



## Request For Purchase and Development Proposals

**3158-3250 MAIN STREET**

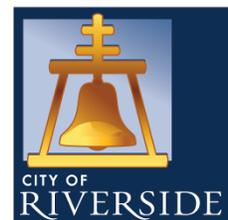
**3102 MAIN STREET & 3154 FIRST STREET**

(1.47 Acres of Vacant Land & Optional Historic Gas Station at First & Main)

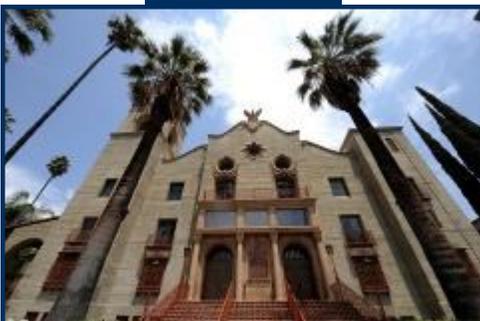
**Pocket Neighborhood Development & Optional Adaptive Reuse of Historic Structure Opportunity in Downtown**

**Issued by: Successor Agency to the  
Redevelopment Agency of the City of Riverside**

**Issue Date: March 24, 2016  
Due Date: June 24, 2016**



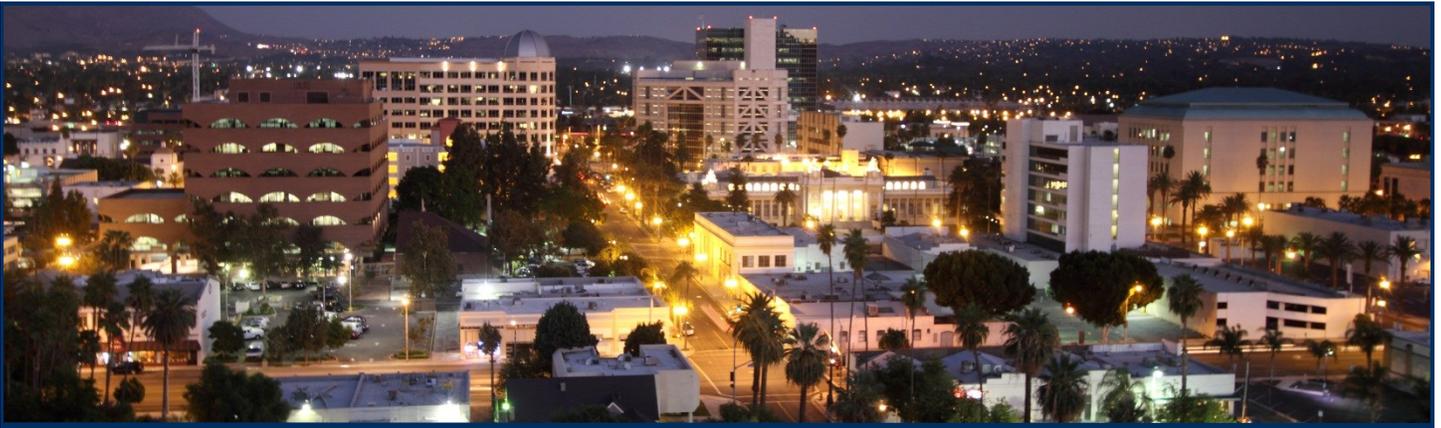
**RiversideCA.gov**



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## CITY OF RIVERSIDE

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Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. While rich in history, Riverside is investing in the future and has invested billions of dollars in infrastructure improvements to serve residents and businesses well into the future. The uniqueness of Riverside comes from its people, “Riversiders”, and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.

The award-winning City of Riverside is located approximately 60 miles (97 km) east of Los Angeles. The City is ranked #1 among all Inland Southern California cities in virtually every economic indicator; including number of jobs, number of businesses and assessed valuation. With a population of 314,034 people as of January 1, 2014, the City is ranked the 59th-largest city in the United States. The City is the 12th largest city in California, the 6th in Southern California, and the largest city in the Inland Riverside-San Bernardino-Ontario metropolitan area of Southern California. The City continues to be recognized for its ongoing achievements and has received numerous awards.



Some of the awards and recognition that Riverside has received include: No. 1 City for Small Business by Inc. Magazine (2014), No. 8 Coolest City in America by Forbes (2014), No. 1 for Job Growth in 2013 (ASU), No. 2 Spot for Tech in the U.S. (2013), 2012 Intelligent Community Site of the Year, and 2011 Can-Do City (Newsweek).

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Riverside has seen tremendous investment over the last 10 years resulting in an increasingly affluent and educated population and diversified industry clusters; all vital qualities for economic stability and long-term prosperity. As an important financial and professional center, Riverside offers the support of many legal, accounting, brokerage, architectural, engineering and technology firms as well as banking institutions.

Riverside is home to four internationally recognized universities and colleges which support an estimated 50,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, offer specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Businesses in Riverside benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport.

Riverside enjoys a rich heritage which is reflected in the City's architecture, cuisine, culture, and civic life. Riverside has evolved from a quiet agricultural colony into a dynamic, active city and is a hub for higher education, technology, commerce, law, finance and culture. Riversiders enjoy many artistic venues from excellent film, dance and symphony to art, museums, and theater which add a layer of depth to the City experience.



## The Opportunity

**Development of a medium-density multi-family residential project on approximately 1.47 acres of vacant land on Main Street between First and Third Streets, with the following two add-on options:**

- 1) Adaptive reuse of an original, prototype style Texaco gas station, designed by world-renowned industrial designer Walter Dorwin Teague: Proposers are encouraged to rehabilitate and preserve this historic structure and transform it into an active pedestrian-oriented retail or restaurant use. If desire, proposers shall have the option to purchase Assessor's Parcel Numbers 213-031-002 and 003 and undertake this option as a separate project.**
- 2) Affordable housing: Proposers are encouraged to provide up to 20% of the residential units at affordable rental or sale rates.**

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The City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency) is pleased to offer an exciting opportunity for the purchase and subsequent development of 1) the vacant land, located at 3158-3250 Main Street (Assessor's Parcel Numbers 213-031-004 and 005, and 213-081-001 and 002—**Vacant Land**), and 2) a historic former gas station, located at 3102 Main Street (Assessor's Parcel Numbers 213-031-002 and 003—**Historic Structure**). The Vacant Land is approximately 1.47 acres and the Historic Structure property is approximately 1,100 square feet building space located on 15,700 square feet of land for a total of approximately 1.8 acres, as shown on the attached Location Map (Exhibit A).



## Community Outreach

The Successor Agency conducted community meetings to obtain input from residents, property owners as well as business owners in drafting this Request for Purchase and Development Proposals (RFP). The community meetings resulted in the support for a residential development on the Vacant Land and a pedestrian-oriented retail or restaurant use for the Historic Structure.

Based on the feedback received from the participants, the Successor Agency is seeking proposals from qualified developers for development of a medium-density multi-family residential project that provides for-sale or for-rent housing units clustered around a courtyard or a community-oriented amenity to encourage interaction between neighbors for the Vacant Land. Additionally, the Successor Agency is seeking proposals that include the following two add-on options:

- 1) An adaptive reuse of the adjacent Historic Structure at the southeast corner of First and Main Streets as a pedestrian-oriented use, such as a sit-down restaurant or coffee shop, permitted in the Raincross District. If desire, proposers shall have the option to only purchase Assessor's Parcel Numbers 213-031-002 and 003 and undertake this option as a separate project.

- 2) An affordable housing component that reserves up to 20% of the total residential units for households that make up to 80% of the Area Median Income for Riverside County. Please refer to Exhibit C for Riverside County Area Median Income and related maximum rent limits.

## The Project Site



The Vacant Land and Historic Structure are located between First Street and almost to third Street (Project Site). The Project Site is situated at an excellent location that is within minutes from Downtown Riverside major destinations, including the Riverside Convention Center, the Fox Theater and the Mission Inn. The Project Site has easy access to the State Route 60 and 91 Freeways.

The Project Site is located within the Raincross District of the Downtown Specific Plan. The Raincross District is the cultural, historic, and social center of the City. The quality of Downtown Riverside's historic buildings and the relationship between these buildings creates an historic urban fabric unparalleled in the region. The positive image and economic health of Riverside is strongly influenced by this historic character and the protection of that is an essential part of assuring Riverside's economic health and growth into the future. The intent of the specific plan is to create and encourage opportunities for a variety of commercial, residential and entertainment uses, including retail, office, cultural, residential, and visitor serving uses. The Raincross District encourages a concentration of uses that generate activity during both daytime and evening hours. The permitted retail uses in this district are intended to serve the specialty shopping needs of Downtown residents and employees, as well as citywide residents, regional shoppers, and tourists. The Raincross District encourages these uses to occur as both single-use buildings and as mixed-use buildings.

The Successor Agency is seeking a multi-family residential project for the Vacant Land with housing units clustered around a common amenity where taller elements are set away from residential properties and building heights are stepped down to the height of adjacent residential properties. An ideal proposal will also include these two add-on options: 1) The adaptive reuse of the Historic Structure as a pedestrian-oriented retail or restaurant use (e.g. a sit-down restaurant or a coffee shop), and 2) Up to 20% of the residential units at affordable rental or sale rates. Development of the Project Site must be consistent with the Raincross District of the Downtown Specific Plan and the General Plan.



