVIRONMENTAL INFORMATION FORM

**ENVIRONMENTAL INFORMATION FORM**  
NEPA (24 CFR Part 58) and CEQA

<table>
<thead>
<tr>
<th>PROJECT TITLE: PROGRAM ACTIVITY:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT LOCATION: (Provide precise address and include Census Tract No.. If confidential, please insert “Suppressed” and provide Census Tract No.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT ACTIVITY LEVEL DESCRIPTION: (Please provide in detail the level of services you provide or the scope of rehabilitation and/or construction your project will involve. If needed, please use attachments.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Projects involving new construction, rehabilitation or acquisition activities must complete the SUPPLEMENTAL SITE INFORMATION portion of this form)</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>EXISTING ENVIRONMENTAL CONDITIONS: (Please, describe the surrounding environment around your project)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PREVIOUS GOVERNMENTAL ACTIONS/APPROVALS RECEIVED ON YOUR PROJECT: (If applicable, please list and attach a copy of any discretionary approvals you received on your project from a City or other County Agency.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DISCRETIONARY APPROVAL (S) NEEDED FROM CITY/COUNTY TO COMPLETE YOUR PROJECT (S):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

I hereby declare that the statements furnished above, including any exhibits attached hereto represent all information required for this assessment. Said statements together with any exhibits attached hereto are true and correct.

Signature  
Title  
Date
ENVIRONMENTAL INFORMATION FORM
Supplemental Site Information

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED – CHECK ALL BOXES THAT APPLY

Proposed Project Type:
☑ New Construction  ☐ Acquisition  ☐ Acquisition/Rehabilitation  ☐ Other:

Description of the Proposal: Include all contemplated actions, which logically are either geographically, or functionally, a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

Proposed Site:
Zoning Designation: __________
General Plan Land Use Designation: __________

Floodplain Management: Does the project involve property acquisition, land management, construction or improvement within a 100 year floodplain (Zones A Or V) identified by FEMA maps, or does not involve a “critical action” within a 500 year floodplain (Zone B) (i.e. facility for mobility impaired persons, etc.) Please attach FEMA map.

FEMA Map No. __________________________ , please include a copy of FEMA map.

☐ No, property is not in a floodplain  ☑ Yes, property is in a ____ year floodplain

Existing Use(s):  ☐ Vacant  ☐ Residential  ☐ Commercial  ☐ Industrial  ☐ Other: __________________________ (Specify)

Size of Site: _______  ☐ Acres _______  ☐ Sq. Ft. _______
Assessor's Parcel No: __________________
Age of Existing Structures: __________________ years  Year built:

Prior Use(s)/Development(s):  ☐ Residential  ☐ Industrial  ☐ Commercial  ☐ Agriculture  ☐ Other: __________________________

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings. [24 CFR 58.40(a)]

Is current zoning and use appropriate for the proposed site? If not, present a plan for obtaining
any discretionary approvals.

Prior Analysis:
Have there been any prior Environmental Reviews completed for the proposed site or project within the last five (5) years. If yes, please attach copies of the Environmental Review.

- Yes  - No

Has the site been involved in any other proposals previously submitted to this office?

- Yes  - No

Title of Prior Proposal:

Applicant’s Name:

Eventual Result:

- Project Not Funded
- Project Funded $__________________________
- Project Completed Date Completed _____________________________
- Project Cancelled Date Cancelled _____________________________

Describe reasons why project was cancelled:
### 3.13 Utility Responsibilities

<table>
<thead>
<tr>
<th>Utility</th>
<th>Type (e.g. Gas or Electric)</th>
<th>Paid By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
<tr>
<td>Hot Water</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
<tr>
<td>Other Electric</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
<tr>
<td>Refrigerator</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
<tr>
<td>Stove</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
<tr>
<td>Sewer / Water</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
<tr>
<td>Garbage</td>
<td></td>
<td>Owner, Tenant</td>
</tr>
</tbody>
</table>
### 3.14 Rents: Proposed PBV Rents

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Number of Units</th>
<th>Proposed PBV Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3.17 HUD Subsidy Layering Review Checklist (HUD-Performed Review)

