

SECOND AMENDMENT TO FY 2014-2015 HOPWA AGREEMENT
Housing Opportunities for Persons with AIDS

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE

THIS SECOND AMENDMENT TO FY 2014-2015 HOPWA AGREEMENT ("Second Amendment") is made and entered into this _____ day of _____, 20____, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation, hereinafter referred to as "City", and the HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public entity, corporate and politic, located at 5555 Arlington Avenue, Riverside, California 92504, hereinafter referred to as "Authority" or with reference to the following:

RECITALS

A. WHEREAS, on or about June 25, 2015, the City and Authority entered into the FY 2014-2015 HOPWA Agreement ("Agreement") in the amount of One Million One Hundred Twenty Nine Thousand One Hundred Thirty Nine Dollars (\$1,129,139) to provide services described in Exhibit "A-1" of the Agreement; and

B. WHEREAS, on or about August 13, 2015, the City and Authority entered into the First Amendment to FY2014-2015 HOPWA Agreement ("First Amendment") amending the original budget to read as Two Million, Five Hundred Twenty Nine Thousand One Hundred and Thirty Nine Dollars (\$2,529,139) and to provide services described in Exhibit "A-1" of the Agreement; and

C. WHEREAS, City and Authority desire to amend Exhibit "A-1" Scope of Work authorized under FY2014-2015 HOPWA Agreement in order to acquire a number of units sufficient to expend the total grant amount within the County of Riverside; and

NOW, THEREFORE, the parties hereto agree as follows:

1. Exhibit "A-1" First Amendment to Scope of Work is attached hereto to this Second Amendment and incorporated herein and replaces in its entirety Exhibit "A-1" of the First Amendment to Agreement.

2. All terms and conditions of the Agreement not inconsistent herewith shall remain in full force and effect and are hereby incorporated by reference into this Second Amendment as though set forth in full herein.

This Second Amendment is hereby executed on behalf of the parties as follows:

(Signatures on Following Page)

CITY OF RIVERSIDE,
a California charter city and
municipal corporation

HOUSING AUTHORITY OF THE
COUNTY OF RIVERIDE,
a public entity, corporate and politic

By: _____
Community & Economic
Development Deputy Director

By: _____
Heidi Marshall
Deputy Executive Director

Date: _____

Date: _____

Attest:

By: _____
City Clerk

Date: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:
GREGORY P. PRIAMOS
County Counsel

By: 
Deputy City Attorney

By: _____
Jhaila R. Brown
Deputy County Counsel

AMENDED EXHIBIT “A-1”

First Amendment to Scope of Services

EXHIBIT A-1 FIRST AMENDMENT TO SCOPE OF WORK

Housing Opportunities for Persons with AIDS (HOPWA) Program Funds

Services Provided

The Housing Authority of the County of Riverside (HACR) will utilize the City's HOPWA funds for the acquisition and minor rehabilitation of properties located in Riverside County, which will, in turn, be available for rental to HOPWA-eligible individuals and households.

Households Served

Individuals and households who are in need of HOPWA-related assistance are located throughout the county of Riverside. The majority of clients in need of assistance are single and many, though single, require (or will at some point in the future require) a live-in care-giver. Therefore, housing which provides 1-2 bedrooms per unit is most practical for the target demographic. HACR has an extensive list of individuals who require housing assistance, many of whom are within the target demographic and currently reside in Riverside County, thus demonstrating an affordable housing need for this population in this geographic area.

Proposed Project Locations

We intend to acquire a number of units sufficient to expend the total grant amount under the HOPWA Agreement. Five properties have been identified for possible acquisition, each of which is listed for sale on the open market. The first is a condominium complex in the Palm Springs area with three individual units, each unit consisting of one bedroom and one bathroom. We have also identified a two bedroom and one bathroom unit within a condominium complex in the city of Riverside. Furthermore, a fifth condominium unit has been identified in the city of Corona consisting of one bedroom and one bathroom. We are proposing the acquisition of these properties using the City's HOPWA funds, which will add additional units of permanent supportive housing to the HOPWA Program. Should any of the proposed properties become unavailable or fall out of escrow, we propose identifying and proceeding forward with substitute properties of similar character within the county of Riverside, for the acquisition of a total number of properties sufficient to expend the grant amount under the HOPWA Agreement.

Project Timeline

Upon approval of the Agreement/MOU for use of HOPWA funds and pursuant to instruction received from the City, we are requesting that the City conduct an environmental review of each proposed property in conformance with the National Environmental Policy Act (NEPA) and any additional requirements set forth by HUD. The City has estimated that the environmental review shall be completed within approximately eight (8) weeks of City Council's approval of the Agreement. We intend to open escrow on the proposed properties subsequent to completion of the NEPA environmental review, at which time appraisal and inspection will be ordered. We estimate an escrow period of 60-120 days. Because the proposed properties are in fair condition and will likely require little to moderate rehabilitation, we estimate that any rehabilitation work will be completed within 60 days of closing escrow. Due to demand, as evidenced by HACR's wait list (505 households as of this date), it is our intention to have the properties occupied within 30 days of closing escrow or completion of rehabilitation for those properties requiring it. We will begin pre-screening applicants upon opening of escrow.