Main Street Riverside



The Mission Inn Hotel & Spa



Riverside Convention Center

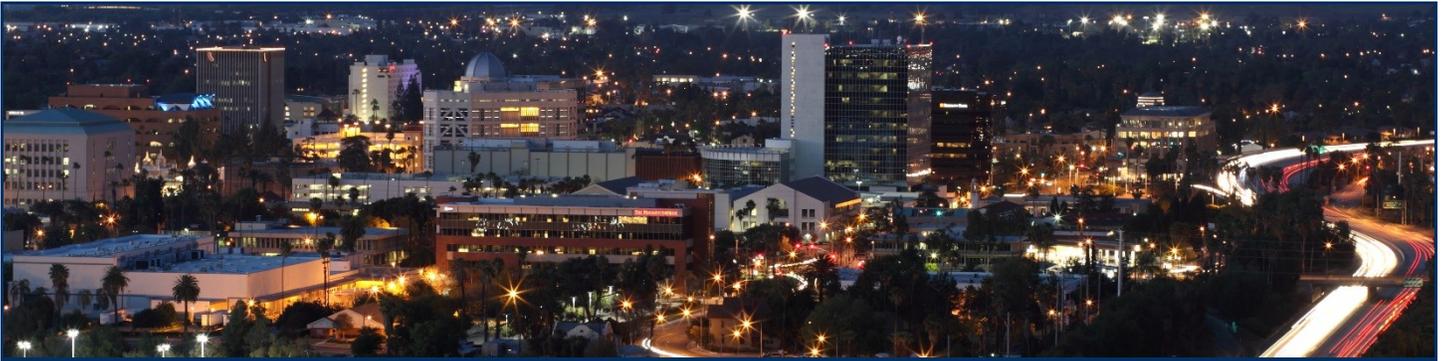
Fox Theater Performing Arts Center





## Demographic Information (Source – ESRI)

Radius	3 Mile	5 Mile	
<b>Population</b>			
2019 Projected Population:	137,808	262,664	
2014 Population:	128,643	245,513	
2014 Median Age:	30.40	31.40	
<b>Housing</b>			
2019 Projected Households:	43,103	80,404	
2010 Census Households:	37,649	70,823	
2014 Avg. Household Size:	3.00	3.10	
2014 Owner Occupied Units:	19,547	41,800	
2013 Renter Occupied Units:	20,578	33,220	
<b>Income</b>			
2014 Avg. Household Income:	\$60,088	\$65,920	
2013 Med. Household Income:	\$43,526	\$49,186	
2014 Per Capita Income:	\$20,820	\$22,698	
2014 Households Earning Over \$100,000:	6,154	13,830	
<b>Employment</b>			
2014 Daytime Jobs:	7	56,537	92,882



## Purchase Price & Terms

Purchase Price: The Vacant Land and Historic Structure will be sold “as is” and at fair market value. Please note that the Department of Finance will require a fair market appraisal to support the sales price. The proposer will have an opportunity to consider the appropriate value prior to entering into a Purchase and Development Agreement once a proposer has been selected by the Successor Agency. Please also note that the Purchase and Development Agreement is subject to the approvals of the Successor Agency, the Oversight Board for the City of Riverside as Successor Agency (Oversight Board) and the Department of Finance.

Deposit Amount: Should your proposal be accepted by the Successor Agency, a deposit in the amount of 2% of the proposed purchase price, or \$20,000, whichever is greater, will be required. The selected developer shall submit the required deposit amount upon execution of a Purchase and Development Agreement. Please note that the deposit is non-refundable after 90 days from the effective date of an executed Purchase and Development Agreement.

Closing Costs: The Successor Agency shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected developer shall be responsible for all recording fees, transfer taxes, and cost of documentary stamps and one-half of the cost of escrow charges.



## Developer Conditions

The following conditions will be imposed on the selected developer in the form of a Covenant, Condition, and Restrictions agreement, which will be recorded on the Vacant Land and Historic Structure property:

Proposed Use: The proposed use(s) for the Vacant Land and Historic Structure must be compliant with all local, state, and federal zoning code, laws and regulations.

Restricted Uses: The following uses are restricted for the entire Project Site:

- Adult-oriented business or adult entertainment establishment;
- Sale of alcohol, except as allowed by the City after review and approval and permitted by the appropriate governmental agency; and
- Sale of weapons.

Site Maintenance: The selected developer will, at his or her sole cost and expense, maintain the appearance and safety of the Project Site; remove all graffiti from the site within 24 hours of its appearance; maintain in good order all landscape irrigation systems; and promptly remove and replace all dead and diseased landscaping material on the site.

Transfer to Government Agency: The selected developer shall not sell, lease, convey, assign, or otherwise transfer fee interest in the Project Site to any governmental or non-governmental tax exempt entity that would result in the new development becoming exempt from the payment of real property taxes.



## Preferred Development

The Successor Agency is seeking a high quality medium-density residential development that provides smaller residences around a courtyard or common green space on the Vacant Land. With this development, proposers shall have two add-on options: 1) undertake the adaptive reuse of the adjacent Historic Structure as a pedestrian-oriented retail or restaurant use. If desire, proposers shall have the option to only purchase Assessor's Parcel Numbers 213-031-002 and 003 and undertake this option as a separate project. 2) reserve up to 20% of the residential development for affordable housing.

The Project Site is in close proximity to major institutions, public facilities as well as landmark historic structures, including the famous Mission Inn, the popular Fox Theater Performing Arts Center, the newly renovated Riverside Convention Center, the Riverside City College, and the County, State and Federal Courts just to name a few.

Within the Raincross District, there are numerous local and national historic landmarks that define the district's character; therefore, careful and compatible design of new development is important in maintaining the Raincross District's character and unique sense of identity. The development standards for the Raincross District are designed to create and encourage a place of daytime, evening and weekend activity by providing a high activity pedestrian environment with a storefront emphasis at the street level. Therefore, drive-through establishments are not allowed in the Raincross District. The selected developer must construct a project that is consistent with the design standards and guidelines of the Raincross District of the Downtown Specific Plan.

## Sample Development Concept



The aforementioned community meetings resulted in the support for a residential development on the Vacant Land and a pedestrian-oriented retail or restaurant use for the Historic Structure. The drawing above illustrates a development concept where families can live and interact with one another and conversation is spontaneous as part of their small community.

To provide a wide-range of housing types, styles and price points that benefit all of Riverside's residents, the Successor Agency is seeking proposals from qualified developers with credentials, relevant experience, and a willingness to undertake a quality design and development of a new, for-sale or for-rent community, medium-density multi-family residential project on the Vacant Land. Additionally, the Successor Agency is also seeking proposals that include these two add-on options: 1) The adaptive reuse of the Historic Structure—transform this historic property into a pedestrian-oriented use, such as a specialty retail, café, restaurant, or similar type of use, and/or 2) Up to 20% of the residential development for affordable housing.

# Request for Purchase & Development Proposals



Each proposer is required to submit a proposal clearly addressing all of the requirements outlined in this RFP. The details shall be limited to twenty (20) pages and must include a single person who will be the primary contact for the proposer. Résumés and company qualifications and experience, and brochure data may be added to the 20-page submittal, provided this information is located in an Appendix at the back of the proposal.

Should the proposer have concerns about meeting any of the requirements in this RFP, the proposer shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions.

Though the proposer may submit a proposal organized according to his or her preference, the submittal must be clear and concise, and contain the following required information.

Please provide the information described below in your proposal. The responses must follow the order and reference the numbered categories provided below to facilitate the review and evaluation of the responses.

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**1. Development Narrative:** The proposer shall provide a preliminary development narrative, which shall include, but not be limited to, the type of uses or mix of uses for development, a proposed layout for the Property including a site plan and conceptual elevations, a pro-forma, project statistics with building square-footage and height, parking, phasing, an anticipated investment amount, community benefit including estimated annual sales tax revenue, property tax revenue and number of jobs to be generated, a detailed list of intended users and projected occupancy dates, a long-term investment strategy, and an anticipated duration of holding period. If no intended users have been identified, please identify the development as speculative.

# Development Experience



**2. Development Experience:** The proposer shall provide a summary of qualifications and experience in developing complex projects that required interaction with a broad range of interested parties from both the public and private sectors.

**The following information is required from the proposer:**

- Name(s), address(es), telephone number(s) and e-mail address(es) of the developer and identify the single person who will be the primary contact for the developer.
- Description of experience within the most recent ten-year period related to projects that are similar in nature to the proposed development.
- Names and addresses of the key team members including architect and general contractor. For each project reference, include the development team member's role in the completed project and the time period of his or her involvement.
- Photographs showing completed projects that are similar in nature to the proposed development including construction costs, completion dates, locations, land uses, scales, scope of services, and the role of the developer in these projects.
- Description of experience in completing projects of the scale and complexity of the proposed development, **including demonstration of capacity and experience in constructing for-sale or for-rent medium-density multi-family housing project centered around a common courtyard.**
- Any innovative aspects of previous development experience should be described in detail.
- Any relevant property management experience.

## Financial Strength & Project Timeline



**3. Financial Strength:** The proposer shall provide bank and financial statements, lender pre-qualification letters or any other financial proof that can assist the Successor Agency in determining whether the developer has the capacity to secure the necessary financing or provide cash-on-hand to facilitate the purchase of the Property at the close of escrow and the subsequent development of the Property. The proposer shall also provide a list of assets for collateral he or she is willing to pledge (as necessary) for financing purposes.

**4. Project Timeline:** The proposer shall indicate whether the following requirements are acceptable or propose a different timeline for due diligence/entitlements and construction period: 1) Due Diligence/Entitlements Period—It is anticipated that the selected developer will review the condition of the Property within ninety (90) days after opening of escrow. For your convenience, a site map depicting the location of existing Public Utilities facilities and easements has been included as Exhibit B. The proposer shall provide a timeline for project entitlements. It is preferred that the selected developer obtain entitlements and close escrow as soon as possible, but no later than eighteen (18) months from the execution of the Agreement. 2) Construction Period—The proposer shall provide a timeline for the construction phase of the proposed development from the close of escrow including construction start and completion dates. It is preferred that construction of the proposed development be completed as soon as possible, but no later than two (2) years from the close of escrow.