Subsidy Layering Review Checklist for Low-Income Housing Tax Credit Projects using Section 8 Project Based Assistance (PBA)

Project Name, Location:

Housing Authority:

___ Narrative Description of Project, including:

___ Total number of units
___ Type of unit, bedroom distribution
___ Portion and type of units receiving assistance, compliance with partial assistance requirements

___ Sources of Funds:

___ Each Source Listed Separately with Details
   ___ Principle
   ___ Interest Rate
   ___ Amortization Term

___ Uses of Funds:

___ Detailed Breakdown of Project Costs, including hard and soft cost items

___ Commitment Letters From All Sources of Financing Disclosing Significant Terms

___ Tax Credit Allocation Commitment Letter from State Housing Finance Agency

   ___ Amount of Credits Reserved, or
   ___ IRS Form 8809

___ Historic Tax Credits (as applicable)

   ___ Amount of Credit

___ Equity Investment Commitment Letter

   ___ Amount of Investment
   ___ Equity Contribution Schedule showing amount and timing

___ Bridge Loan Details (as applicable)

___ Appraisal Report establishing the “as is” value of the property before construction or rehabilitation, and without consideration of any financial implications of tax credits or project-based assistance.
__Operating Proforma showing projected project income, expenses and cash flow

__Housing Authority Approval of PBA Voucher Assistance for Project

__Standard Disclosure and Perjury Statement, Identity of Interest Statement

  __Form HUD-2880

__Initial Contract Rents

  __Housing Authority letter confirming gross contract rents with applicable tenant utility allowances

  __Form HUD-92273
TCAC Subsidy Layering Review Checklist (TCAC-Performed Review)

2014 Subsidy Layering Review Checklist for Low-Income Housing Tax Credit Projects using Section 8 Project Based Assistance (PBA) – Revised May 21, 2014

Project Name: ________________________________

Project Location: ________________________________

1. Summary Information including:
   __ HUD Field Office with oversight of the project’s PEV subsidy (San Francisco or Los Angeles or other)
   __ HUD Field Office point of contact name, phone #, and address
   __ Public Housing Agency providing the project-based vouchers (PEVs)
   __ Public Housing Agency’s PHA Code (for example CA008)
   __ Safe harbor date by which you need TCAC to complete the subsidy layering review

2. Narrative Description of Project, including:
   __ Total number of units
   __ Type of unit, bedroom distribution
   __ Portion and type of units receiving assistance, compliance with partial assistance requirements
   __ Tenant populations served by project with specifics on population served by PEVs

   (Note: Make sure that the narrative description includes a clear, detailed description of the tenant population with special attention to any special needs tenants and the tenants served by the PEVs.)

3. Entirely updated current TCAC electronic application, not just selected sheets, and in particular for the subsidy layering review make sure the following are updated current:
   __ “Subsidy Contract Calculation” sheet of the TCAC electronic application.
   __ “15 Year Pro Forma” sheet of the TCAC electronic application

   (Note: Make sure that the project’s gross income components (tenant rental income and PBV subsidy income) are reconciled among the various documents - Housing Agency’s PBV commitment contract rents), the updated TCAC application’s “Application” sheet Part III, Sections 1.A & 2.D, (income information tables) and “15 Year Pro Forma” sheet.)

4. Narrative Description of each funding source (updated/current TCAC application checklist/tab #2 – Financing Plan)

5. Commitment Letters from All Sources of Financing Disclosing Significant Terms.

   (Note: If commitments were provided in the original TCAC application (9% projects) and they have not changed, then just explain that no changes and that already provided to TCAC. If any changes, or if the commitments were not included in the TCAC application (4% projects primarily), please provide the current commitment letters. If assumed loans with accrued interest, include lender documentation for the assumed principal and the assumed accrued interest.)

