



HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE

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THE PROCUREMENT TEAM – ADDENDUM #1

DATE: December 13, 2016

FROM: George Eliseo

PROJECT: RFP 2016-004 Senior Home Repair Grant Program

PROPOSAL DUE DATE: December 27, 2016 at 5:00 PM

The following are questions that were received and the corresponding answers for RFP 2016-005:

1. “Will Developer be paid for any lead and asbestos testing done even if the homeowner doesn’t eventually qualify or cancels the job?”

Answer: Yes but only if the successful proposer obtains approval for these tests prior to incurring any costs.

2. “If the job estimate is over \$25K confirm the applicant is ineligible? Also can we reduce the scope to make it fit?”

Answer: Any job over \$25K is ineligible unless the successful proposer is able to bring in other funding to bring the price down to the cutoff limit. The scope of work can also be reduced to bring the job back under the cutoff limit as well, as long as health and safety issues are addressed.

3. “Does everyone on title need to be living in the house?”

Answer: No, but the homeowner being assisted will have to certify that other people on title don’t live in the household. However, everyone on title will have to sign the County’s loan and covenant agreement.

4. “Is the contractor responsible for adding smoke detectors and other minimum safety equipment even if the original job did not include that?”

Answer: Yes, all health and safety issues that would’ve been addressed during a standard rehab job.

5. “What about doing work inside illegal additions or illegal garage conversions?”

Answer: No work can be done inside an unpermitted structure.

6. “Will you provide list of prior recipients to the successful proposer?”

Answer: Yes, a list of seniors who received rehabilitation assistance in the last 10 years will be provided. Please note that once the 10 year anniversary sunsets, the senior will become eligible to apply again.

7. “Please confirm that the Program cap is at 50% AMI?”

Answer: This is correct.

8. “Please define the line between Eastern and Western County?”

Answer: Cabazon east to Blythe is Eastern County. Banning/Beaumont west to Riverside is Western County. Funds will be split 50/50 between East and West.

9. “We have an office in Riverside but headquarters in Rancho Cucamonga; can we claim the local preference?”

Answer: Yes.

10. “Do liquid assets count against a senior’s very low income (50% AMI) rating?”

Answer: Yes. Please see attached Appendix “A” Calculating Gross Income. Where a family has net family assets in excess of \$5,000, income shall include the greater of the actual amount of income derived from all of the net family assets or the value of the asset times the HUD passbook rate. For purposes of this section, net family assets means value of equity in real property other than the household's full-time residence, savings, stocks, bonds, and other forms of capital investment. The value of necessary items such as furniture and automobiles shall be excluded.

Please feel free to contact me with any other questions or concerns. Thank you.

Sincerely,

George Eliseo

George Eliseo, HACR Contracting Officer

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APPENDIX A
CALCULATING GROSS INCOME

As used in this Policies and Procedures, the term “gross income” as determined by the Housing Authority pursuant to the CRL, which provides as follows:

“Gross income” shall mean the anticipated income of a person or family for the twelve-month period following the date of determination of income. If the circumstances are such that it is not reasonably feasible to anticipate a level of income over a twelve-month period, a shorter period may be used subject to a redetermination at the end of such a period. “Income” shall consist of the following:

(a) Except as provided in subdivision (b), all payments from all sources received by household members 18 and older (even if temporarily absent) shall be included in the annual income of a family. Income shall include, but not be limited to:

(1) The gross amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses;

(2) The net income from operation of a business or profession or from rental or real or personal property (for this purpose, expenditures for business expansion or amortization of capital indebtedness shall not be deducted to determine the net income from a business);

(3) Interest and dividends;

(4) The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts;

(5) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay (but see subdivision (b)(3)).

(6) Public Assistance. If the public assistance payment includes an amount specifically designated for shelter and utilities which is subject to adjustment by the public assistance agency in accordance with the actual cost of shelter and utilities, the amount of public assistance income to be included as income shall consist of:

(A) The amount of the allowance or grant exclusive of the amount specifically designated for shelter and utilities, plus

(B) The maximum amount which the public assistance agency could in fact allow for the family for shelter and utilities,

(7) Periodic and determinable allowances such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling;

(8) All regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the dwelling) who is head of the family or spouse (but see subdivision (b)(5)).

Where a family has net family assets in excess of \$5,000, income shall include the greater of the actual amount of income derived from all of the net family assets or the value of the asset times the HUD passbook rate. For purposes of this section, net family assets means value of equity in real property other than the household's full-time residence, savings, stocks, bonds, and other forms of capital investment. The value of necessary items such as furniture and automobiles shall be excluded.

(b) The following items shall not be considered as income:

(1) Casual, sporadic or irregular gifts;

(2) Amounts which are specifically for or in reimbursement of the cost of medical expenses;

(3) Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses;

(4) Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran for use in meeting the costs of tuition, fees, books and equipment. Any amounts of such scholarships, or payments to veterans not used for the above purposes of which are available for subsistence are to be included in income;

(5) The special pay to a serviceman head of a family away from home and exposed to hostile fire;

(6) Relocation payments made pursuant to federal, state, or local relocation law;

(7) Foster child care payments;

(8) The value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1964 which is in excess of the amount actually charged the eligible household;

(9) Payments received pursuant to participation in the following volunteer programs under the ACTION Agency:

(A) National Volunteer Antipoverty Programs which include VISTA, Service Learning Programs and Special Volunteer Programs.

(B) National Older American Volunteer Programs for persons aged 60 and over which include Retired Senior Volunteer Programs, Foster Grandparent Program, Older American Community Services Program, and National Volunteer Program to Assist Small Business Experience, Service Corps of Retired Executive (SCORE) and Active Corps of Executives (ACE).