**5. Preferred Development:** The proposer shall indicate whether the proposed project is compliant with the Preferred Development detailed on pages 9 and 14. If not, the developer shall indicate why the proposed concept is better suited for the Project Site.

# Project Bonus Options



The Successor Agency prefers a high quality medium-density residential project on the Vacant Land that will provide up to 20% of the residential units at affordable rental or sale rates and envisions the adjacent Historic Structure property be reused as a pedestrian-oriented retail or restaurant use. As such, ten (10) bonus points each will be awarded to a proposal that includes the following add-on options:

**Option #1—Adaptive Reuse of Historic Structure for a pedestrian-oriented retail or restaurant use (e.g. sit-down restaurant or coffee shop) (10 bonus points):** The proposer shall provide the following information on the rehabilitation and preservation of the Historic Structure:

- ⇒ Describe experience in completing adaptive reuse projects, **including demonstration of capacity and most recent experience in adaptive reuse of historic properties.**
- ⇒ Include any innovative aspects of previous development experience and described it in detail.
- ⇒ Include any relevant property management experience of historic structures.
- ⇒ Provide a detailed description of the use proposed for the property and proposed tenants.
- ⇒ Describe all proposed construction (including tenant improvements), rehabilitation and preservation work to be accomplished as well as estimated costs for completing the proposed work.

**Option #2—Affordable Housing (10 bonus points):** Proposer shall indicate if up to 20% of the total residential units proposed will be reserved for households that make up to 80% of the Area Median Income for Riverside County. Please refer to Exhibit C for Riverside County Area Median Income and related maximum rent limits.

# Selection Process



The Successor Agency will conduct the selection process and is the final decision-maker regarding this selection. The Successor Agency reserves the right to reject any or all proposals at any time. The Successor Agency further reserves the right to request clarification or additional information from individual proposers and to request some or all proposers to make presentations to Successor Agency staff, community groups, or others.

Selection Criteria: The Successor Agency reserves the right to interview responsive proposers. The following criteria will be used for scoring purposes:

- **Development Narrative (30%); Development Experience (30%); Financial Strength (10%); Project Timeline (10%); and Compliance with the Successor Agency's Preferred Development for Vacant Land (20%)**
- **Bonus Points (Maximum 20%): Adaptive Reuse of Historic Structure for a pedestrian-oriented retail or sit-down restaurant or coffee shop (10%); Affordable Housing Component (10%)**

Scoring of proposals shall be the basis for the selection of a developer and a recommendation to the Development Committee, the Successor Agency, the Oversight Board and the Department of Finance for final approval.

All submittals in response to this RFP become public property and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review at least ten (10) days before selection and award. If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified. Personal information should be labeled as confidential and will remain so. Please note that under California law, price proposals to a public agency is not a trade secret.

# Inquiries



All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

**Kaitlyn Nguyen**

[kpnguyen@riversideca.gov](mailto:kpnguyen@riversideca.gov)

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To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications should be submitted via e-mail to the address provided above. All questions received by the due date will be logged and reviewed and if required, a response will be provided via an addendum to the RFP. **Any communications, whether written or verbal, with any City Councilmember or City staff other than the individual indicated above (specific to this Request for Proposals), prior to award of a contract by City Council, is strictly prohibited and the Developer shall be disqualified from consideration.**

Please note: We shall not be liable for any expenses, which may include, but are not limited to, preparation of the proposals or related information in response to this RFP; negotiations with us on any matter related to this RFP; and costs associated with interviews, meetings, travel or presentations incurred by any developer in relation to the preparation or submittal of the proposal. Additionally, we shall not be liable for expenses incurred as a result of our rejection of any submittals made in response to this RFP.

# Instruction & Schedule



All proposals are due by or before 5:00 P.M. on June 24, 2016. This time and date is fixed and extensions will not be granted. We do not recognize the U.S. Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposals. All proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration.

Questions may be submitted to [kpnguyen@riversideca.gov](mailto:kpnguyen@riversideca.gov) by April 15, 2016 and responses will be posted to [www.riversideca.gov/cdd/rfp.asp](http://www.riversideca.gov/cdd/rfp.asp) by May 6, 2016.

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Mail (or hand-deliver) six (6) hard copies and one (1) electronic file of the proposal to:

**City of Riverside**  
**Community & Economic Development Department**  
**Attn: Kaitlyn Nguyen**  
**3900 Main Street, 2nd Floor**  
**Riverside, CA 92522**  
**[kpnguyen@riversideca.gov](mailto:kpnguyen@riversideca.gov)**

Please note: We reserve the right to amend, withdraw or cancel this RFP. We also reserve the right to reject all responses to this RFP at any time prior to an agreement being executed. Furthermore, we reserve the right to request or obtain additional information about any and all submittals.

**EXHIBIT A: Legal Description & Plat Map**

## LEGAL DESCRIPTION

**The land referred to herein is situated in the State of California, County of Riverside, City of Riverside, and described as follows:**

Parcel 3: 213-031-004

That portion of Block 1, Range 6 of the Town of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County, California, described as follows:

Beginning at a point on the westerly line of Block 1, Range 6, 90 feet northerly from the southwest corner thereof;

Thence North along the westerly line of said Block 1, a distance of 135.0 feet;

Thence Easterly and parallel with the southerly line of Block 1, a distance of 157.5 feet;

Thence Southerly parallel with the westerly line of Block 1, a distance of 135.0 feet;

Thence Westerly parallel with the southerly line of said Block 1, a distance of 157.5 feet to the point of beginning.

Parcel 4: 213-031-005

That portion of Block 1, Range 6 of the Town of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County, California, described as follows:

Beginning at the southwest corner of said Block 1;

Thence Northerly along the easterly line of Main Street, a distance of 90.00 feet;

Thence at a right angle easterly and parallel with the northerly line of Second Street, a distance of 157.50 feet;

Thence at a right angle southerly and parallel with said easterly line of Main Street, a distance of 90.00 feet to the northerly line of said Second Street;

Thence Westerly along said northerly line of Second Street, a distance of 157.50 feet to the true point of beginning.

Parcel 5: 213-081-001 and 213-031-002

That portion of Block 2, Range 6 of the Town of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County, California, described as follows:

Beginning at a point on the easterly line of Main Street, 155.00 feet northerly from the southwesterly corner of said block;

Thence southeasterly parallel with the northerly line of Third Street, 157.50 feet to an alley;

Thence Northerly parallel with said alley, 175.00 feet to the southerly line of Second Street;

Thence Northwesterly along said southerly line of Second Street, 157.50 feet to the northwesterly corner of said block;

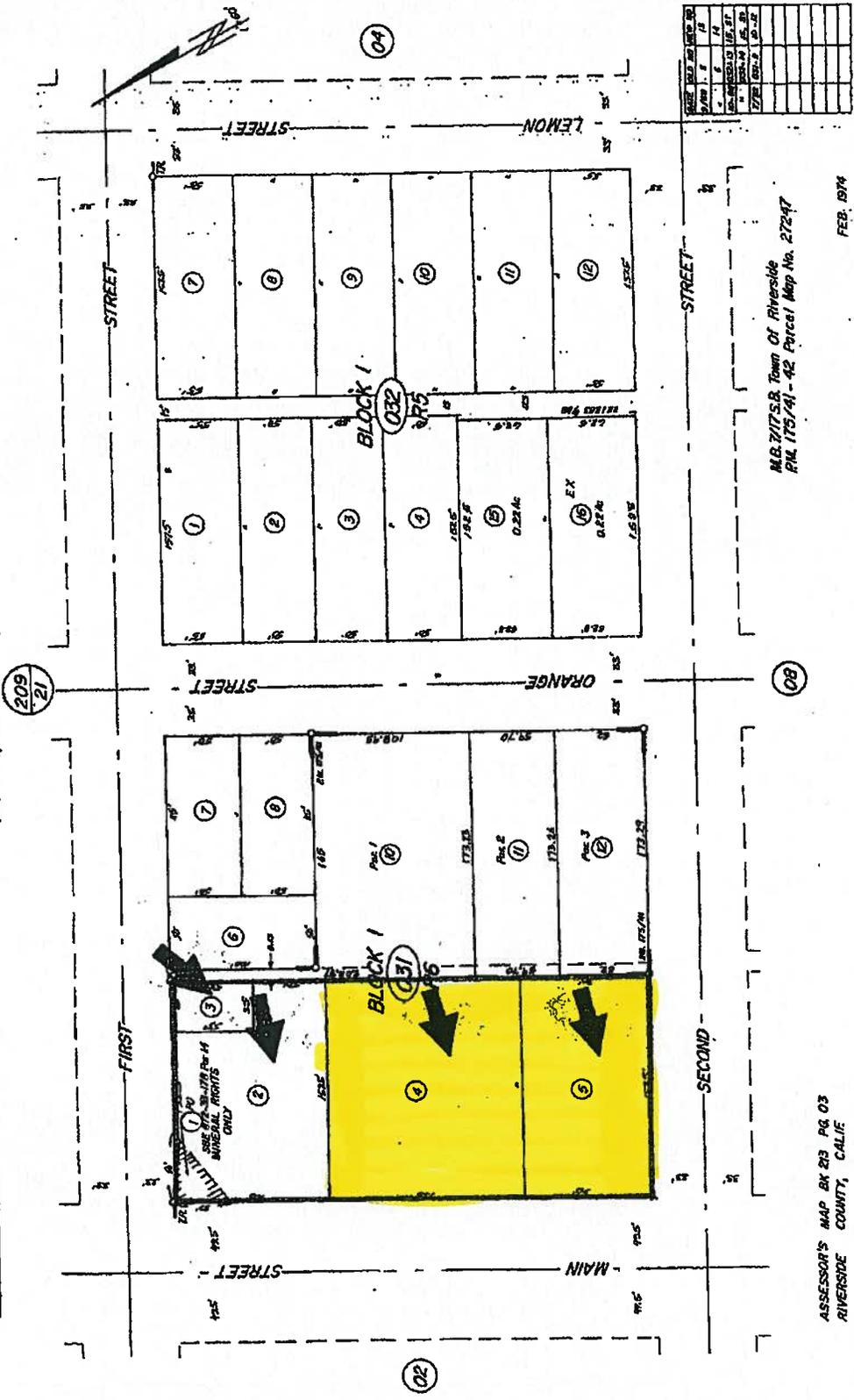
Thence Southerly along said easterly line of Main Street 175.00 feet to the point of beginning.