6. Appraisal Report establishing the “as is” value of the property before construction or rehabilitation, and without consideration of any financial implications of tax credits or project-based assistance.
2014 Subsidy Layering Review Checklist for Low-Income Housing Tax Credit Projects using Section 8 Project Based Assistance (PBA) – Revised May 21, 2014

7. Tax Credit Allocation Commitment Letter from State Housing Finance Agency
   ___ Amount of Credits Reserved (copy of TCAC preliminary reservation letter), or
   ___ IRS Form 8609

8. Historic Tax Credits (as applicable)
   ___ Amount of Credit

9. Equity Investment Commitment Letter
   ___ Amount of Investment (updated current TCAC attachment/form 16 – syndicator’s letter) AND
   ___ Equity Contribution Schedule showing amount and timing (copy of Letter of Intent and/or
   ___ Limited Partnership Agreement, if executed/available).

   Note: The TCAC attachment/form 16 should correspond to the Letter of Intent, and/or Limited
   Partnership Agreement, and the updated/current TCAC application.

10. Bridge Loan Details (as applicable)

11. Standard Disclosure and Perjury Statement
    ___ Form HUD-2880.

    Notes: Be sure to complete the top section of the HUD 2880 form with all of the
    requested information, and under #4 “Amount of HUD Assistance Requested/Received”, it
    requires a dollar figure, not the number of PBVs.

    If Part II of the form is required to be completed, include any tax-exempt bond financing and
    the low-income housing tax credits as part of the “Other Government Assistance”. You may
    need to put the information on an attachment since space on the form is limited.

12. Identity of Interest Statement

13. PHA commitment letter for PBV assistance, including contract rents, utility allowances, and gross
    rents by unit type
    ___ If more than 25% of the units have PBV assistance, provide the basis for the exception to the
    25% PBV limit. See 24 CFR 983.56
    ___ Supportive Services Plan – qualifying families receive supportive services (as applicable)
    ___ Units in Single Family Homes of 4 units or fewer (as applicable)
    ___ Qualifying families - elderly or disabled (as applicable)
    ___ Other (as applicable)

14. Proposed PBV gross rent amounts by unit type
    ___ Form HUD-92273
    ___ Rent Comparability Study
3.18 Certification of Subsidy Eligibility

CERTIFICATION

The applicant/owner certifies: (1) that he/she has not required any tenant to move, without cause, during the previous twelve months; (2) that he/she will comply with all relocation requirements of the proposal and will compensate, as required, any temporarily relocated tenants for the costs of such relocation; (3) this project is has not been prohibited by any other entity from receiving project-based voucher assistance; and, (4) that the information and exhibits contained in this application are true and complete.

Signed: ________________________________

Date: ________________________________

FOR OFFICE USE ONLY

Date received: ______________

Reviewed by: ________________________
OC Community Services and the Orange County Housing Authority are committed to an Equal Opportunity Program pursuant to applicable State and Federal laws and guidelines, which provide equal opportunity in all activities of the agency, including the employment of individuals and firms which contract with the County of Orange and OC Community Services.

CERTIFICATE OF COMPLIANCE

(Name of Firm)

As an authorized official for the above named firm, I hereby certify by the signature affixed to this document that said firm will comply with Executive Order 11246, Title VII of the Civil Rights Act of 1964, as amended, the California Fair Employment Practices Act and any other applicable Federal and State laws as well as any other applicable local, state and federal Equal Opportunity Programs.

If requested, I will submit an acceptable Equal Employment Opportunity Plan which addresses the affirmative actions that will be taken by this firm to correct any identified under-representation of targeted groups in the employment of this firm.

Furthermore, OC Community Services has established guidelines to affirmatively further contracting opportunities for Minority Business Enterprises (MBE’s), and Women-owned Business Enterprises (WBE’s). These guidelines pertain to applicants for funds under all of OC Community Services programs and they are designed to:

- Promote the employment of disadvantaged businesses by providing increased opportunities to MBE’s/WBE’s for participation in OC Community Services funded projects.
- Establish records for review by OC Community Services that include a process for tracking MBE’s/WBE’s.
- Establish and maintain a records system that clearly documents actions taken by bidding entities (i.e. Contractor), to comply with Executive Orders 11625, 12432, and 12138.
- Provide clear and concise information to Prime Contractors on how to qualify as a MBE/WBE.

For further instructions for MBE/WBE compliance see Attachment K of this NOFA.

Name of Authorized Official ........................................ Title ........................................