(End of Legal Description)

TRA. 009, 041 213-03

POR. CITY OF RIVERSIDE  
(BLOCK 1, RANGE 5 & 6, FOR T.2S. R.51W)

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



M.S. 2175.8, Town Of Riverside  
P.M. 173/41 - 42 Parcel Map No. 272-47

FEB. 1974

THIS MAP IS FURNISHED AS A MATTER OF ACCOMMODATION ONLY, AND NO LIABILITY IS ASSUMED BY ITS ATTACHMENT TO THE POLICY OF TITLE INSURANCE OF STEWART TITLE GUARANTY COMPANY.

**IMPORTANT:** This is not a plat or survey. It is furnished as a convenience to locate the 'and' indicated hereon with reference to streets and other, and No liability is assumed by reason of reliance hereon.

Stewart Title Co.

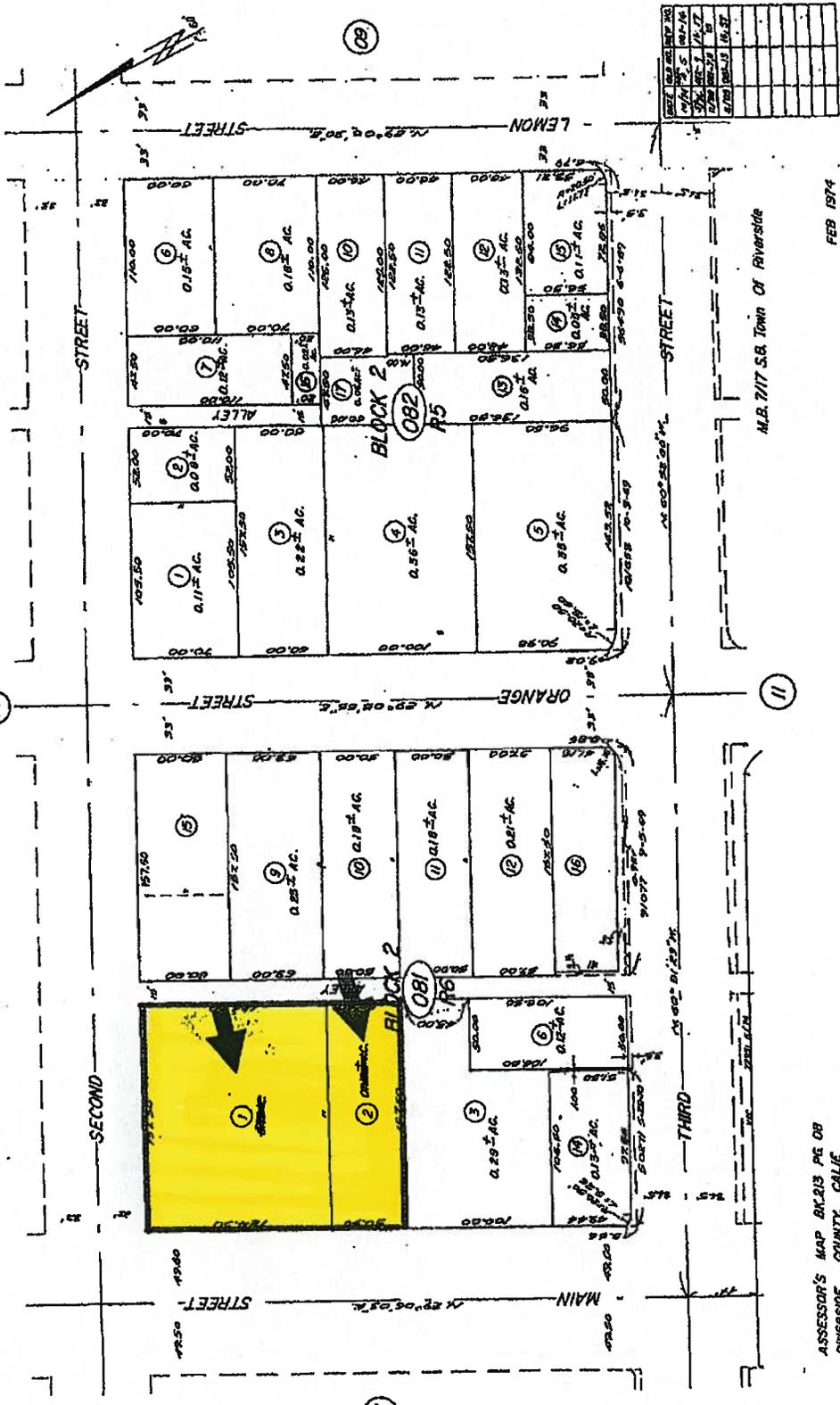
ASSESSOR'S MAP BK 213 PG 03  
RIVERSIDE COUNTY, CALIF

1-1  
1-2  
213-08

T.R.A. 009-041

**POR. CITY OF RIVERSIDE**  
(BLOCK 2, RANGE 5 & 6, FOR T2S. R.5W)

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



ASSESSOR'S MAP BK.213 PG.08  
RIVERSIDE, COUNTY, CALIF.

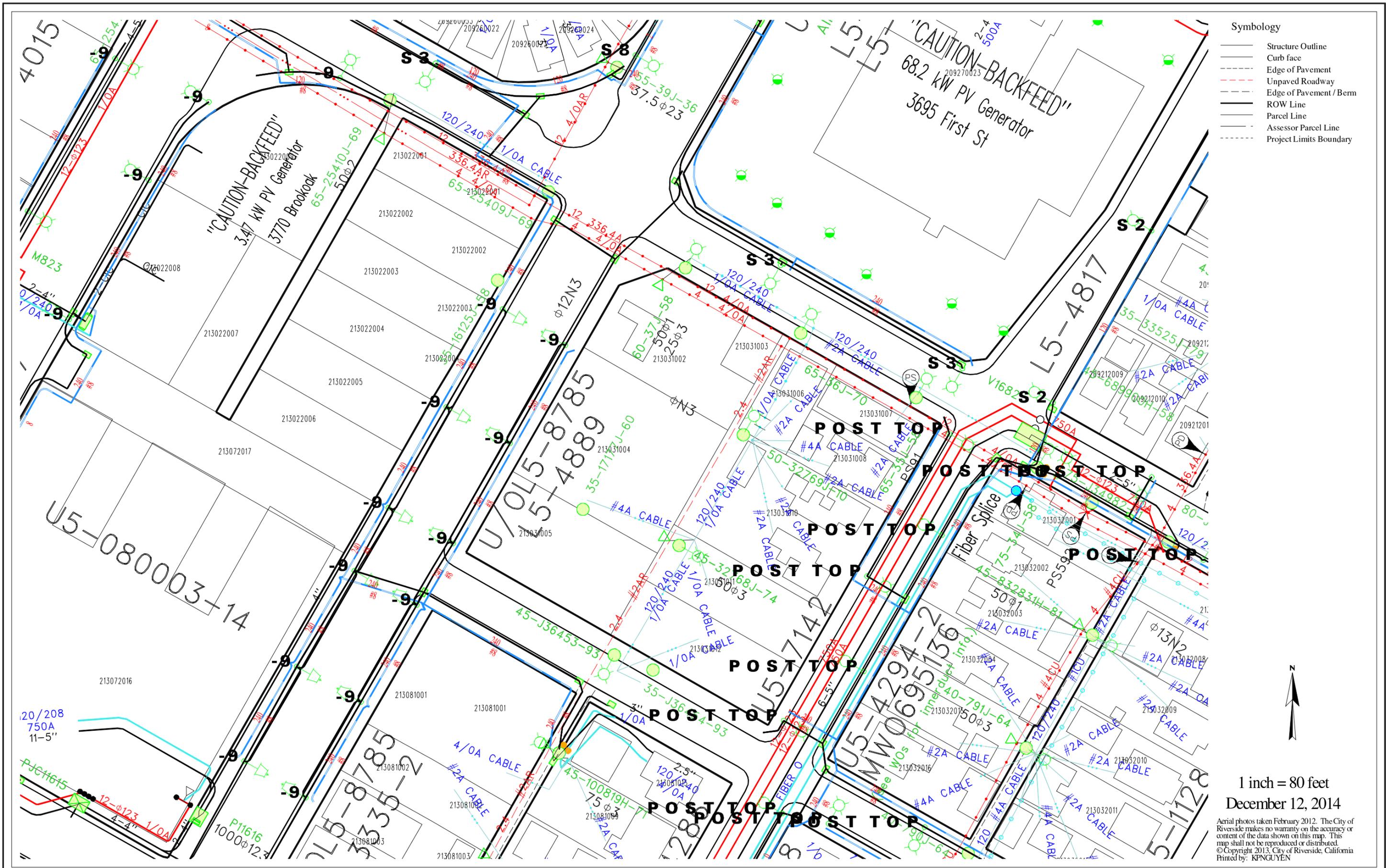
FEB 1974

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**EXHIBIT B: Utility & Easement Maps**

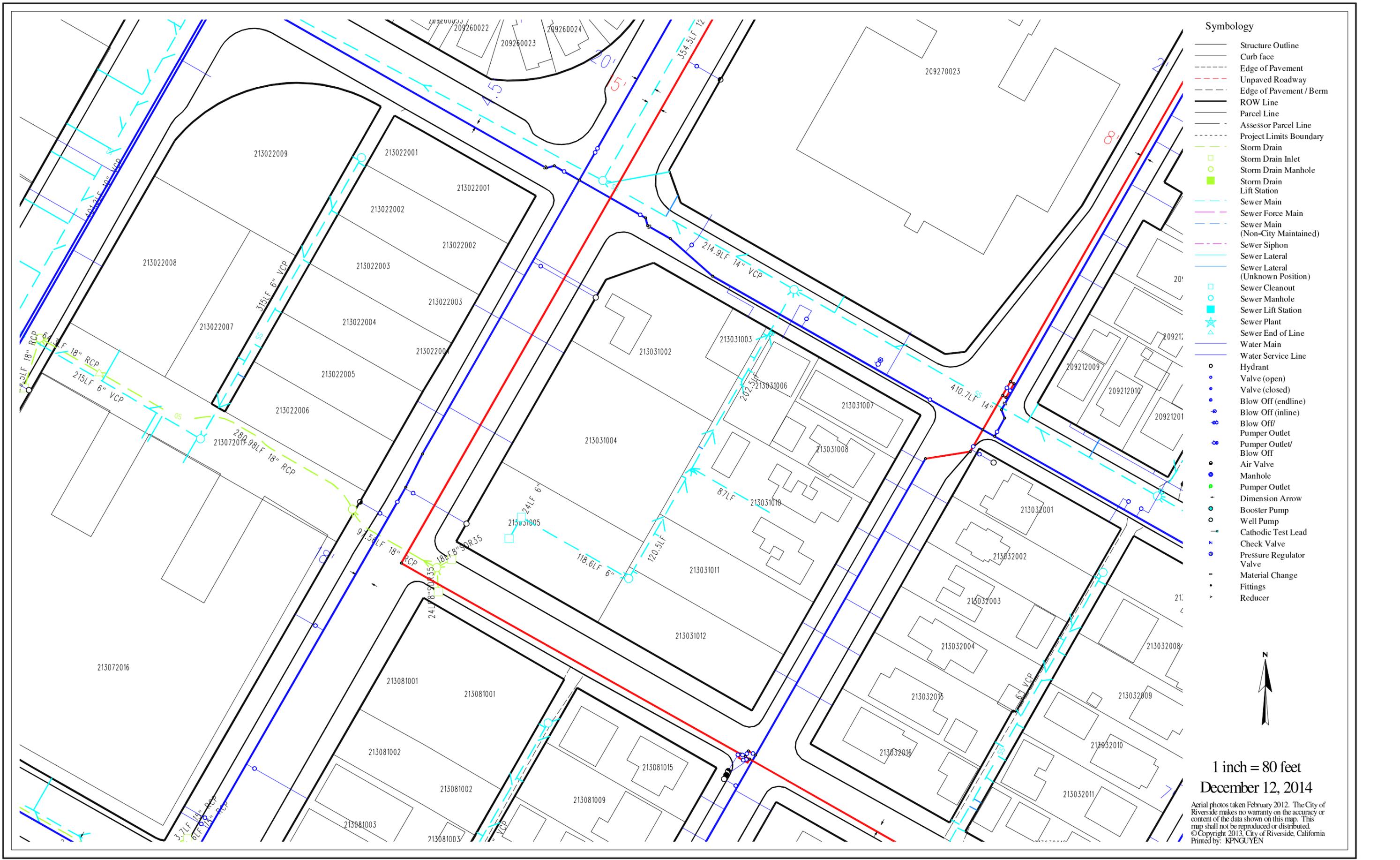


- Symbology**
- Structure Outline
  - Curb face
  - - - Edge of Pavement
  - - - Unpaved Roadway
  - - - Edge of Pavement / Berm
  - ROW Line
  - Parcel Line
  - Assessor Parcel Line
  - - - Project Limits Boundary



1 inch = 80 feet  
 December 12, 2014

Aerial photos taken February 2012. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 2013, City of Riverside, California Printed by: KPNGUYEN

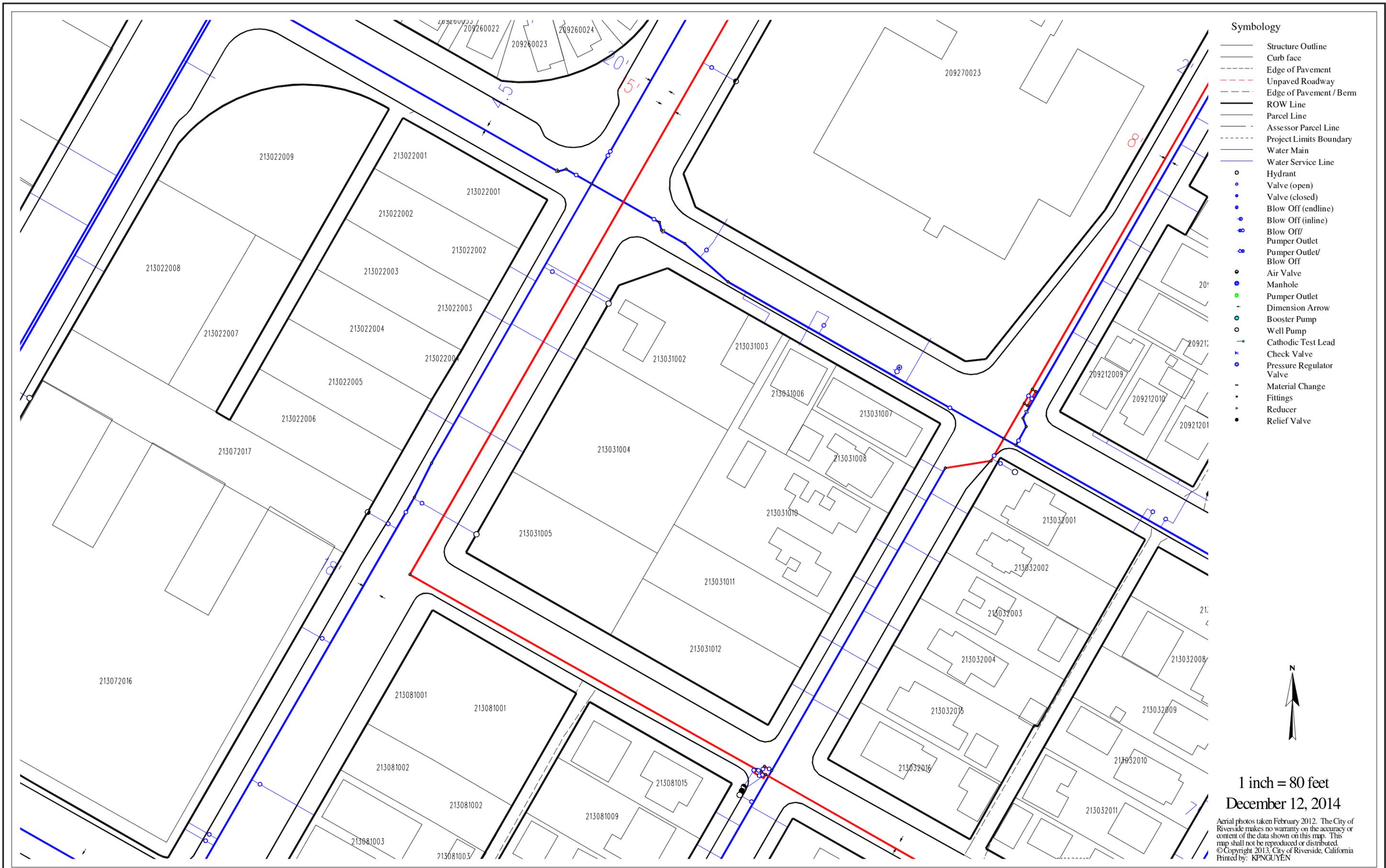


- Symbology**
- Structure Outline
  - Curb face
  - - - Edge of Pavement
  - - - Unpaved Roadway
  - - - Edge of Pavement / Berm
  - ROW Line
  - Parcel Line
  - Assessor Parcel Line
  - - - Project Limits Boundary
  - Storm Drain
  - Storm Drain Inlet
  - Storm Drain Manhole
  - Storm Drain Lift Station
  - Sewer Main
  - Sewer Force Main
  - Sewer Main (Non-City Maintained)
  - Sewer Siphon
  - Sewer Lateral
  - Sewer Lateral (Unknown Position)
  - Sewer Cleanout
  - Sewer Manhole
  - Sewer Lift Station
  - ★ Sewer Plant
  - △ Sewer End of Line
  - Water Main
  - Water Service Line
  - Hydrant
  - Valve (open)
  - Valve (closed)
  - Blow Off (endline)
  - Blow Off (inline)
  - Blow Off/ Pumper Outlet
  - Pumper Outlet/ Blow Off
  - Air Valve
  - Manhole
  - Pumper Outlet
  - Dimension Arrow
  - Booster Pump
  - Well Pump
  - Cathodic Test Lead
  - Check Valve
  - Pressure Regulator
  - Valve
  - Material Change
  - Fittings
  - Reducer