Signature of Authorized Official ........................................ Date ........................................
3.20 EQUAL OPPORTUNITY PROGRAM FOR CONTRACTORS DOING BUSINESS WITH THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

The undersigned understands and agrees that it is the "applicant" within the meaning of 200.410 of the HUD Regulations and Agrees that there shall be no discrimination against any employee who is carrying out work receiving HUD assistance, or against any applicant for such employment, because of race, creed, color or national origin, including but not limited to employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff of termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

The applicant further agrees to the following:

(1) It will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the Regulations of the President's Committee on Equal Opportunity, which is paid for in whole or in part with funds obtained pursuant to a HUD program, the equal opportunity clause set forth in HUD Regulations 200.420;

(2) It will be bound by said equal opportunity clause in HUD assisted construction work which It performs itself other than through the permanent work force directly employed by an agency of Government;

(3) It will cooperate actively with HUD and the President's Committee on Equal Employment Opportunity in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the regulations and relevant orders of the Committee;

(4) It will furnish HUD and the Committee such information as they may require for the supervision of such compliance and will otherwise assist HUD in the discharge of its primary responsibility for securing compliance;

(5) It will refrain from entering into any contract or contract modification subject to Executive Order 11114 with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and Federally assisted construction contracts pursuant to Part III, subpart D of Executive Order 10925;

(6) It will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by HUD or the Committee pursuant to Part III, subpart D of Executive Order 10925; and

(7) In the event that it fails and refuses to comply with its undertakings, the applicant agrees That HUD agency may cancel, terminate or suspend in whole or in part any contractual Arrangements it may have with the applicant, may refrain from extending any further assistance under any of its programs subject to Executive Order 11114 until satisfactory assurance of future compliance has been received from such applicant, or may refer the case to the Department of Justice for appropriate legal proceedings.

Applicant Name _______________________________

By _______________________

Title ____________________
EDD INDEPENDENT CONTRACTOR REPORTING REQUIREMENTS

Effective January 1, 2001, the County of Orange is required to file federal Form 1099-Misc for services received from a “service provider” to whom the County pays $500 or more within a single calendar year. The purpose of this reporting requirement is to increase child support collection by helping to locate parents who are delinquent in their child support obligations.

The term “service provider” is defined in California Unemployment Insurance Code Section 1088.8, subparagraph B.2 as “an individual who is not an employee of the service recipient for California purposes and who received compensation or executes a Contract for services performed for that service recipient within or without the state.” The term is further defined by the California Employment Development Department to refer specifically to independent contractors. An independent Contractor is defined as “an individual who is not an employee of the…..government entity for California purposes and who receives compensation or executes a Contract for services performed for that…government entity either in or outside of California.”

The reporting requirement does not apply to corporations, general partnerships, limited liability partnerships, and limited liability companies.

Additional information on this reporting requirement can be found at the California Employment Development Department web site located at www.edd.ca.gov/bicr.htm.

To comply with the reporting requirements, County procedures for contracting with independent contractors mandate that the following information be completed and forwarded to the contracting agency/department immediately upon request:

First name, middle initial and last name
Social Security Number
Address
Start and expiration dates of Contract
Amount of Contract

<table>
<thead>
<tr>
<th>First Name &amp; Middle Initial</th>
<th>Last Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<table>
<thead>
<tr>
<th>Social Security No.</th>
<th>$ Dollar Value of Contract</th>
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<table>
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<tr>
<th>Contract Number</th>
<th>Expiration Date</th>
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<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

County of Orange
OC Community Resources

Page 1 of 1
Contractor
Contract #
COUNTY OF ORANGE CHILD SUPPORT ENFORCEMENT

CERTIFICATION REQUIREMENTS

In order to comply with child support enforcement requirements of the County of Orange, within ten (10) days of award of CONTRACT, the successful CONTRACTOR must furnish to the CONTRACT Administrator, Purchasing Agent or the agency/department Deputy Purchasing Agent:

1. In the case of an individual CONTRACTOR, his/her name, date of birth, Social Security number, and residence address;

2. In the case of a CONTRACTOR doing business in a form other than as an individual, the name, date of birth, Social Security number, and residence address of each individual who owns an interest of 10 percent or more in the contracting entity; A certification that the CONTRACTOR has fully complied with all applicable federal and state reporting requirements regarding its employees; and

3. A certification that the CONTRACTOR has fully complied with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment and will continue to so comply.