1 inch = 80 feet  
 December 12, 2014

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- Symbology**
- Structure Outline
  - Curb face
  - - - Edge of Pavement
  - . - . Unpaved Roadway
  - - - Edge of Pavement / Berm
  - ROW Line
  - Parcel Line
  - Assessor Parcel Line
  - - - Project Limits Boundary
  - Water Main
  - Water Service Line
  - Hydrant
  - Valve (open)
  - Valve (closed)
  - Blow Off (endline)
  - Blow Off (inline)
  - Blow Off/ Pumper Outlet
  - Pumper Outlet/ Blow Off
  - Air Valve
  - Manhole
  - Pumper Outlet
  - Dimension Arrow
  - Booster Pump
  - Well Pump
  - Cathodic Test Lead
  - Check Valve
  - Pressure Regulator Valve
  - Material Change
  - Fittings
  - Reducer
  - Relief Valve



1 inch = 80 feet  
 December 12, 2014

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**EXHIBIT C: RIVERSIDE COUNTY AREA MEDIAN INCOME**

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Bakersfield-Delano, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Chico, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>El Centro, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Fresno, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Hanford-Corcoran, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Los Angeles-Long Beach, CA HUD Metro FMR Area</b>								
30% LIMITS	17450	19950	22450	24900	26900	28900	30900	32900
VERY LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
60% LIMITS	34860	39840	44820	49800	53820	57780	61800	65760
LOW INCOME	46500	53150	59800	66400	71750	77050	82350	87650
<b>Orange County, CA HUD Metro FMR Area</b>								
30% LIMITS	19700	22500	25300	28100	30350	32600	34850	37100
VERY LOW INCOME	32800	37500	42200	46850	50600	54350	58100	61850
60% LIMITS	39360	45000	50640	56220	60720	65220	69720	74220
LOW INCOME	52500	60000	67500	74950	80950	86950	92950	98950

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Madera-Chowchilla, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Merced, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Modesto, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Napa, CA MSA</b>								
30% LIMITS	18350	21000	23600	26200	28300	30400	32500	34600
VERY LOW INCOME	30600	34950	39300	43650	47150	50650	54150	57650
60% LIMITS	36720	41940	47160	52380	56580	60780	64980	69180
LOW INCOME	48900	55850	62850	69800	75400	81000	86600	92150
<b>Oxnard-Thousand Oaks-Ventura, CA MSA</b>								
30% LIMITS	19050	21800	24500	27200	29400	31600	33750	35950
VERY LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
60% LIMITS	38100	43500	48960	54360	58740	63060	67440	71760
LOW INCOME	50750	58000	65250	72500	78300	84100	89900	95700
<b>Redding, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Riverside-San Bernardino-Ontario, CA MSA</b>								
30% LIMITS	13100	14950	16800	18650	20150	21650	23150	24650
VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
60% LIMITS	26100	29820	33540	37260	40260	43260	46260	49200
LOW INCOME	34800	39800	44750	49700	53700	57700	61650	65650

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Sacramento--Arden-Arcade--Roseville, CA HUD Metro FMR Area								
30% LIMITS	15050	17200	19350	21450	23200	24900	26600	28350
VERY LOW INCOME	25050	28600	32200	35750	38650	41500	44350	47200
60% LIMITS	30060	34320	38640	42900	46380	49800	53220	56640
LOW INCOME	40050	45800	51500	57200	61800	66400	70950	75550
Yolo, CA HUD Metro FMR Area								
30% LIMITS	15200	17350	19500	21650	23400	25150	26850	28600
VERY LOW INCOME	25300	28900	32500	36100	39000	41900	44800	47700
60% LIMITS	30360	34680	39000	43320	46800	50280	53760	57240
LOW INCOME	40450	46200	52000	57750	62400	67000	71650	76250
Salinas, CA MSA								
30% LIMITS	15250	17400	19600	21750	23500	25250	27000	28750
VERY LOW INCOME	25400	29000	32650	36250	39150	42050	44950	47850
60% LIMITS	30480	34800	39180	43500	46980	50460	53940	57420
LOW INCOME	40600	46400	52200	58000	62650	67300	71950	76600
San Diego-Carlsbad-San Marcos, CA MSA								
30% LIMITS	17050	19450	21900	24300	26250	28200	30150	32100
VERY LOW INCOME	28350	32400	36450	40500	43750	47000	50250	53500
60% LIMITS	34020	38880	43740	48600	52500	56400	60300	64200
LOW INCOME	45400	51850	58350	64800	70000	75200	80400	85550
Oakland-Fremont, CA HUD Metro FMR Area								
30% LIMITS	19500	22300	25100	27850	30100	32350	34550	36800
VERY LOW INCOME	32550	37200	41850	46450	50200	53900	57600	61350
60% LIMITS	39060	44640	50220	55740	60240	64680	69120	73620
LOW INCOME	50150	57300	64450	71600	77350	83100	88800	94550
San Francisco, CA HUD Metro FMR Area								
30% LIMITS	24650	28150	31650	35150	38000	40800	43600	46400
VERY LOW INCOME	41050	46900	52750	58600	63300	68000	72700	77400
60% LIMITS	49260	56280	63300	70320	75960	81600	87240	92880
LOW INCOME	65700	75100	84500	93850	101400	108900	116400	123900
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area								
30% LIMITS	22350	25550	28750	31900	34500	37050	39600	42150
VERY LOW INCOME	37250	42550	47850	53150	57450	61700	65950	70200
60% LIMITS	44700	51060	57420	63780	68940	74040	79140	84240
LOW INCOME	52850	60400	67950	75500	81550	87600	93650	99700

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>San Benito County, CA HUD Metro FMR Area</b>								
30% LIMITS	15650	17900	20150	22350	24150	25950	27750	29550
VERY LOW INCOME	26100	29800	33550	37250	40250	43250	46200	49200
60% LIMITS	31320	35760	40260	44700	48300	51900	55440	59040
LOW INCOME	41750	47700	53650	59600	64400	69150	73950	78700
<b>San Luis Obispo-Paso Robles, CA MSA</b>								
30% LIMITS	16250	18550	20850	23150	25050	26900	28750	30600
VERY LOW INCOME	27000	30850	34700	38550	41650	44750	47850	50900
60% LIMITS	32400	37020	41640	46260	49980	53700	57420	61080
LOW INCOME	43200	49400	55550	61700	66650	71600	76550	81450
<b>Santa Barbara-Santa Maria-Goleta, CA MSA</b>								
30% LIMITS	16850	19250	21650	24050	26000	27900	29850	31750
VERY LOW INCOME	28100	32100	36100	40100	43350	46550	49750	52950
60% LIMITS	33720	38520	43320	48120	52020	55860	59700	63540
LOW INCOME	44950	51350	57750	64150	69300	74450	79550	84700
<b>Santa Cruz-Watsonville, CA MSA</b>								
30% LIMITS	20750	23700	26650	29600	32000	34350	36750	39100
VERY LOW INCOME	34550	39450	44400	49300	53250	57200	61150	65100
60% LIMITS	41460	47340	53280	59160	63900	68640	73380	78120
LOW INCOME	55250	63150	71050	78900	85250	91550	97850	104150
<b>Santa Rosa-Petaluma, CA MSA</b>								
30% LIMITS	16800	19200	21600	23950	25900	27800	29700	31650
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
60% LIMITS	33600	38400	43200	47940	51780	55620	59460	63300
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
<b>Stockton, CA MSA</b>								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
60% LIMITS	25080	28620	32220	35760	38640	41520	44400	47220
LOW INCOME	33400	38200	42950	47700	51550	55350	59150	63000
<b>Vallejo-Fairfield, CA MSA</b>								
30% LIMITS	15650	17900	20150	22350	24150	25950	27750	29550
VERY LOW INCOME	26100	29800	33550	37250	40250	43250	46200	49200
60% LIMITS	31320	35760	40260	44700	48300	51900	55440	59040
LOW INCOME	41750	47700	53650	59600	64400	69150	73950	78700

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Visalia-Porterville, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Yuba City, CA MSA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Alpine County, CA</b>								
30% LIMITS	18150	20750	23350	25900	28000	30050	32150	34200
VERY LOW INCOME	30250	34600	38900	43200	46700	50150	53600	57050
60% LIMITS	36300	41520	46680	51840	56040	60180	64320	68460
LOW INCOME	46100	52650	59250	65800	71100	76350	81600	86900
<b>Amador County, CA</b>								
30% LIMITS	14450	16500	18550	20600	22250	23900	25550	27200
VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
60% LIMITS	28860	33000	37140	41220	44520	47820	51120	54420
LOW INCOME	38500	44000	49500	55000	59400	63800	68200	72600
<b>Calaveras County, CA</b>								
30% LIMITS	14750	16850	18950	21050	22750	24450	26150	27800
VERY LOW INCOME	24600	28100	31600	35100	37950	40750	43550	46350
60% LIMITS	29520	33720	37920	42120	45540	48900	52260	55620
LOW INCOME	39350	44950	50550	56150	60650	65150	69650	74150
<b>Colusa County, CA</b>								
30% LIMITS	12350	14100	15850	17600	19050	20450	21850	23250
VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
60% LIMITS	24660	28200	31740	35220	38040	40860	43680	46500
LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
<b>Del Norte County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Glenn County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Humboldt County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Inyo County, CA</b>								
30% LIMITS	15050	17200	19350	21450	23200	24900	26600	28350
VERY LOW INCOME	25050	28600	32200	35750	38650	41500	44350	47200
60% LIMITS	30060	34320	38640	42900	46380	49800	53220	56640
LOW INCOME	40050	45800	51500	57200	61800	66400	70950	75550
<b>Lake County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Lassen County, CA</b>								
30% LIMITS	14600	16650	18750	20800	22500	24150	25800	27500
VERY LOW INCOME	24300	27800	31250	34700	37500	40300	43050	45850
60% LIMITS	29160	33360	37500	41640	45000	48360	51660	55020
LOW INCOME	38850	44400	49950	55500	59950	64400	68850	73300
<b>Mariposa County, CA</b>								
30% LIMITS	13000	14850	16700	18550	20050	21550	23050	24500
VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
60% LIMITS	26040	29760	33480	37140	40140	43140	46080	49080
LOW INCOME	34650	39600	44550	49500	53500	57450	61400	65350
<b>Mendocino County, CA</b>								
30% LIMITS	12200	13950	15700	17400	18800	20200	21600	23000
VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
60% LIMITS	24360	27840	31320	34800	37620	40380	43200	45960
LOW INCOME	32500	37150	41800	46400	50150	53850	57550	61250