The certifications will be stated as follows:

"I certify that _____________________________ is in full compliance with all applicable federal and state reporting requirements regarding its employees and with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignments and will continue to be in compliance throughout the term of CONTRACT ____________________________ with the County of Orange. I understand that failure to comply shall constitute a material breach of the CONTRACT and that failure to cure such breach within ten (10) calendar days of notice from the COUNTY shall constitute grounds for termination of the CONTRACT.

It is expressly understood that this data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders and for no other purposes and will be held confidential by those agencies.

Failure of the CONTRACTOR to timely submit the data and/or certifications required above or to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment shall constitute a material breach of the CONTRACT. Failure to cure such breach within ten (10) calendar days of notice from the COUNTY shall constitute grounds for termination of the CONTRACT.

The successful CONTRACTOR may use the forms supplied herein, to furnish required information listed above.
County of Orange Child Support Enforcement
Certification Requirements
(blank form)

A. In the case of an individual CONTRACTOR, his/her name, date of birth, Social Security number, and residence address:

Name: ________________________________
D.O.B: ________________________________
Social Security No: _______________________
Residence Address: _______________________

B. In the case of a CONTRACTOR doing business in a form other than as an individual, the name, date of birth, Social Security number, and residence address of each individual who owns an interest of ten (10) percent or more in the contracting entity:

Name: ________________________________
D.O.B: ________________________________
Social Security No: _______________________
Residence Address: _______________________

Name: ________________________________
D.O.B: ________________________________
Social Security No: _______________________
Residence Address: _______________________

Name: ________________________________
D.O.B: ________________________________
Social Security No: _______________________
Residence Address: _______________________

(Additional sheets may be used if necessary)

C. A certification that the CONTRACTOR has fully complied with all applicable federal and state reporting requirements regarding its employees; and
D. A certification that the CONTRACTOR has fully complied with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignment and will continue to so comply.

"I certify that ______________________ is in full compliance with all applicable federal and state reporting requirements regarding its employees and with all lawfully served Wage and Earnings Assignment Orders and Notices of Assignments and will continue to be in compliance throughout the term of CONTRACT __________________ with the County of Orange. I understand that failure to comply shall constitute a material breach of the CONTRACT and that failure to cure such breach within ten (10) calendar days of notice from the COUNTY shall constitute grounds for termination of the CONTRACT.

<table>
<thead>
<tr>
<th>Authorized Signature</th>
<th>Print Name</th>
<th>Title</th>
</tr>
</thead>
</table>
Form HUD-2880

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

Instructions: (See Public Reporting Statement and Privacy Act Statement and detailed instructions on page 2.)

Applicant/Recipient Information

Indicate whether this is an Initial Report or an Update Report.

1. Applicant/Recipient Name, Address, and Phone (include area code):

2. Social Security Number or Employer ID Number:

3. HUD Program Name

4. Amount of HUD Assistance Requested/Received

5. State the name and location (street address, City and State) of the project or activity:

Part I Threshold Determinations

1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. 4.3.

   ☐ Yes   ☐ No

2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD) involving the project or activity in this application, in excess of $200,000 during this fiscal year (Oct. 1 - Sep. 30)? For further information, see 24 CFR Sec. 4.9

   ☐ Yes   ☐ No.

If you answered "No" to either question 1 or 2, STOP! You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested/Expected Sources and Use of Funds.

<table>
<thead>
<tr>
<th>Department/State/Local Agency Name and Address</th>
<th>Type of Assistance</th>
<th>Amount Requested/Provided</th>
<th>Expected Uses of the Funds</th>
</tr>
</thead>
</table>

(Note: Use Additional pages if necessary.)

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity;

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds $50,000 or 10 percent of the assistance whichever is lower.

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)

<table>
<thead>
<tr>
<th>Social Security No. or Employee ID No.</th>
<th>Type of Participation in Project/Activity</th>
<th>Financial Interest in Project/Activity ($ and %)</th>
</tr>
</thead>
</table>

(Note: Use Additional pages if necessary.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed $10,000 for each violation.