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Modoc County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Mono County, CA</b>								
30% LIMITS	16250	18550	20850	23150	25050	26900	28750	30600
VERY LOW INCOME	27050	30900	34750	38600	41700	44800	47900	51000
60% LIMITS	32460	37080	41700	46320	50040	53760	57480	61200
LOW INCOME	43250	49400	55600	61750	66700	71650	76600	81550
<b>Nevada County, CA</b>								
30% LIMITS	16100	18400	20700	23000	24850	26700	28550	30400
VERY LOW INCOME	26850	30700	34550	38350	41450	44500	47600	50650
60% LIMITS	32220	36840	41460	46020	49740	53400	57120	60780
LOW INCOME	42950	49050	55200	61300	66250	71150	76050	80950
<b>Plumas County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Sierra County, CA</b>								
30% LIMITS	13350	15250	17150	19050	20600	22100	23650	25150
VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
60% LIMITS	26700	30480	34320	38100	41160	44220	47280	50340
LOW INCOME	35600	40650	45750	50800	54900	58950	63000	67100
<b>Siskiyou County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
<b>Tehama County, CA</b>								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Trinity County, CA								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Tuolumne County, CA								
30% LIMITS	13400	15300	17200	19100	20650	22200	23700	25250
VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
60% LIMITS	26760	30540	34380	38160	41220	44280	47340	50400
LOW INCOME	35650	40750	45850	50900	55000	59050	63150	67200

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Bakersfield-Delano, CA MSA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	631	636	826	945	1035	1123	1212
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212
<b>Chico, CA MSA</b>							
LOW HOME RENT LIMIT	513	550	661	763	851	939	1027
HIGH HOME RENT LIMIT	527	660	837	959	1050	1140	1229
For Information Only:							
FAIR MARKET RENT	527	660	870	1242	1541	1772	2003
50% RENT LIMIT	513	550	661	763	851	939	1027
65% RENT LIMIT	649	696	837	959	1050	1140	1229
<b>El Centro, CA MSA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	523*	636*	748	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	476	579	748	1102	1325	1524	1723
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212
<b>Fresno, CA MSA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	640	676	826	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	649	676	853	1199	1399	1609	1819
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212
<b>Hanford-Corcoran, CA MSA</b>							
LOW HOME RENT LIMIT	504	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	504	596	807	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	504	596	807	1147	1206	1387	1568
65% RENT LIMIT	640	687	826	945	1035	1123	1212
<b>Los Angeles-Long Beach, CA HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	738	791	948	1096	1222	1349	1475
HIGH HOME RENT LIMIT	913	1034	1242	1426	1571	1716	1859
For Information Only:							
FAIR MARKET RENT	913	1103	1424	1926	2145	2467	2789
50% RENT LIMIT	738	791	948	1096	1222	1349	1475
65% RENT LIMIT	964	1034	1242	1426	1571	1716	1859

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Orange County, CA HUD Metro FMR Area							
LOW HOME RENT LIMIT	843	903	1083	1252	1397	1541	1685
HIGH HOME RENT LIMIT	1076	1154	1387	1594	1759	1922	2085
For Information Only:							
65% RENT LIMIT	1076	1154	1387	1594	1759	1922	2085
Madera-Chowchilla, CA MSA							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	640	651	826	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	647	651	881	1280	1404	1615	1825
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212
Merced, CA MSA							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	507*	587*	759	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	498	577	759	1118	1344	1546	1747
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212
Modesto, CA MSA							
LOW HOME RENT LIMIT	542	581	697	806	900	992	1085
HIGH HOME RENT LIMIT	583	720	886	1014	1111	1208	1305
For Information Only:							
FAIR MARKET RENT	583	720	923	1360	1578	1815	2051
50% RENT LIMIT	542	581	697	806	900	992	1085
65% RENT LIMIT	686	736	886	1014	1111	1208	1305
Napa, CA MSA							
LOW HOME RENT LIMIT	765	819	982	1135	1266	1397	1527
HIGH HOME RENT LIMIT	902	1044	1254	1440	1588	1733	1879
For Information Only:							
FAIR MARKET RENT	902	1131	1513	2159	2166	2491	2816
50% RENT LIMIT	765	819	982	1135	1266	1397	1527
Oxnard-Thousand Oaks-Ventura, CA MSA							
LOW HOME RENT LIMIT	793	850	1020	1178	1313	1450	1585
HIGH HOME RENT LIMIT	969	1125	1352	1554	1714	1872	2031
For Information Only:							
FAIR MARKET RENT	969	1158	1555	2148	2486	2859	3232
50% RENT LIMIT	793	850	1020	1178	1313	1450	1585
65% RENT LIMIT	1049	1125	1352	1554	1714	1872	2031

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Redding, CA MSA</b>							
LOW HOME RENT LIMIT	516	553	663	767	856	944	1032
HIGH HOME RENT LIMIT	651	699	842	964	1055	1146	1236
For Information Only:							
65% RENT LIMIT	651	699	842	964	1055	1146	1236
<b>Riverside-San Bernardino-Ontario, CA MSA</b>							
LOW HOME RENT LIMIT	586	628	753	871	972	1072	1172
HIGH HOME RENT LIMIT	743	797	958	1099	1206	1312	1418
For Information Only:							
FAIR MARKET RENT	788	908	1153	1629	1987	2285	2583
50% RENT LIMIT	586	628	753	871	972	1072	1172
65% RENT LIMIT	743	797	958	1099	1206	1312	1418
<b>Sacramento--Arden-Arcade--Roseville, CA HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	666	713	856	989	1103	1218	1331
HIGH HOME RENT LIMIT	717*	806	1012	1252	1378	1501	1625
For Information Only:							
FAIR MARKET RENT	676	806	1012	1491	1792	2061	2330
50% RENT LIMIT	666	713	856	989	1103	1218	1331
65% RENT LIMIT	846	908	1092	1252	1378	1501	1625
<b>Yolo, CA HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	673	721	866	1000	1116	1231	1345
HIGH HOME RENT LIMIT	757	818	1105	1290	1419	1547	1676
For Information Only:							
FAIR MARKET RENT	757	818	1105	1628	1899	2184	2469
50% RENT LIMIT	673	721	866	1000	1116	1231	1345
65% RENT LIMIT	871	935	1124	1290	1419	1547	1676
<b>Salinas, CA MSA</b>							
LOW HOME RENT LIMIT	635	680	816	942	1051	1160	1268
HIGH HOME RENT LIMIT	846	908	1092	1254	1379	1502	1627
For Information Only:							
FAIR MARKET RENT	879	987	1244	1814	2029	2333	2638
50% RENT LIMIT	635	680	816	942	1051	1160	1268
<b>San Diego-Carlsbad-San Marcos, CA MSA</b>							
LOW HOME RENT LIMIT	708	759	911	1053	1175	1296	1417
HIGH HOME RENT LIMIT	931	999	1202	1379	1519	1657	1796
For Information Only:							
FAIR MARKET RENT	964	1060	1390	2021	2462	2831	3201
50% RENT LIMIT	708	759	911	1053	1175	1296	1417
65% RENT LIMIT	931	999	1202	1379	1519	1657	1796

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Oakland-Fremont, CA HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	818	876	1052	1215	1356	1496	1636
HIGH HOME RENT LIMIT	1039	1168	1404	1614	1780	1946	2111
For Information Only:							
65% RENT LIMIT	1089	1168	1404	1614	1780	1946	2111
<b>San Francisco, CA HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	1026	1099	1318	1523	1700	1876	2051
HIGH HOME RENT LIMIT	1256	1409	1693	1947	2153	2357	2561
For Information Only:							
FAIR MARKET RENT	1256	1635	2062	2801	3386	3894	4402
50% RENT LIMIT	1026	1099	1318	1523	1700	1876	2051
65% RENT LIMIT	1314	1409	1693	1947	2153	2357	2561
<b>San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	931	997	1196	1382	1542	1701	1860
HIGH HOME RENT LIMIT	1165	1250	1502	1727	1906	2085	2264
For Information Only:							
FAIR MARKET RENT	1213	1419	1809	2551	2892	3326	3760
50% RENT LIMIT	931	997	1196	1382	1542	1701	1860
65% RENT LIMIT	1165	1250	1502	1727	1906	2085	2264
<b>San Benito County, CA HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	698	748	898	1037	1157	1277	1396
HIGH HOME RENT LIMIT	761	945	1157	1327	1461	1594	1726
For Information Only:							
FAIR MARKET RENT	761	945	1279	1885	2265	2605	2945
50% RENT LIMIT	698	748	898	1037	1157	1277	1396
65% RENT LIMIT	896	962	1157	1327	1461	1594	1726
<b>San Luis Obispo-Paso Robles, CA MSA</b>							
LOW HOME RENT LIMIT	675	723	867	1002	1118	1234	1349
HIGH HOME RENT LIMIT	877	952	1144	1313	1445	1576	1707
For Information Only:							
FAIR MARKET RENT	877	1014	1309	1929	2011	2313	2614
50% RENT LIMIT	675	723	867	1002	1118	1234	1349
<b>Santa Barbara-Santa Maria-Goleta, CA MSA</b>							
LOW HOME RENT LIMIT	702	752	902	1043	1163	1283	1403
HIGH HOME RENT LIMIT	893	958	1151	1321	1454	1586	1718
For Information Only:							
FAIR MARKET RENT	1060	1218	1460	1951	2259	2598	2937
50% RENT LIMIT	702	752	902	1043	1163	1283	1403
65% RENT LIMIT	893	958	1151	1321	1454	1586	1718

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Santa Cruz-Watsonville, CA MSA</b>							
LOW HOME RENT LIMIT	863	925	1110	1281	1430	1578	1725
HIGH HOME RENT LIMIT	1073	1181	1419	1632	1800	1968	2136
For Information Only:							
65% RENT LIMIT	1101	1181	1419	1632	1800	1968	2136
<b>Santa Rosa-Petaluma, CA MSA</b>							
LOW HOME RENT LIMIT	723	775	930	1074	1198	1322	1445
HIGH HOME RENT LIMIT	898	988	1187	1362	1500	1637	1774
For Information Only:							
FAIR MARKET RENT	898	1047	1370	2019	2367	2722	3077
50% RENT LIMIT	723	775	930	1074	1198	1322	1445
65% RENT LIMIT	920	988	1187	1362	1500	1637	1774
<b>Stockton, CA MSA</b>							
LOW HOME RENT LIMIT	581	622	746	862	962	1061	1160
HIGH HOME RENT LIMIT	638*	721	946	1087	1193	1297	1403
For Information Only:							
FAIR MARKET RENT	605	721	946	1394	1675	1926	2178
50% RENT LIMIT	581	622	746	862	962	1061	1160
65% RENT LIMIT	735	789	948	1087	1193	1297	1403
<b>Vallejo-Fairfield, CA MSA</b>							
LOW HOME RENT LIMIT	723	775	930	1074	1198	1322	1445
HIGH HOME RENT LIMIT	765	964	1187	1362	1500	1637	1774
For Information Only:							
FAIR MARKET RENT	765	964	1207	1779	2115	2432	2750
50% RENT LIMIT	723	775	930	1074	1198	1322	1445
65% RENT LIMIT	920	988	1187	1362	1500	1637	1774
<b>Visalia-Porterville, CA MSA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	577	592	771	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	577	592	771	1136	1321	1519	1717
50% RENT LIMIT	507	543	652	753	840	926	1013
<b>Yuba City, CA MSA</b>							
LOW HOME RENT LIMIT	520	557	668	772	862	951	1039
HIGH HOME RENT LIMIT	551	664	847	970	1063	1154	1245
For Information Only:							
FAIR MARKET RENT	551	664	850	1228	1454	1672	1890
50% RENT LIMIT	520	557	668	772	862	951	1039
65% RENT LIMIT	656	704	847	970	1063	1154	1245

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Alpine County, CA</b>							
LOW HOME RENT LIMIT	595	674	912	1019	1253	1383	1512
HIGH HOME RENT LIMIT	595	674*	912*	1019	1320	1518	1716
For Information Only:							
65% RENT LIMIT	964	1034	1243	1427	1573	1717	1861
<b>Amador County, CA</b>							
LOW HOME RENT LIMIT	633	678	813	940	1048	1157	1265
HIGH HOME RENT LIMIT	644*	729	986	1260	1386	1511	1635
For Information Only:							
FAIR MARKET RENT	587	729	986	1308	1592	1831	2070
50% RENT LIMIT	633	678	813	940	1048	1157	1265
65% RENT LIMIT	851	913	1098	1260	1386	1511	1635
<b>Calaveras County, CA</b>							
LOW HOME RENT LIMIT	615	658	790	913	1018	1123	1228
HIGH HOME RENT LIMIT	672*	699	882	1220	1341	1461	1581
For Information Only:							
FAIR MARKET RENT	642	699	882	1300	1562	1796	2031
50% RENT LIMIT	615	658	790	913	1018	1123	1228
65% RENT LIMIT	824	884	1063	1220	1341	1461	1581
<b>Colusa County, CA</b>							
LOW HOME RENT LIMIT	513	550	661	763	851	939	1027
HIGH HOME RENT LIMIT	569	573	775	992	1088	1181	1275
For Information Only:							
FAIR MARKET RENT	569	573	775	1142	1373	1579	1785
50% RENT LIMIT	513	550	661	763	851	939	1027
65% RENT LIMIT	671	721	867	992	1088	1181	1275
<b>Del Norte County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	613	617	826	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	613	617	835	1230	1343	1544	1746
50% RENT LIMIT	507	543	652	753	840	926	1013
<b>Glenn County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	570	574	777	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	570	574	777	1121	1376	1582	1789
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Humboldt County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	630	692	869	996	1091	1186	1280
For Information Only:							
65% RENT LIMIT	674	723	869	996	1091	1186	1280
<b>Inyo County, CA</b>							
LOW HOME RENT LIMIT	626	670	805	930	1037	1144	1251
HIGH HOME RENT LIMIT	728	758	901	1201	1320	1438	1557
For Information Only:							
FAIR MARKET RENT	728	758	901	1328	1596	1835	2075
50% RENT LIMIT	626	670	805	930	1037	1144	1251
65% RENT LIMIT	811	871	1047	1201	1320	1438	1557
<b>Lake County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	626	630	826	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	626	630	853	1257	1270	1461	1651
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212
<b>Lassen County, CA</b>							
LOW HOME RENT LIMIT	607	651	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	646	683	924	1182	1297	1415	1530
For Information Only:							
FAIR MARKET RENT	646	683	924	1292	1297	1492	1686
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	799	857	1031	1182	1299	1415	1530
<b>Mariposa County, CA</b>							
LOW HOME RENT LIMIT	542	581	697	805	898	991	1083
HIGH HOME RENT LIMIT	611	621	840	1046	1153	1253	1354
For Information Only:							
FAIR MARKET RENT	611	621	840	1046	1356	1559	1763
50% RENT LIMIT	542	581	697	805	898	991	1083
<b>Mendocino County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	754	841	928	1015
HIGH HOME RENT LIMIT	640	688	827	947	1036	1125	1214
For Information Only:							
FAIR MARKET RENT	811	869	1147	1580	1910	2197	2483
50% RENT LIMIT	507	543	652	754	841	928	1015
65% RENT LIMIT	640	688	827	947	1036	1125	1214

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
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----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Modoc County, CA</b>							
LOW HOME RENT LIMIT	468	542	643	753	840	926	1013
HIGH HOME RENT LIMIT	468	542	643	945	1035	1123	1212
For Information Only:							
65% RENT LIMIT	640	687	826	945	1035	1123	1212
<b>Mono County, CA</b>							
LOW HOME RENT LIMIT	711	761	913	1055	1177	1299	1421
HIGH HOME RENT LIMIT	842	962	1141	1420	1564	1707	1851
For Information Only:							
FAIR MARKET RENT	842	962	1141	1421	1842	2118	2395
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	959	1029	1237	1420	1564	1707	1851
<b>Nevada County, CA</b>							
LOW HOME RENT LIMIT	671	719	863	997	1112	1228	1342
HIGH HOME RENT LIMIT	853	914	1099	1261	1388	1512	1637
For Information Only:							
FAIR MARKET RENT	1016	1023	1355	1997	2309	2655	3002
50% RENT LIMIT	671	719	863	997	1112	1228	1342
65% RENT LIMIT	853	914	1099	1261	1388	1512	1637
<b>Plumas County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	512	636	834	955	1046	1136	1226
For Information Only:							
FAIR MARKET RENT	512	636	861	1072	1416	1628	1841
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	646	694	834	955	1046	1136	1226
<b>Sierra County, CA</b>							
LOW HOME RENT LIMIT	616	660	791	914	1020	1125	1230
HIGH HOME RENT LIMIT	757	769	1013	1162	1278	1391	1504
For Information Only:							
FAIR MARKET RENT	757	769	1040	1533	1679	1931	2183
50% RENT LIMIT	616	660	791	914	1020	1125	1230
<b>Siskiyou County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	522	622	794	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	522	622	794	1158	1303	1498	1694
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Tehama County, CA</b>							
LOW HOME RENT LIMIT	491	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	491*	580	785	945	1035	1123	1212
For Information Only:							
65% RENT LIMIT	640	687	826	945	1035	1123	1212
<b>Trinity County, CA</b>							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	551	554	741	950	1041	1130	1219
For Information Only:							
FAIR MARKET RENT	551	554	741	1092	1312	1509	1706
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	643	690	831	950	1041	1130	1219
<b>Tuolumne County, CA</b>							
LOW HOME RENT LIMIT	581	623	747	863	963	1063	1162
HIGH HOME RENT LIMIT	613*	704	952	1095	1201	1307	1413
For Information Only:							
FAIR MARKET RENT	580	704	952	1403	1408	1619	1830
50% RENT LIMIT	581	623	747	863	963	1063	1162
65% RENT LIMIT	740	794	956	1095	1201	1307	1413

\* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.