I certify that this information is true and complete.

Signature: ____________________________

Date: ____________________________

X

Form HUD-2880 (3/13)
Public reporting burden for this collection of information is estimated to average 2.0 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. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number.

Privacy Act Statement. Except for Social Security Numbers (SSNs) and Employer Identification Numbers (EINs), the Department of Housing and Urban Development (HUD) is authorized to collect all the information required by this form under section 102 of the Department of Housing and Urban Development Reform Act of 1994. 42 U.S.C. 5531. Disclosure of SSNs and EINs is voluntary. HUD is authorized to collect this information under the Housing and Community Development Act of 1987. 42 U.S.C. 5543. The SSN or EIN is used as a unique identifier. The information you provide will enable HUD to carry out its responsibilities under Sections 102(b), (c), and (d) of the Department of Housing and Urban Development Reform Act of 1994, Pub. L. 101-235, approved December 15, 1990. These provisions will help ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. They will also help ensure that HUD assistance for a specific housing project under Section 102(d) is not more than is necessary to make the project feasible after taking account of other government assistance. HUD will make the report available to the public at applicant disclosure reports for five years in the case of applications for competitive assistance, and for generally three years in the case of other applications. Update reports will be made available along with the disclosure reports, but in no case for a period generally less than three years. All reports, both initial and update reports, will be made available in accordance with the Freedom of Information Act (5 U.S.C. 552) and HUD’s implementing regulations at 24 CFR Part 15. HUD will use the information in evaluating individual assistance applications and in performing internal administrative analyses to assist in the management of specific HUD programs. The information will also be used in making the determination under Section 102(d) whether HUD assistance for a specific housing project is more than is necessary to make the project feasible after taking account of other government assistance. You must provide all the required information. Failure to provide any required information may delay the processing of your application, and may result in sanctions and penalties, including imposition of the administrative and civil money penalties specified under 24 CFR §6.38.

Note. This form only covers assistance made available by the Department. States and units of general local government that carry out responsibilities under Sections 102(b) and (c) of the Reform Act must develop their own procedures for complying with the Act.

Instructions

Overview.

A. Coverage. You must complete this report if:
   (1) You are applying for assistance from HUD for a specific project or activity and you have received, or expect to receive, assistance from HUD in excess of $200,000 during the current fiscal year;
   (2) You are updating a prior report as discussed below;
   (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by “Recipients” of HUD Assistance):
   General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line instructions.

Applicant/Recipient Information.
All applicants for HUD competitive assistance, must complete the information required in blocks 1-6 of form HUD-2890:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be added.
2. Entry of the applicant/recipient’s SSN or EIN, as appropriate, is optional.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; contract, grant, or loan No.). Include prefixes.

Part I Threshold Determinations - Applicants Only

Part II: Other Government Assistance and Expected Sources and Uses of Funds

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD and any other source - that have been or are to be made available for the project or activity. Non-government sources of ...
funds typically include (but are not limited to) foundations and private contributors.

**Part III. Interested Parties.**

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds $50,000 or 10 percent of the assistance (whichever is lower).

Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit or loss, or any distribution of surplus and other assets of the project or activity, or receives compensation for goods or services provided in connection with the project or activity.

Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided:

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Enter the Social Security Number (SSN) or Employee Identification Number (EIN), as appropriate, for each person listed.
3. Enter the type of participation in the project or activity for each person listed, i.e., the person’s specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, and on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional information required.

Recipient must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.3., above.

**Notes:**

1. All citations are to 24 CFR Part 4, which was published in the Federal Register, April 1, 1990, at 53 Fed. Reg. 14449.
2. Assistance means any contract, grant loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Federal Acquisition Regulation (FAR) 48 CFR Chapter 1.
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.
4. “Other government assistance” is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is or is expected to be made available with respect to the project or activities for which the assistance is sought.
5. For the purpose of this form and 24 CFR Part 4, “person” means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government; or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.
Utility Allowance Schedule

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<thead>
<tr>
<th>Bedroom:</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5+</th>
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<tbody>
<tr>
<td><strong>GAS</strong></td>
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<tr>
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<td>7</td>
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<td>10</td>
<td>12</td>
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<td>15</td>
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<td>28</td>
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<tr>
<td>W. Heater</td>
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<td>9</td>
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<td>15</td>
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<tr>
<td><strong>ELECTRIC</strong></td>
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<td>Basic</td>
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<td>62</td>
</tr>
</tbody>
</table>
October 2, 2014

TO:       OCHA Staff
FROM:     John Hambuch, Housing Assistance Manager
SUBJECT:  Payment Standards for Housing Choice Voucher Program: October 1, 2014

The following Payment Standards will be used by OCHA for administration of the Housing Choice Voucher Program effective October 1, 2014. These amounts are based on Fair Market Rents (FMRs) published by HUD on the HUD User Website at: http://www.huduser.org/portal/datasets/fmr/fmr/PY2015_code/2015summary.odn

<table>
<thead>
<tr>
<th>TRADITIONAL RENTAL HOUSING UNITS</th>
<th>OBR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Bedrooms (BR):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Payment Standards:</td>
<td>$1,119</td>
<td>$1,312</td>
<td>$1,610</td>
<td>$2,254</td>
<td>$2,509</td>
</tr>
<tr>
<td>Restricted Payment Standards: (For selected cities – see below)</td>
<td>N/A</td>
<td>*$1,475</td>
<td>$1,726</td>
<td>$2,415</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Payment Standards for unit sizes larger than 4 bedrooms are calculated by adding 15 percent to the 4 bedroom Payment Standard for each extra bedroom.

<table>
<thead>
<tr>
<th>SPECIAL HOUSING UNITS</th>
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<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
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<td>Manufactured/Mobile Homeowner Space Rent Program</td>
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<tr>
<td>Payment Standard for Space Rent: (110% of FMR)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>(Applies to all cities and Reasonable Accommodation)</td>
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</tr>
<tr>
<td>Single-Room Occupancy (SRO) and Shared Housing</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Payment Standard:</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>$881</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Single-room-occupancy (SRO) units are 0.75 times the 0 bedroom Payment Standard

Restricted Payment Standards:
OCHA has designated the following “high rent areas” of the county to qualify for Restricted Payment Standards: Aliso Viejo, Dana Point, Irvine, Laguna Beach, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, Rancho Santa Margarita, San Juan Capistrano, San Clemente, Tustin, and unincorporated areas south of the 55 freeway.

* The above 1 BR Restricted Payment Standard ($1,475) is 115% of the published 1BR Fair Market Rent. OCHA received authorization from the Los Angeles Office of HUD to implement this Exception Payment Standard on October 2, 2014.
Fair Market Rents

FY 2015 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2015 Orange County FMRs for All Bedroom Sizes

The following table shows the Final FY 2015 FMRs by unit bedrooms for Orange County, California.

<table>
<thead>
<tr>
<th>Efficiency</th>
<th>One-Bedroom</th>
<th>Two-Bedroom</th>
<th>Three-Bedroom</th>
<th>Four-Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,117</td>
<td>$1,283</td>
<td>$1,608</td>
<td>$2,250</td>
<td>$2,505</td>
</tr>
</tbody>
</table>

Click Here for FY2014 FMRs

FY 2015 FMR areas continue to use the revised Office of Management and Budget (OMB) area definitions that were first issued in 2003 along with HUD Defined Metropolitan Areas (HMFAs) as described in the FY2011 FMR documentation, which can be found at (Orange County FY2011 FMR Documentation system). Although OMB issued new Metropolitan area definitions in February 2013, the Census Bureau did not incorporate these definitions into the 2012 American Community Survey (ACS) data. No changes have been made to these OMB-defined areas since the publication of Final FY2011 FMRs.

NOTE: For FY 2015 Orange County has lost its 50th Percentile status as established by HUD regulations. The 50th percentile status of Orange County will be re-evaluated in 2018.

Orange County, California is part of the Orange County, CA HUD Metro FMR Area, which is comprised of the following counties: Orange County, California. All information here applies to the entirety of the Orange County, CA HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows: