



SNRHA Annual Plan

FY 2015 Annual Plan

5 Year Plan

FY 2015 to 2019

TABLE OF CONTENTS

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ANNUAL AGENCY PLAN UPDATE
FY2015-FY2019
FIVE YEAR PLAN

TABLE OF CONTENTS

Section 1	Executive Summary – Updated in Section 21 (HUD 50075) Section 6.0
Section 2	Five-Year Plan Statement, Mission Statement and Goals and Objectives – Updated in Section 21 (HUD 50075) Section 5.0
Section 3	Assessment of Housing Needs – No Changes
Section 4	Assessment of Financial Resources Operating Budget
Section 5	A. Housing Choice Voucher Administrative Plan B. Admissions and Continued Policy (ACOP) C. Public Housing Lease Agreement Updates are addressed in section 21 (HUD 50075) Section 6.0
Section 6	Rent Determination Policy
Section 7	Operations and Management A. Preventive Maintenance Plan /'P q'Ej cpi gu B. Emergency Maintenance Policy /'P q'Ej cpi gu C. Master Charge Sheet /'P q'Ej cpi gu D. Resident Advisory Board Members Resident Council Board Members E. Resident Advisory Board Policy and By-Laws F. Resident Board Member Appointment Procedures
Section 8	Grievance Procedure – Updated in Section 21 (HUD50075) Section 6.0
Section 9	Capital Improvement Plan
Section 10	Demolition and Disposition – No Changes
Section 11	Designation of Housing for Elderly and Disabled Site-Based Audit
Section 12	Conversion of Public Housing – No Changes

Page 2
Table of Contents
SNRHA Agency Plan
Five-Year Plan FY15-FY19

Section 13	Homeownership Activities – No Changes
Section 14	Community Service – No Changes
Section 15	Safety and Crime Prevention – No Changes
Section 16	Pet Ownership – No Changes
Section 17	Civil Rights Certifications – No Changes
Section 18	Annual Audit – End FY2012
Section 19	Asset Management Plan – Updates are explained in Section 21 (HUD50075), pg. 22
Section 20	Statements and Certifications
Section 21	HUD Template
Section 22	Family Self-Sufficiency Action Plan
Section 23	Procurement Policies A. Federally Funded Procurement Policy B. Action 3 Policy

TAB -1

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

The Executive Summary is addressed and updated in TAB 21 (HUD 50075) Section 6.0

TAB - 2

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

FIVE-YEAR PLAN

The Southern Nevada Regional Housing Authority (SNRHA) has made a tremendous amount of progress, during the short time period in which the SNRHA has been in effect, in meeting the goals and objectives outlined in the Five-Year Plan. The Authority continues to utilize creative approaches to addressing traditional problems encountered in multi-family property and asset management. The organizational structure includes a core management team structure that ensures performance in all operational areas by teamwork, commitment and a strong work ethic. This has been the result of an improved trend at the agency that began close to a decade ago and is critical to the agency's success in the future.

For the purpose of the Annual Plan, the goals and objectives will remain as stated in the original five-year plan. However, the Authority has begun the process of a comprehensive review of the goals to ensure that the agency meets the housing needs of the low and moderate income citizens of Southern Nevada. Based on current progress the Authority is planning a restatement of core goals in next years Annual Plan. The Authority's Mission Statement and its **FY 2015** through **FY 2019** Five-Year Plan are included in TAB 21 (HUD50075) section 5.0

TAB - 3

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

ASSESSMENT OF HOUSING NEEDS

There have been no Changes in this area.

Modernization, Replacement Housing and other developments funds will be utilized to implement previously approved plan revisions. The PNA report will be reviewed and updated at least every five years.

The entire PNA report prepared by The Nelrod Company is available upon request.

Physical Needs Assessment
 Capital Fund Financing Program/
 Operating Fund Financing Program

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No.
 (exp.)
 HUD-52828

PNA Summary

Public Reporting Burden for this collection of information is estimated to average 16 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

HAName Southern Nevada Regional HA	HA Number NV018
---------------------------------------	--------------------

Development / AMP Name	Development / AMP Number	Immediate Need	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Affordable Housing	Affordable Housing	\$ 7,265,282.66	\$ 5,015,084.52	\$ 10,246,684.85	\$ 8,289,124.36	\$ 11,563,903.45	\$ 42,380,079.85	\$ 56,356.49
Aida Brents Gardens	NV018002301	\$ -	\$ 181,133.55	\$ 322,804.05	\$ 248,344.30	\$ 316,581.70	\$ 1,068,863.60	\$ 44,535.98
Archie Grant Park	NV018002302	\$ 241,580.27	\$ 692,216.63	\$ 1,037,112.36	\$ 829,896.82	\$ 1,902,787.78	\$ 4,703,593.86	\$ 37,628.75
Arthur D. Sartini Plaza	NV018002303	\$ 13,344.09	\$ 1,806,735.91	\$ 1,570,518.87	\$ 1,629,368.96	\$ 2,473,243.72	\$ 7,493,211.54	\$ 28,931.32
Ernie Cragin Terrace	NV018002304	\$ -	\$ 27,602.28	\$ 202,630.14	\$ 999,798.56	\$ 326,399.92	\$ 1,556,430.91	\$ 38,910.77
Harry Levy Gardens	NV018002306	\$ -	\$ 43,487.09	\$ 636,148.07	\$ 1,181,210.80	\$ 1,630,432.70	\$ 3,491,278.65	\$ 23,275.19
James Down Towers	NV018002307	\$ -	\$ 3,345,065.23	\$ 339,947.40	\$ 1,313,972.04	\$ 927,127.40	\$ 5,926,112.07	\$ 29,630.56
Marble Manor	NV018002308	\$ -	\$ 5,587,559.48	\$ 4,620,714.78	\$ 2,498,093.63	\$ 2,261,287.01	\$ 14,967,654.89	\$ 63,692.15
Sherman Gardens Annex	NV018002309	\$ 1,625,099.06	\$ 2,340,503.87	\$ 4,968,664.23	\$ 3,053,219.84	\$ 1,610,198.01	\$ 13,597,685.02	\$ 78,147.62
Scattered Sites / MROP	NV018002311	\$ -	\$ 2,209,858.56	\$ 3,435,313.93	\$ 2,278,794.05	\$ 2,244,779.06	\$ 10,168,745.60	\$ 62,770.03
Sherman Gardens	NV018002312	\$ -	\$ 1,815,946.51	\$ 1,569,133.15	\$ 3,654,417.15	\$ 1,761,775.91	\$ 8,801,272.72	\$ 62,866.23
Vera Johnson Manor A	NV018002313	\$ 217,300.00	\$ 3,966,386.30	\$ 154,533.10	\$ 652,543.29	\$ 2,688,448.56	\$ 7,679,211.25	\$ 109,703.02
Vera Johnson Manor B	NV018002314	\$ 886,816.05	\$ 2,502,055.34	\$ 1,403,349.29	\$ 2,753,996.40	\$ 4,392,496.84	\$ 11,938,713.92	\$ 106,595.66
Rose Garden Sr Citizen	NV018007001	\$ 3,108,000.00	\$ 5,801,516.37	\$ 776,067.95	\$ 847,466.84	\$ 1,109,020.65	\$ 11,642,071.81	\$ 97,017.27
Art Espinoza Terrace	NV018013002	\$ 67,281.49	\$ 1,436,103.85	\$ 692,658.09	\$ 1,419,417.15	\$ 2,233,176.62	\$ 5,848,637.20	\$ 58,486.37
Hampton Court Apts	NV018013005	\$ 105,355.91	\$ 916,809.46	\$ 873,892.42	\$ 1,882,940.49	\$ 1,618,093.93	\$ 5,397,092.21	\$ 53,970.92
Hullum Homes	NV018013007	\$ 213,103.71	\$ 1,197,979.50	\$ 937,132.60	\$ 284,111.17	\$ 1,372,481.67	\$ 4,004,808.66	\$ 67,878.11
Biegger Estates	NV018013008	\$ 230,142.90	\$ 2,960,597.00	\$ 1,463,289.85	\$ 2,659,497.99	\$ 1,846,119.85	\$ 9,159,647.60	\$ 76,971.83
Schaffer Heights	NV018013009	\$ 10,122.94	\$ 972,771.18	\$ 732,625.71	\$ 645,142.43	\$ 1,706,851.80	\$ 4,067,514.05	\$ 54,233.52
Jones Gardens	NV018013010	\$ 195,792.10	\$ 2,205,774.10	\$ 1,741,013.01	\$ 1,418,231.20	\$ 1,478,119.41	\$ 7,038,929.82	\$ 78,210.33
Scattered Sites	NV018013016	\$ 291,850.02	\$ 3,543,212.58	\$ 2,493,180.78	\$ 2,576,865.98	\$ 1,948,150.13	\$ 10,853,259.49	\$ 83,486.61
John W. Simmons Manor	NV018013020	\$ 1,119.89	\$ 1,176,988.89	\$ 951,385.01	\$ 815,130.85	\$ 1,072,961.26	\$ 4,017,585.90	\$ 65,862.06
Totals		\$ 14,472,191.08	\$ 49,745,388.24	\$ 41,168,799.63	\$ 41,931,584.27	\$ 48,484,437.40	\$ 195,802,400.62	\$ 59,388.05
	Affordable Housing	\$ 7,265,282.66	\$ 5,015,084.52	\$ 10,246,684.85	\$ 8,289,124.36	\$ 11,563,903.45	\$ 42,380,079.85	
	Public Housing	\$ 7,206,908.43	\$ 44,730,303.69	\$ 30,922,114.79	\$ 33,642,459.93	\$ 36,920,533.94	\$ 153,422,320.77	

Category	Immediate Need	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	per Unit/Bldg/Site/CA
Total Preliminary Estimated Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Component	Immediate Need	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Windows	\$ -	\$ 6,407,031.45	\$ 4,876,723.22	\$ 1,394,131.20	\$ 1,184,028.10	\$ 13,861,913.97	\$ 3,825.03
Roofs	\$ 1,194,621.19	\$ 438,985.99	\$ -	\$ 383,394.80	\$ 2,586,196.30	\$ 4,603,198.29	\$ 1,270.20
Kitchen	\$ 2,504,710.24	\$ 6,480,681.42	\$ 6,222,853.24	\$ 4,334,155.47	\$ 6,820,616.61	\$ 26,363,016.98	\$ 7,274.56
Bathroom	\$ 1,273,362.54	\$ 2,995,084.96	\$ 5,309,914.82	\$ 1,693,597.79	\$ 3,536,113.28	\$ 14,808,073.40	\$ 4,086.11
Walls	\$ 5,332.02	\$ 1,988,005.10	\$ 2,808,702.69	\$ 3,071,343.68	\$ 7,382,610.30	\$ 15,255,993.79	\$ 4,209.71
Total Preliminary Estimated Cost	\$ 4,978,026.00	\$ 18,309,788.93	\$ 19,218,193.97	\$ 10,876,622.94	\$ 21,509,564.58	\$ 74,892,196.43	\$ 20,665.62

TAB - 4

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

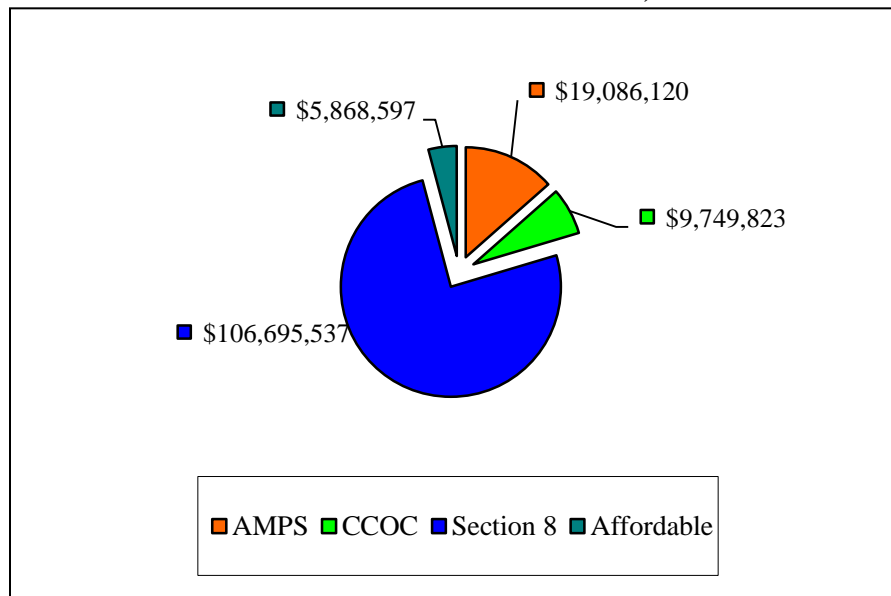
Assessment of Financial Resources

The assessment of financial resources is intended to describe the major sources and uses of funds available for the achievement of goals and objectives outlined in the Five Year Plan or supporting operational documents and plans. Some of the resources are restrictive in the use as defined in regulation or law and this information is available within the applicable regulations for each program or activity. To generate this Assessment of Financial Resources, information was taken from the following sources:

- FY 2014 Public Housing Operating Budget (FYE 09/30/14)
- FY Central Office Cost Center (FYE 09/30/14)
- FY 2014 Housing Choice Voucher Program Budget (FYE 09/30/14)
- FY 2014 Affordable Housing Budget (FYE 09/30/14)
- FFY 2014 Capital Fund Program Budget
- FFY 2014 Replacement Housing Factors I & II

The following charts summarize the financial health of the Authority. Generally, operating funds are for the current fiscal year (PHA FYE 09/30/14) and special revenue funds are for the current federal fiscal year. The PHA is assuming that operating revenue for FY 2014 will remain constant.

**SUMMARY OF INCOME – AGENCY-WIDE
FISCAL YEAR ENDING SEPTEMBER 30, 2014**



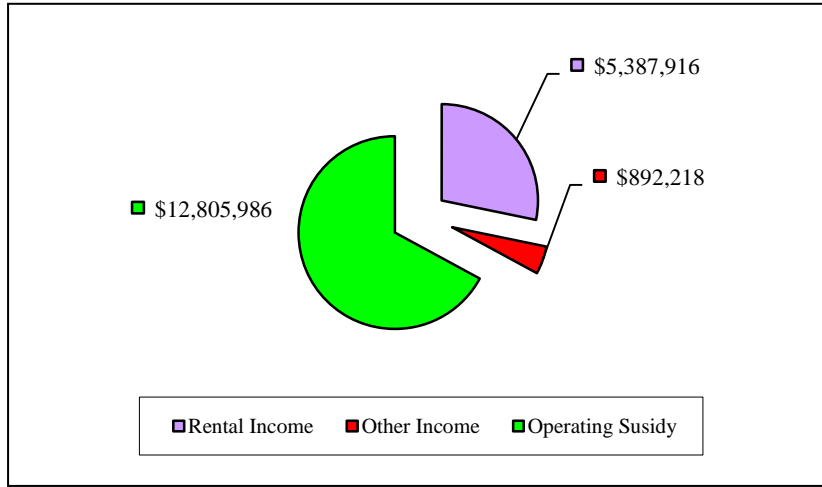
Based on FY 2014, operating budgets total \$141,400,077. The Low Income Public Housing Program Asset Management Projects (AMPS) account for 14% and the Central Office Cost Center account for 7% of the operating revenue, the Housing Choice Voucher Program accounts for 75% of operating revenue, and the Affordable Housing Program accounts for 4% of

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

operating revenue. Sources of income for each program are detailed in the following charts and are based on FY 2014 program budgets.

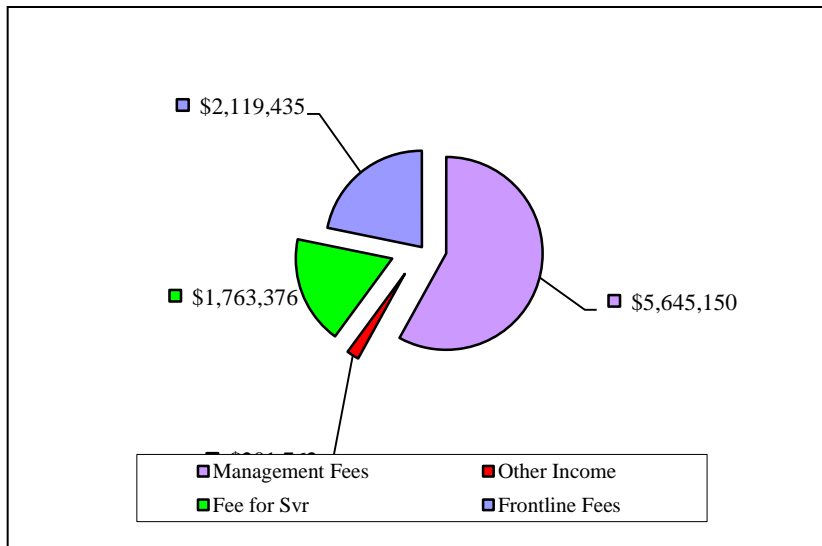
**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

**BREAKDOWN OF INCOME SOURCES – LOW RENT PUBLIC HOUSING PROGRAM - AMPS
FISCAL YEAR ENDING SEPTEMBER 30, 2014**



Rental Income represents 28% of total LIPH receipts, Other Income (Includes amount from Interest for Other Programs) represents 5% of total LIPH receipts, and Operating Subsidy from HUD represents 67% of total LIPH –AMPS receipts.

**BREAKDOWN OF INCOME SOURCES – CENTRAL OFFICE COST CENTER (CCOC)
FISCAL YEAR ENDING SEPTEMBER 30, 2014**

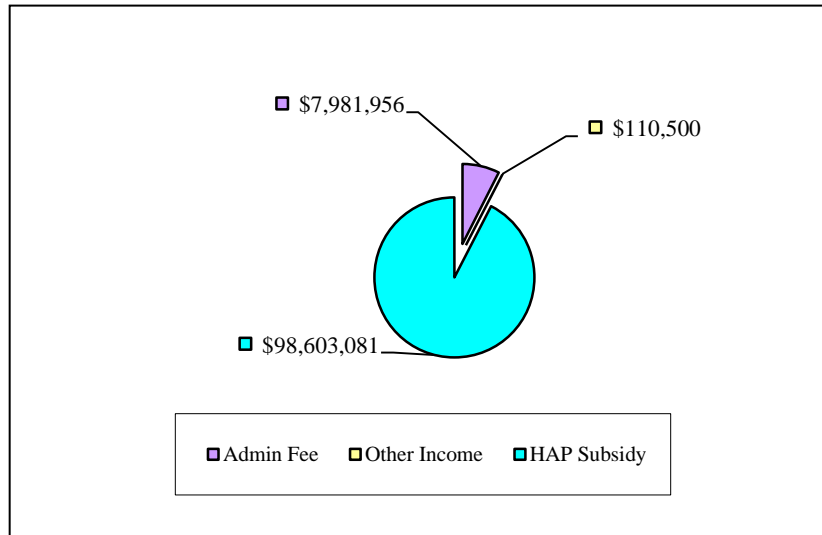


Management Fees Income represents 58% of total Central Office Cost Center (CCOC) receipt, Other Income (includes interest income and other income) represents 2% of total CCOC receipts,

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

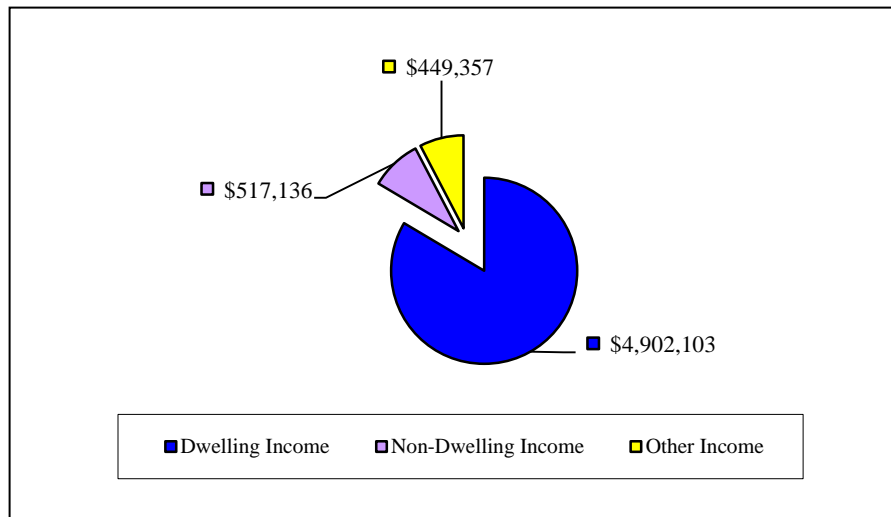
Fee for Service income totals 18%, and Frontline income represents 22% of total CCOC receipts.

**BREAKDOWN OF INCOME SOURCES – HOUSING CHOICE VOUCHER PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2014**



Administrative Fees represent 7.5% of total Housing Choice Voucher Program receipts, Other Income represents less than .05% of total Housing Choice Voucher receipts, and HAP Subsidy from HUD represents 92% of total Housing Choice Voucher Program receipts.

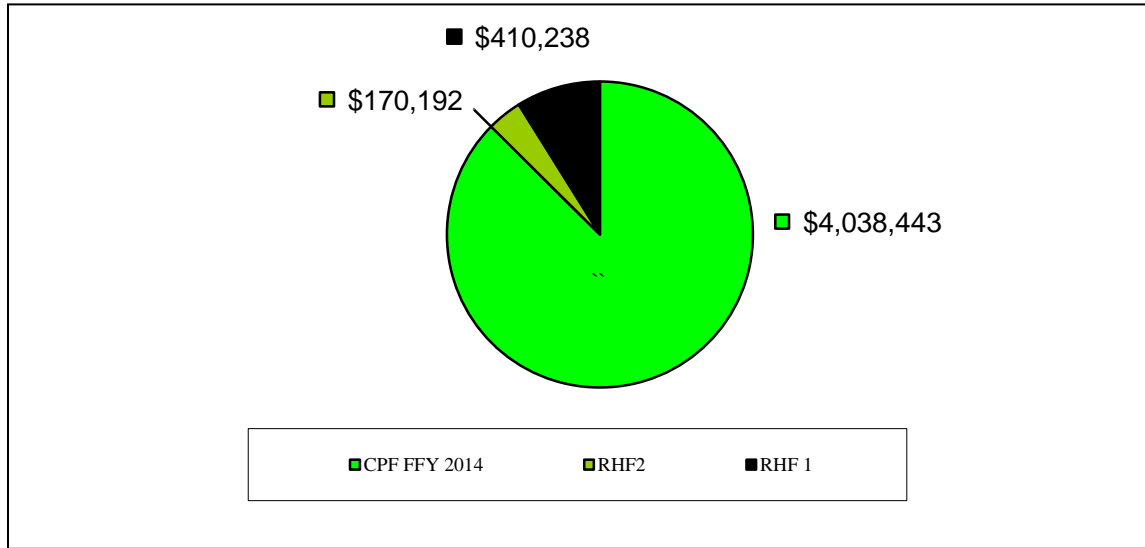
**BREAKDOWN OF INCOME SOURCES – AFFORDABLE HOUSING PROGRAM
FISCAL YEAR ENDING SEPTEMBER 30, 2014**



**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Dwelling Income represents 83% of total Affordable Housing receipts, Non-Dwelling Income represents 9% of total Affordable Housing receipts, and Other Income represents 8% of total Affordable Housing receipts.

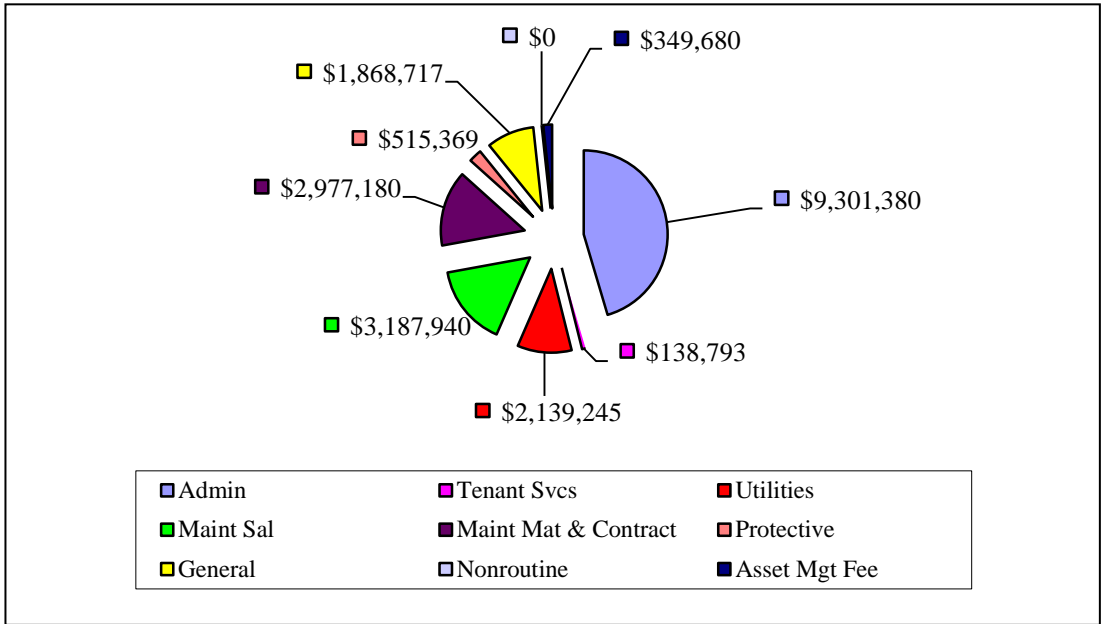
INCOME FROM SPECIAL REVENUE FUNDS



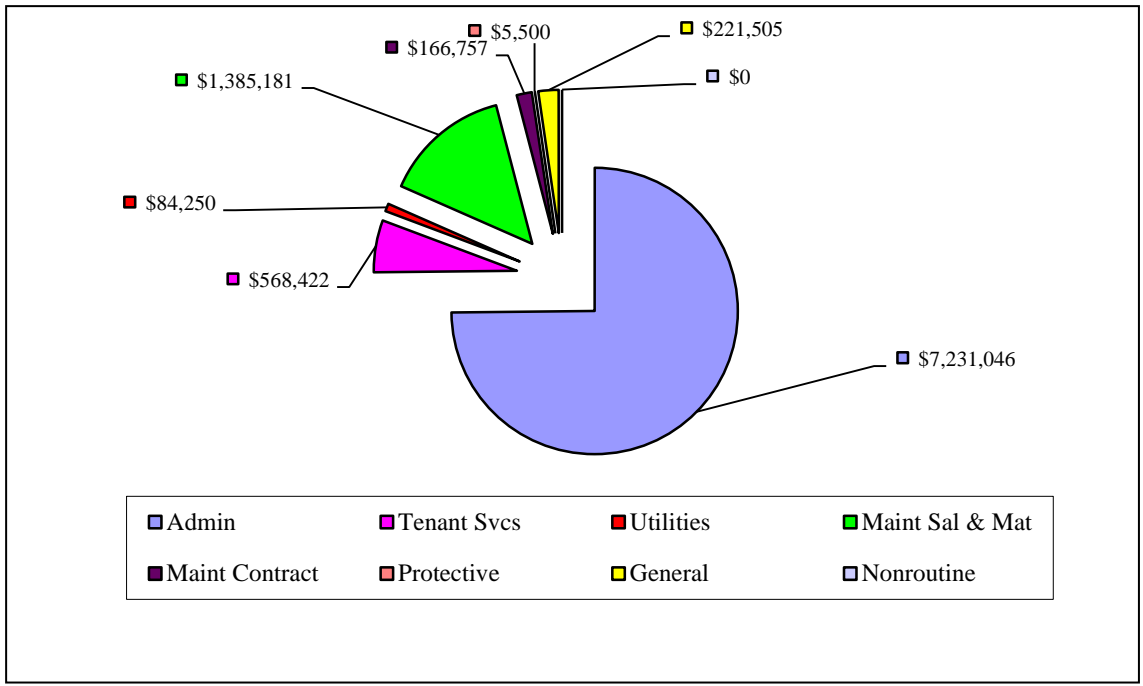
All special revenue funds are from HUD FFY 2014 and are awarded during the PHA's FY 2014 based on budgets submitted with this plan. Of special revenue funds, the Capital Fund Program represents 86% of funding, the Replacement Housing Factor I represent 10% of funding, and the Replacement Housing Factor II represents 4%. Total special revenue funds are \$4,078,419 resulting in total agency income for FY 2014 of \$145,478,496.

Estimated Expenditures – Public Housing Program-AMPS
FISCAL YEAR ENDING SEPTEMBER 30, 2014

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**



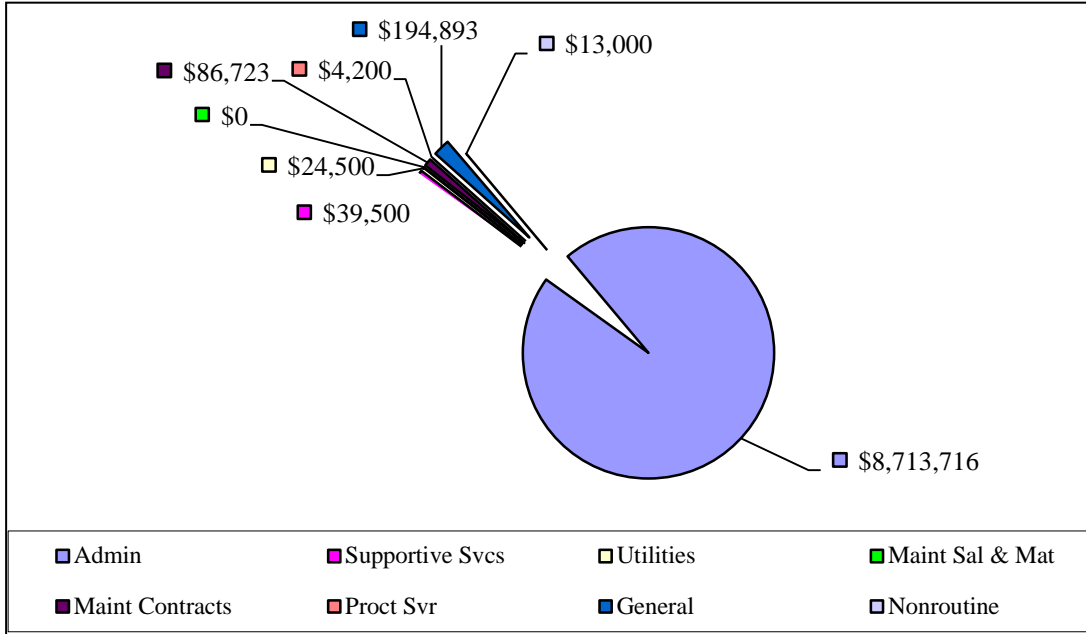
**Estimated Expenditures – Public Housing Program-COCC
FISCAL YEAR ENDING SEPTEMBER 30, 2014**



**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Estimated Expenditures – Housing Choice Voucher Program

FISCAL YEAR ENDING SEPTEMBER 30, 2014

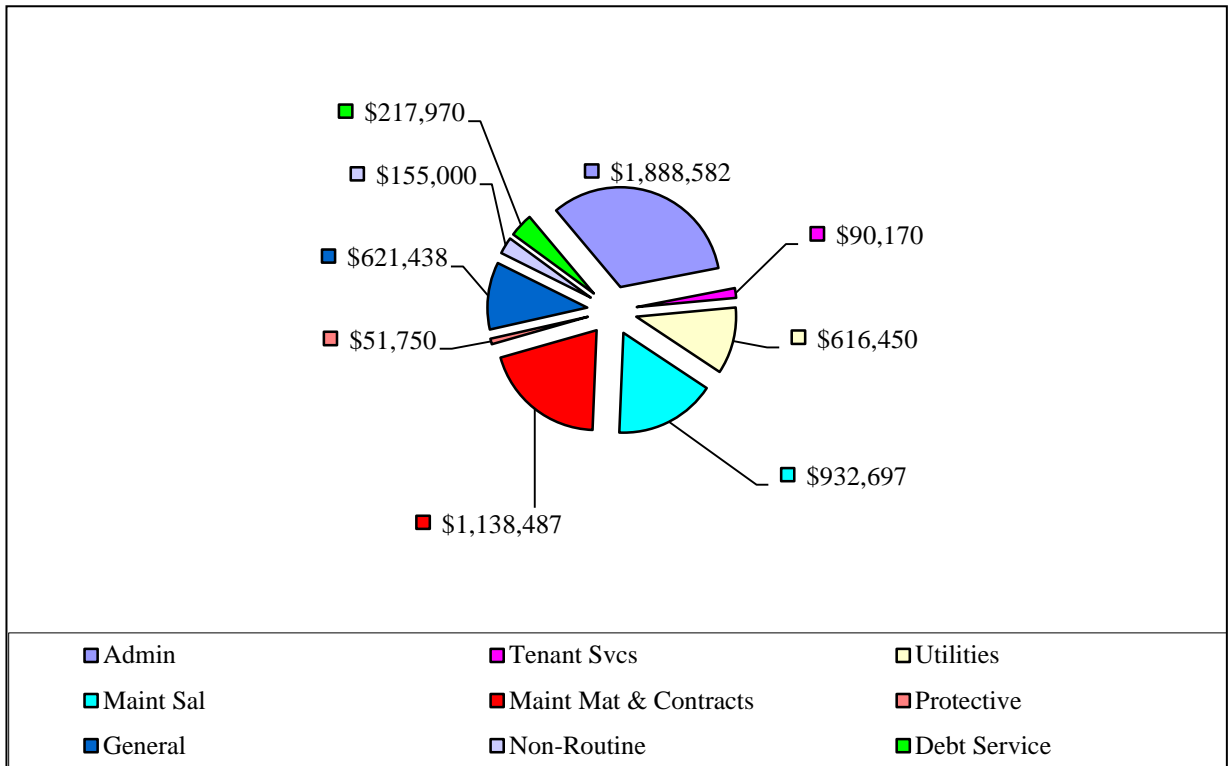


The above Housing Choice Voucher Program expenditures do not include \$98,603,081 in HAP Payments that should be included under the General Expense line above.

Estimated Expenditures – Affordable Housing Program

FISCAL YEAR ENDING SEPTEMBER 30, 2013

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**



The above Affordable Housing expenditures are based on the FY 2014 Affordable Housing budget.

TAB - 5

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

ELIGIBILITY, SELECTION & ADMISSIONS POLICY

All updates to the Admin. Plan and ACOP are located in TAB 21 (HUD 50075), section 6.0.

This section includes:

- PUBLIC HOUSING LEASE

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

1 Community Name _____ Community No.
2 _____ Name of Tenant _____ Client
3 No. _____
4 No. _____ Bedroom Size _____ Address _____

5 THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY (hereinafter referred to as
6 "SNRHA") does hereby lease to _____
7 (hereinafter "Tenant") the above dwelling unit described under the terms and conditions stated
8 herein:

9
10 **1. TERMS OF LEASE, AUTOMATIC RENEWAL AND RENTAL PROVISION:**

11 (a) The initial term of this lease shall begin on _____ and end at
12 midnight on _____. The rent for this initial period is \$ _____,
13 payable in advance on the first day of occupancy.

14 (b) The lease term is for _____ months and _____ days. Renewals of the lease will be
15 for an additional 12-month term. The lease will not be renewed if the family has violated the
16 requirement for resident performance of community service participation or an economic
17 self-sufficiency program.

18 (c) The monthly rent due under this Lease is \$ _____ and is due and payable in
19 advance on the first day of each month. The monthly rent will remain in effect unless
20 adjusted in accordance with the provisions of Section 10 of this lease.

21 (d) A fee for late payment of rent in the amount of \$40.00 shall be payable for rent due and
22 unpaid by the fifth (5th) day of the month. In addition to the foregoing late fee, the Tenant
23 agrees to pay a charge of \$25.00 for each check or ACH returned to SNRHA for non-
24 sufficient funds. SNRHA will no longer accept a personal check or ACH for payment of rent
25 or other charges upon receipt of one returned check for a period of no less than one year.
26 SNRHA does not accept cash payments.

27 (e) In the event this Lease is terminated by the Tenant as provided in Section 20 (a), any
28 rental refund due Tenant shall be prorated daily after the date of the expiration of the (30)
29 thirty day notice period. In the event Tenant vacates the premises without notice, Tenant
30 shall be charged rent on a prorated daily basis until SNRHA learns of the vacancy. The

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

31 tenant will also be responsible for damages and other charges incurred.

32 (f) It is expressly understood and agreed that if the Tenant is transferring from any Public
33 Housing SNRHA-operated, or HUD assisted dwelling unit, payment of any unpaid rent,
34 damages, or charges due under the previous Lease shall be paid prior to the execution of a
35 new lease.

36 **2. MEMBERS OF HOUSEHOLD:**

37 (a) Occupancy due under this Lease is limited to the following members of Tenant's
38 household:

39	<u>Name</u>	<u>Relationship</u>	<u>Soc. Sec #</u>	<u>D.O.B.</u>
40	_____	_____	_____	_____
41	_____	_____	_____	_____
42	_____	_____	_____	_____
43	_____	_____	_____	_____
44	_____	_____	_____	_____
45	_____	_____	_____	_____
46	_____	_____	_____	_____
47	_____	_____	_____	_____

48 (b) The persons listed above are considered the sole residents of the leased premises.
49 SNRHA shall add to the lease, by addendum, any children added to the family by birth,
50 adoption or court-awarded custody. Any other additions to the household require the advance
51 written approval of SNRHA. All changes in household composition must be reported within
52 10 days of the change. All adult persons, eighteen years of age or older, listed above,
53 acknowledge, agree and understand that they must abide by the provisions of this lease and
54 that failure to abide by the provisions of this lease may result in termination of this lease with
55 the entire household. Children over 17 years of age who move from the household to
56 establish new households will be removed from the lease; these individuals will not be
57 readmitted to the unit. The adult persons, eighteen years of age or older, listed above, further
58 acknowledge, agree and understand that if any guest, minor child, or other person under their
59 control, violates the provisions of this lease agreement, this lease agreement may be
60 terminated.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

91 and/or Federal law. Termination of tenancy for drug-related criminal activity may occur
92 regardless of whether or not the resident, household member, guest or other persons under the
93 Resident's control is arrested and/or convicted. Similarly, SNRHA may terminate the
94 tenancy of residents and/or household members found to have engaged in drug-related
95 criminal activity on or off the Public Housing premises.

96 Residents who are evicted pursuant to this lease provision, to wit section 3(a), shall be barred
97 from re-admission to Public Housing for a period of five (5) years, commencing on the date
98 the eviction became final, unless said residents provide documentary evidence of successful
99 completion of a State Certified Drug Rehabilitation Program.

100 **(b) VIOLENT OR DISRUPTIVE CRIMINAL ACTIVITY**

101 Violent or disruptive criminal activity, by residents, household members, guests and other
102 persons under the Resident's control is expressly prohibited by SNRHA.

103 For purposes of this section, violent criminal activity means any conduct that threatens the
104 safety and welfare of the public housing community and/or that result in bodily harm to any
105 person on SNRHA property, including but not limited to household members, neighbors,
106 visitors and/or SNRHA employees.

107 Disruptive criminal activity means any conduct that threatens the peaceful enjoyment of the
108 Public Housing Community, by its residents, visitors or neighbors residing in the immediate
109 vicinity.

110 Termination of tenancy for violent and/or disruptive criminal activity may occur regardless of
111 whether or not the resident, household member or guest is arrested and/or convicted.
112 Residents and/or household members who are evicted pursuant to this lease provision, to wit
113 section 3(b) of this lease agreement, shall be barred from re-admission to SNRHA Public
114 Housing in accordance with the SNRHA Admissions and Occupancy Policy in effect on the
115 date the application for re-admission is submitted.

116 **(c) FUGITIVE STATUS:**

117 The SNRHA shall terminate the tenancy of any resident or household member that has found
118 to be a fugitive. For purposes of this Section, to wit section 3c, a fugitive is a person who is
119 fleeing to avoid prosecution and/or incarceration for a felony crime or is fleeing to avoid
120 prosecution or incarceration for violating a condition of probation or parole, imposed by State

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

121 or Federal law.

122 **4. FRAUDULENT INFORMATION**

123 SNRHA shall terminate this lease agreement if it determines that the head of household
124 and/or household member(s) has/have submitted fraudulent information to secure or
125 otherwise remain in Public Housing. This information may include, but not necessarily be
126 limited to:

- 127 • False information regarding income or the lack thereof;
- 128 • False information regarding qualifying for admissions preferences;
- 129 • False information regarding qualifying for deductions from income used in determining
130 rent;
- 131 • False information regarding the criminal history of household members including the
132 head of household;
- 133 • False information regarding the household composition, custody or guardianship of minor
134 children; or
- 135 • False information regarding social security numbers.
- 136 • False information regarding completion of community service requirements

137 **5. DELIBERATELY CAUSED FIRES**

138 SNRHA shall terminate this lease agreement if it determines that the head of household
139 and/or his/her household members or guest has/have deliberately caused a fire that resulted in
140 damage to the Public Housing Community or any portion thereof.

141 Additionally, in the event of deliberately caused fires by the head of household and/or
142 household members or guests, SNRHA shall assess the cost of repair to the tenant and shall
143 utilize all legal remedies to recover the same.

144 _____
145 Signature

146 **6. SECURITY DEPOSIT:**

147 Upon the execution of this Lease, the Tenant agrees to make a security deposit in the amount
148 of \$ _____. A security deposit of \$100 is also required for all scattered site tenants
149 for lawn maintenance. The security deposit may be used by the SNRHA at the termination of
150 this Lease toward the cost of repairing any intentional or negligent damages to the dwelling

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

151 unit and cleaning of the premises caused by the Tenant, members of the household or guests,
152 and any rent or other charges owed to the SNRHA by the Tenant. The SNRHA agrees to
153 return the security deposit within thirty (30) days after the Tenant has notified the SNRHA
154 that the unit is vacated and returns the keys to said dwelling unit to the Asset Manager, less
155 any deductions for any of the costs indicated above. If such deductions are made,
156 Management will give Tenant a written statement of any such costs for damages and /or other
157 charges deducted from the security deposit. The security deposit may not be used to pay rent
158 or other charges while Tenant occupies the dwelling unit. Security deposit may be used in
159 whole or in part through 30 day notice period towards unpaid tenant rent when tenant vacates
160 without giving written notice in accordance with Section 1(e).

161 **7. SERVICE AND EQUIPMENT FURNISHED BY SNRHA:**

162 The following checked services and equipment shall be furnished by the SNRHA, and are
163 included in the monthly contract rent:

164 Gas Electricity Water Sewer Services Garbage Collection

165 Smoke Detector Fire Extinguisher Gas Range Electric Range Refrigerator

166 Any charges for appliances and equipment will require an addendum to this Lease to be
167 executed by the Tenant and SNRHA.

168 **8. UTILITIES:**

169 (a) Gas and electricity used by the Tenant, except Harry C. Levy Gardens (NV2-8), and
170 James H. Down Towers (NV. 2-12), will be billed directly by the Utility supplier and the
171 Tenant will make payments directly to the Utility supplier.

172 (b) SNRHA will not be responsible for failure to furnish utilities by reason of any cause
173 beyond its control.

174 (c) In the event that is determined that tenant has excessive consumption of services
175 furnished to tenant and tenant's household, tenant shall pay the charges above and beyond
176 normal consumption. Any such assessment shall be due and collectible 30 days after
177 SNRHA provides the tenant written notice of the charges.

178 Excessive utility usage will be determined if the individually checked metered utility monthly
179 bill exceeds the approved utility allowance for the unit size by 30%. In the case of water
180 bills, usage will be based on the average unit size consumption.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

181 (d) Tenant is required to contact and arrange for any utility service not provided by SNRHA
182 and for any utilities not listed above. Tenant is required to maintain utility service at all times
183 during the time of the lease.

184 **9. MAINTENANCE AND REPAIR CHARGES:**

185 Tenant shall pay reasonable charges for maintenance and repair beyond normal wear and tear,
186 and for cleaning and pest control rendered necessary by the acts or failure to act by Tenant, in
187 accordance with the Schedule of Charges for Services and Repairs posted in SNRHA's
188 offices and incorporated herein by reference. Tenant will be charged in the event the unit is
189 not prepared for pest control in a manner specified by SNRHA when requested by SNRHA.
190 Charges billed to the Tenant shall specify the items damaged, corrective action taken and cost
191 thereof. Charges assessed to the Tenant by SNRHA for maintenance and repairs shall
192 become due and payable the first day of the second month following the month in which the
193 charges are incurred, except at termination of lease when all charges are considered due and
194 payable. All charges provided for in this section shall be computed on the basis of labor and
195 material expended.

196 **10. FAMILY INCOME AND COMPOSITION: REGULAR AND INTERIM**

197 **REEXAMINATIONS**

198 (a) For families who pay an income-based rent, SNRHA will conduct a reexamination of
199 family income and composition at least annually and will make appropriate adjustments in
200 the rent after consultation with the family and upon verification of the information.

201 (b) For families who choose flat rents, SNRHA will conduct a reexamination of family
202 composition at least annually, and must conduct a reexamination of family income at
203 least once every three years.

204 (c) For all families who include nonexempt individuals, as defined in CFR 960.601, SNRHA
205 will determine compliance once each twelve months with community service and self-
206 sufficiency requirements.

207 (d) SNRHA will use the results of these reexaminations to require the family to move to an
208 appropriate size unit.

209 (e) INTERIM REEXAMINATIONS. A family must report all changes in household
210 composition, and increases in income/assets of all household members to SNRHA in

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

211 writing within 10 calendar days of the occurrence. SNRHA will process rent adjustments
212 resulting from any increase in income. Residents may report a decrease in income and
213 other changes, which would reduce the amount of the total tenant payment.

214 (f) If a household fails to complete an annual recertification, their housing subsidy will be
215 removed and they will be charged the flat rent for their unit as of the effective date of the
216 household's annual recertification.

217 **11. COMMUNITY SERVICE REQUIREMENT:**

218 (a) For all tenants who household includes nonexempt individuals, as defined in CFR
219 960.601, SNRHA will determine compliance once each 12 months with community service
220 and self-sufficiency requirements.

221 (b) All adult household members are to contribute eight (8) hours of documented community
222 service per month, unless the tenant or other adult household member are determined by
223 SNRHA to be exempt, due to employment, age, disability or economic self sufficiency
224 program participation.

225 (c) The lease will not be renewed if any member of the tenant's household has not met the
226 community service requirements except in cases where an approved community service
227 repayment agreement has been executed..

228 **12. RENT OPTIONS. (Annual choice by family)**

229 (a) Once a year a family has the opportunity to choose between the two methods for
230 determining the amount of tenant rent payable monthly by the family. The family may
231 choose to pay as tenant rent either a flat rent or an income-based rent. Except for financial
232 hardship cases the family may not be offered this choice more than once a year. Regardless
233 of whether the family chooses to pay a flat rent or income- based rent, the family must pay at
234 least the minimum rent.

235 (b) Decreases in rent will be made effective the first of the month following the month in
236 which the verified change occurred; or (ii) Increases in rent will be made effective the first
237 of the month following the 30-day notice of rent increase. Tenant's failure to report the
238 required changes set forth in this Subsection (b) will result in a retroactive rent charge, as
239 appropriate.

240 (c). Notwithstanding any of the above, a retroactive rent increase may be charged and

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

271 described above, which in all communities, shall include accommodation of Tenant's
272 guests or visitors up to 14 consecutive days, but not to exceed 30 calendar days in a 12
273 month period without approval of the SNRHA. Guests/Visitors mean any person in the
274 leased unit with the consent of any household member. A longer period may be allowed if
275 the SNRHA gives prior written approval. Dwelling unit must be the primary residence by
276 the Tenant. The dwelling unit will be deemed abandoned if the tenant is away from the unit
277 for three (3) consecutive months unless otherwise approved by the SNRHA. With the
278 written consent of the SNRHA, Tenant may include care of foster children and live-in care
279 for a member of Tenant's family. Further, the leased unit may be used by tenant family as
280 a place of business for legal profit-making activity, which has received the advance written
281 approval of SNRHA.

282 **14. OBLIGATIONS OF SNRHA**

283 SNRHA shall:

- 284 (a) Maintain the premises and the community in a decent, safe and sanitary condition.
- 285 (b) Comply with requirements of applicable building codes, housing codes, and
286 regulations of the Department of Housing and Urban Development (HUD) materially
287 affecting health and safety.
- 288 (c) Make necessary repairs to the premises.
- 289 (d) Keep community buildings, facilities, and common areas, not otherwise assigned to
290 Tenant for maintenance and upkeep, in a clean and safe condition.
- 291 (e) Maintain in good and safe working order and condition electrical, plumbing, sanitary,
292 heating, ventilating, and other facilities and appliances, including elevators, supplied or
293 required to be supplied by the SNRHA.
- 294 (f) Provide and maintain appropriate receptacles and facilities (except containers for the
295 exclusive use of an individual Tenant family) for the deposit of ashes, garbage, rubbish
296 and other waste removed from the premises by Tenant in accordance with Section 15,
297 Subsection (g).
- 298 (g) Supply running water, reasonable amounts of hot water and reasonable amounts of heat
299 at appropriate times of the year except where the building that includes the dwelling unit is
300 not required by law to be equipped for that purpose, or where heat or hot water is

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

301 generated by an installation within the exclusive control of Tenant and supplied by a direct
302 utility connection.

303 (h) Provide tenant with written notice stating specific grounds for any proposed adverse
304 action to be taken by SNRHA.

305 **15. TENANT'S OBLIGATIONS**

306 Tenant shall be obligated:

307 (a) Not to assign the Lease or sublease the premises.

308 (b) Not to provide accommodations for boarders or lodgers. Visitors beyond 14
309 consecutive days without prior written permission of SNRHA will be considered a boarder
310 or lodger.

311 (c) To use the premises solely as a private dwelling for Tenant and members of Tenant's
312 household as identified in Section 2, and not to use or permit its use for any other purpose
313 not approved by SNRHA. Resident or members of the household will not permit the
314 dwelling unit to be used for or to facilitate criminal activity, including drug related
315 criminal activity, regardless of whether the individual engaging in such activity is a
316 member of the household, or guest.

317 This provision does not exclude the care of foster children or live-in care of a member of
318 Tenant's family, provided; the accommodation of such persons conforms to PHA's
319 Occupancy standards, and so long as PHA has granted prior written approval for the foster
320 child(ren), or live-in care aide to reside in the unit.

321 (d) To abide by necessary and reasonable regulations including but not limited to current
322 HOUSE RULES promulgated by SNRHA for the benefit and well-being of the Public
323 Housing Community, said HOUSE RULES are attached hereto and incorporated herein by
324 reference as Appendix A and are posted in the Property Management Office.

325 (e) To comply with all obligations imposed upon Tenants by applicable provisions of
326 building and housing codes materially affecting health and safety.

327 (f) To keep the premises and such other areas as may be assigned to Tenant in a clean
328 and safe condition consistent with the agency's objective housekeeping standards.

329 (g) To dispose of all ashes, garbage, rubbish and other waste from the premises in a
330 sanitary and safe manner. To refrain from, and cause members of Tenant's household or

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

331 guest to refrain from, littering or leaving trash and debris in common areas.
332 h. To properly collect and dispose of pet waste, to include service animals.
333 (h) To use only in a reasonable manner all electrical, plumbing, water, sanitary, heating,
334 ventilation, air conditioning and other facilities and appurtenances, including elevators.
335 (i) To refrain from, and to cause Tenant's household and Tenant's guests to refrain from
336 destroying, defacing, damaging, or removing any part of the premises or community.
337 (j) To pay reasonable charges (other than for ordinary wear and tear) for the repair of
338 damages to the premises, community buildings, facilities or common areas caused by
339 Tenant, Tenant's household or guests exceptions may be made in cases of verifiable
340 criminal activity not involving the tenant, members of the tenants household or guests
341 /visitors of the tenant. Tenant will be responsible for cost of any repair for any utility
342 meter tampered with or damaged and for which Tenant received or is receiving the benefit
343 of the utility from the damaged or tampered meter.
344 (k) To act and be responsible for behavior or conduct of individuals on the premises due to
345 Tenant's residency and to cause said individuals to conduct themselves in a manner which
346 will not disturb Tenant's neighbors' peaceful enjoyment of their accommodations, and will
347 be conducive to maintaining the community in a decent, safe, and sanitary condition and to
348 be responsible for damages resulting from their actions or failure to act.
349 (l) Not to display on or about the premises any advertisement for goods or services without
350 prior written approval of the SNRHA. Political advertisements may not be displayed on
351 the interior of the unit so that it can be seen from outside of the unit, the exterior, or other
352 SNRHA property.
353 (m) To make no alterations or repairs or redecorations to the interior of the dwelling unit
354 or to the equipment, nor to install additional equipment or major appliances without
355 written consent from SNRHA. To make no changes to locks or install new locks on
356 exterior and/or interior doors without SNRHA's written approval.
357 (n) Not to dismantle or to otherwise tamper with the smoke detectors in his/her public
358 housing residence and to report inoperable or damaged smoke detectors immediately.
359 SNRHA will assess a charge to the tenant account for tampering or damaging smoke
360 detectors.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

361 (o) Not to neither keep nor permit the keeping of any animals without the express written
362 approval of SNRHA. Residents approved for ownership of pets must enter into a Pet
363 Agreement and adhere to the Pet Policy posted in SNRHA's offices and incorporated
364 herein by reference, including the payment of any applicable deposits. SNRHA Pet Policy
365 does not apply to Assistance Animals. Assistance Animals is an animal that is needed as a
366 reasonable accommodation for persons with disabilities.

367 (p) To refrain from storing or repairing any vehicle on the lawn, sidewalk, non-dedicated
368 street, parking lot or restricted areas which are marked, and to refrain from driving or
369 parking any vehicle on the lawn, sidewalk, or restricted areas which are marked. As
370 determined by SNRHA, any vehicle in violation of the above or any vehicle without
371 license plates, or with expired license plates, or any vehicle in a non-operating condition or
372 any vehicle creating, a public nuisance, or in various stages of repair for more than
373 seventy-two (72) hours without written permission from SNRHA shall be deemed
374 abandoned and may be removed at the Owner's expense with SNRHA held harmless for
375 any fees, storage, damage, theft, or fire involving the vehicle.

376 (q) To not display, use or possess or allow members of Tenants household or guests to
377 display use or possess any illegal firearms, knife, gun, club, sling shot, or explosive on the
378 premises and to not use and/or display any otherwise harmless item in a manner that said
379 item resembles a weapon which may include but is not limited to stick, rock, glass, rope,
380 martial arts device, or wire on the premises.

381 (r) To not store on or around the leased premises except in assigned storage areas any
382 items and to keep assigned porches, balconies, driveways, garages, etc., free of furniture
383 which is not designed by the manufacturer as outdoor furniture.

384 (s) To transfer to a unit of appropriate size when requested to do so by SNRHA in
385 accordance with the established Transfer Policy. Once a unit has been offered and
386 accepted, keys to the old unit must be submitted within 3 days of signing the new lease.
387 Resident is responsible for any damages to the old unit until the keys have been submitted
388 to SNRHA.

389 (t) To prepare the unit for fumigation or other pest control remedies in the manner
390 prescribed by SNRHA upon notice. .

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

391 (u) To continuously maintain all utilities directly billed to the tenant family by the utility
392 supplier.

393 (v) Not to engage in alcohol abuses that interferes with the health, safety, or right to
394 peaceful enjoyment of the premises by other residents.

395 (w) To refrain from, and to cause any household member, guests, or any other person
396 under tenant's control, to refrain from, any type of harassment; including without
397 limitation, harassment that is based upon race, color, or national origin. Immediate action
398 will be taken against any resident who verbally or otherwise threatens or abuses, or
399 permits a household member or a guest to threaten or abuse another resident, employee or
400 vendor, including immediate action to terminate the Lease and, when appropriate, the
401 referral of the incident to the appropriate law enforcement agencies for prosecution under
402 state or federal law. Tenant understands and agrees that violation of this or any other
403 Section may result in termination of this Lease, in accordance with Section 20.

404 (x) To contribute and cause all adult household members to contribute 8 hours of
405 documented community service per month to the surrounding community, unless the
406 head of household and/or adult household members are determined by SNRHA to be
407 exempt due to employment, age, disability or economic self-sufficiency program
408 participation. Submission of falsified community service documents is grounds for
409 immediate termination.

410 .

411 (z) To notify SNRHA Work Order Department of all leaks and floods that occurs at the
412 leased premises.

413 (aa) To give prompt prior notice to SNRHA, of Tenant's leaving dwelling unit
414 unoccupied for any period exceeding one calendar week.

415 (bb) To refrain from feeding stray animals, including pigeons, cats and dogs on or about
416 the leased premises.

417 (cc) Not to place furniture or other items so as to block the egress of a room in case of an
418 emergency. Not to install security bars on windows or doors without the express written
419 permission of SNRHA. Not to store items in or around electrical panels or water heaters.

420 (dd) Attend new resident orientation within 90 days of move-in. This applies to all adult

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

421 household members and any adult household member added to the lease during tenancy.

422 (ee) Appear for scheduled appointments, cooperate with management requests, sign
423 required forms and furnish information in a timely manner.

424 (ff) To comply with the SNRHA Bed Bug Policy

425 (gg) To comply with the SNRHA Trespass policy

426 **16. GROUND MAINTENANCE:**

427 Tenant agrees to maintain fully any lawns, shrubbery, grounds, porches, and balconies
428 adjacent to Tenant's dwelling as set forth below including but not limited to watering
429 lawns, trees, shrubbery, and plants, and removing trash from said area whether or not the
430 Tenant or Tenant family generated the trash. In the event the Tenant fails for any reason
431 to maintain the grounds and landscaping as assigned in accordance with SNRHA
432 standards, Tenant shall pay to SNRHA any and all expenses incurred by SNRHA in
433 maintenance, repairs, or trash removal of said grounds rendered necessary by such failure
434 or neglect on the part of the Tenant, Tenant's family or guests. Exemption from these
435 requirements may be provided as a reasonable accommodation to persons with
436 disabilities.

437

438 (a) Additional assigned responsibilities: (If none, so state)

439 _____

440 _____

441 **17. HAZARDOUS DEFECTS:**

442 Tenant agrees to take every care to prevent fires by not storing or keeping gasoline, storing
443 abandoned vehicles or tools with fuel, solvents, or other combustible materials or
444 substances in or around the dwelling unit and to exercise particular caution with respect
445 to children playing with matches or other flammable material or other hazards as
446 determined by SNRHA. In the event the premises is damaged to the extent that
447 conditions created are hazardous to life, health, or safety of the occupants:

448 (a) Tenant shall immediately notify SNRHA of the damage.

449 (b) Tenant shall immediately notify SNRHA of any fire in the leased unit.

450 (c) SNRHA shall be responsible for the repair of the unit within a reasonable time. If the

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

451 fire or property damage is determined to have resulted from negligence of the resident
452 and/or his/her household members or guests, the resident will be required to pay the cost
453 of repair or the SNRHA insurance deductible.

454 (d) SNRHA shall offer standard alternative accommodations, if available, in
455 circumstances where necessary repairs cannot be made within seventy-two (72) hours.

456 (e) Provisions shall be made for abatement of rent in proportion to the seriousness of the
457 damage and loss of SNRHA property value as a dwelling, in the event that needed repairs
458 render the unit uninhabitable. No abatement of rent shall occur if Tenant rejects the
459 alternative accommodations or that the damage resulted from actions by Tenant, by
460 Tenant's household, or by Tenant's guests.

461 **18. INSPECTION:**

462 Prior to commencement of occupancy SNRHA and Tenant or Tenant's representative shall
463 inspect the dwelling unit, and SNRHA shall furnish Tenant a copy of the inspection
464 report signed by the tenant and SNRHA management.. SNRHA and Tenant shall sign the
465 statement. When Tenant vacates, SNRHA will inspect the dwelling unit and furnish
466 Tenant a written statement of any charges to be made in accordance with Section 9 for
467 which Tenant is responsible. Tenant will be advised of date/time of move-out inspection
468 and need to participate in such inspection unless Tenant has vacated without notice or is
469 otherwise unavailable. SNRHA will provide Tenant with written statement with itemized
470 charges assessed for damages or unpaid rent or other charges owing as of date of move
471 out. Said statement will be sent by first class mail to forwarding address provided by
472 Tenant, or Tenant's last address if no forwarding address is provided.

473 Tenant agrees that SNRHA may enter the dwelling unit as follows:

474 (a) SNRHA shall, upon at least (2) calendar days advance written notification to Tenant,
475 be permitted to enter the dwelling unit during reasonable hours for the purpose of
476 performing routine inspections, or pest control, for making improvements or repairs, or to
477 show the premises for re-leasing.

478 (b) A family's request for maintenance authorizes SNRHA to enter the unit during normal
479 working hours to make necessary repairs. .

480 (c) SNRHA may enter the premises at any time without advance notification when there

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

481 is reasonable cause to believe that an emergency exists. In the event that Tenant and all
482 adult members of Tenant's household are absent from the premises at the time of entry,
483 SNRHA shall leave in the dwelling unit a written statement specifying the date, time and
484 purpose of entry prior to leaving the premises. SNRHA will conduct annual, periodic and
485 special inspections which may result in required maintenance. Such maintenance repairs
486 will occur within 30 days of said inspections without further notification to the tenant.

487 **19. NOTICE:**

488 Eviction and Notices to Quit shall be served in accordance with State Law. All other
489 notices required by this Lease, , shall be in writing and delivered to Tenant or to an adult
490 member of Tenant's household residing in the dwelling or sent certificate of mail properly
491 addressed to Tenant. Notices to the SNRHA must be in writing, delivered to the
492 appropriate Management office within which Tenant resides or SNRHA's Central Office,
493 or sent by prepaid first class mail, properly addressed to SNRHA at P.O. Box 1897, Las
494 Vegas, Nevada 89125. If tenant is visually impaired, notice will be given in a visually
495 accessible format, or orally delivered to Tenant and witnessed by a third party.

496 **20. TERMINATION OF LEASE:**

497 (a) This Lease may be terminated by Tenant by giving thirty (30) days written notice in
498 the manner specified in Section 19. Tenant agrees to leave the dwelling unit in a clean
499 and good condition, except reasonable wear and tear, and to return the keys to SNRHA
500 when Tenant vacates. Tenant remains responsible for rent and other charges until keys
501 have been properly received by the appropriate Management Office.

502 (b) This Lease may be terminated by SNRHA for serious violation of the Lease
503 Agreement, any applicable lease addendum, or for good cause as established by state or
504 local law.

505 Such serious or repeated violation of terms shall include but not be limited to:

- 506 1. The failure to pay rent or other payments when due;
- 507 2. Repeated late payment, which shall be defined as failure to pay the amount of rent
508 or other charges due by the fifth calendar day. If the fifth occurs on weekend or
509 holiday charges will become due on the following business day. Four such late
510 payments within a 12 month period shall constitute a repeated late payment; in

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

511 leiu termination of the lease agreement the SNRHA shall reserve the right to
512 collect an additional security deposit of \$150.00.

- 513 3. Failure to maintain utilities in the unit;
- 514 4. Misrepresentation of family income, assets, or composition;
- 515 5. Failure to supply, in a timely fashion, any certification, release, information, or
516 documentation on Family income or composition need to process annual
517 reexaminations or interim redeterminations;
- 518 6. Serious or repeated damage to the dwelling unit, creation of physical hazards in
519 the unit, common areas, grounds, parking areas of any community or site;
- 520 7. Criminal activity by Tenant, household member, guest, or other person under
521 Tenant’s control, including criminal activity that threatens the health, safety, or
522 right to peaceful enjoyment of SNRHA’s public housing premises by other
523 residents, or any drug related criminal activity;
- 524 8. Offensive weapons or illegal drugs seized in a SNRHA unit by a law enforcement
525 officer;
- 526 9. Any fire on SNRHA property caused by carelessness or unattended cooking.

527 (c) If the Tenant transfers to another SNRHA dwelling unit, this Lease shall terminate
528 and a new Lease is to be executed by Tenant for the dwelling unit into which the family is
529 to move.

530 (d) Except as provided in Subsection (b) and (c) immediately above, SNRHA shall not
531 terminate or refuse to renew the Lease other than for serious or repeated violations of
532 material terms of the Lease such as failure to make payment due under the Lease or to
533 fulfill Tenant's obligations set forth in the Lease, Lease Amendments or other good cause.

534 (e) Tenant's occupancy and use of the leased premises may be terminated by SNRHA by
535 giving written notice of:

- 536 (i) Fourteen (14) days for failure to pay rent.
- 537 (ii) Three (3) day notice in the case of the tenant, household members and/or guests
538 (including any individuals on the premises due to the tenant’s residency)
- 539 a. Has created or maintained a threat to the health or safety of other tenants, SNRHA
540 employees, or any other people on or about the premises;

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

541 b. Has engaged in any drug related criminal activity or violent criminal activity on or
542 off the premises, or

543 c. Has been convicted of a felony on or off the premises.

544 (iii) Thirty (30) days in all other cases.

545 (f) The Notice of Termination for cause shall state the reason for the action taken by
546 SNRHA and shall inform the Tenant of Tenant's right to request a hearing, or denial for a
547 hearing in accordance with SNRHA's Grievance Procedure. If the Tenant desires or
548 intends to request a hearing in accordance with SNRHA's Grievance Procedure, the Tenant
549 must make such a request in writing within ten (10) calendar days of the date the Notice of
550 Termination was served.

551 (g) Any notice of termination will advise Tenant of right to request a grievance hearing
552 and to examine all documents in SNRHA's possession, which are directly related to the
553 termination action. Tenant may request a copy of any such documents at tenant's expense.
554 All such copies must be made in SNRHA's office and at cost specified in SNRHA policy.
555 Any notice of termination of the lease shall include documentation advising the tenant of
556 their to request a reasonable accommodation which may cure the notice of termination.

557 **21. ABANDONMENT OF PROPERTY:**

558 If the dwelling unit is deemed abandoned by the tenant SNRHA shall take possession of
559 the unit and any of the tenant's possessions remaining in the unit after the 10 day
560 abandonment notice has expired and the tenant has failed to contact the appropriate
561 Management Office. Property abandoned by the Tenant may be disposed of by SNRHA
562 in accordance with Nevada State Law, NRS 118A.460 and SNRHA procedures.

563 **22. LAWSUITS:**

564 In the event of a lawsuit to enforce any provision of the Lease, the successful party shall
565 be awarded the court costs from the other.

566 **23. WAIVER OF LEASE PROVISIONS:**

567 Failure of SNRHA to insist upon the strict performance by the Tenant of the terms,
568 covenants, obligations, agreements, and conditions contained in this Lease, or any of
569 them, shall not constitute or be construed as a waiver or relinquishment of SNRHA's right
570 thereafter, at any time or in any manner, to enforce any such terms, covenants,

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

571 obligations, agreements, or conditions, but the same shall continue in full force and
572 effect. The receipt by SNRHA of rent with the knowledge of the breach of any covenant,
573 obligation, or condition of this Lease, or after the serving of any notice of eviction, or the
574 commencement of any eviction action, shall not be deemed a waiver of such breach, other
575 than the failure of Tenant to pay the particular rental so accepted. It is specifically
576 understood and agreed that no waiver by SNRHA of any of said terms, covenants,
577 obligations, agreements, and conditions contained in the Lease shall be deemed to have
578 been made unless such waiver is expressed in writing and signed by SNRHA, its
579 representative or agent. It is further specifically understood and agreed that in the event
580 the Tenant has breached Tenant's obligation and agreement to pay rent as provided in this
581 Lease, and SNRHA has given notice of said breach and commenced an eviction therefore,
582 the said breach can only be cured by payment in full of the delinquent rent and eviction
583 costs, unless other arrangements are made in writing with SNRHA. The rights and
584 remedies given to SNRHA under the terms of this Lease Agreement are distinct, separate
585 and cumulative remedies, and not one of them whether exercised or not, shall be deemed
586 to be in exclusion of any of the others or to limit any other rights and remedies provided
587 by law.

588 **24. GRIEVANCE PROCEDURE:**

589 All disputes arising under this Lease concerning the obligations of Tenant or SNRHA
590 shall be resolved in accordance with the Grievance Procedure of SNRHA which is in
591 effect at the time such grievance or appeal arises, which procedure is posted in SNRHA's
592 Central Office, and is incorporated by reference. Tenant's signature on the Lease
593 acknowledges receipt of SNRHA's Grievance Procedure.

594 **25. PROVISIONS FOR MODIFICATION:**

595 This Lease, together with any future written adjustment of rent or dwelling unit in
596 accordance with Section 10, contains all of the terms and conditions of the Lease between
597 the Tenant and SNRHA and no oral representations or promises with respect to the
598 agreement between the parties or the leased premises have been made. Any other
599 changes to this Lease shall be accomplished by an amendment to the Lease executed by
600 both parties, except that the Schedule of Charges for Services and Repairs, Grievance

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

601 Procedure and House Rules, all incorporated herein by reference, may be modified from
602 time to time by SNRHA. SNRHA will give thirty (30) days written notice to each
603 affected Tenant setting forth the proposed modifications, the reasons therefore, and
604 providing Tenant an opportunity to present written comments; which shall be taken into
605 consideration by SNRHA prior to the proposed modifications becoming effective. A
606 copy of such notice shall be:

607 (a) Delivered directly or mailed to Tenant, or (b) Posted in at least three (3) conspicuous
608 places within each structure or building in which the affected dwelling units are located,
609 as well as in a conspicuous place at the Property Management Office, if any, or if none, at
610 SNRHA's Central Office.

611 **26. INDEMNITY:**

612 Tenant agrees to hold SNRHA harmless, and to indemnify SNRHA against the claim of
613 any person(s) for injury or damage resulting from circumstances beyond the control of
614 SNRHA.

615 **27. TENANT BELONGINGS:**

616 SNRHA is not responsible for damage to Tenant's personal belongings due to fire, theft,
617 water damage, sewer clogging or backup, rain, etc. The Tenant must provide such
618 insurance as desired on personal property owned by Tenant.

619 **28. HEAD OF HOUSEHOLD AND HOUSEHOLD MEMBERS**

620 **ACKNOWLEDGEMENT:**

621 The Head of Household and his/her adult household members, whose signature appears
622 below, do hereby acknowledge that they each have read the provisions of this lease
623 agreement or that the provision of this lease agreement have been read to them and they
624 each understand and agree to each provision. The Head of Household and his/her adult
625 household members further acknowledge by signature below, that they have received a
626 copy of the following documents:

- 627
- 628 • The SNRHA Grievance Procedure
 - 629 • The SNRHA House Rules
 - 630 • The SNRHA List of Maintenance Charges
 - The SNRHA Pet Ownership Policy

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

- 631 • The SNRHA Community Service Policy
- 632 • The SNRHA Trespassing Policy
- 633 • The SNRHA Eviction Policy
- 634 • The SNRHA Reasonable Accommodation Policy
- 635 • Instructions to Vacate

636

637 IN WITNESS HEREOF, the parties listed herein have executed this lease agreement on this

638 _____ day of _____, _____.

639

640 _____

641 Head of Household	Date	Adult Household Member	Date
642		643	
644 Adult Household Member	Date	Adult Household Member	Date

645

646 SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

647

648 BY _____ Title _____ Date _____

649

650 Note: IN APPLYING FOR AND OBTAINING THIS LEASE, THE FOLLOWING FEDERAL LAW MAKES A

651 CRIME TO CONCEAL FACTS OR TO MAKE STATEMENTS, WHICH ARE KNOWN TO BE FALSE:

652 Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and

653 willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious

654 or fraudulent statements or representatives, or makes or uses any false writing or document knowing the same to

655 contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not

656 more than five years or both. 18 U.S.C. Section 1001

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

Security Deposit Installment Agreement

662
663 This Agreement is entered into between SNRHA and _____
664 Tenant as an addendum to the lease agreement executed on _____.

665
666 The full amount of the security deposit for the dwelling unit located at:
667 _____ is \$ _____.
668 Tenant initially deposits with SNRHA \$ _____ on _____ and
669 agrees to pay a second installment of \$ _____ on _____
670 and a third and final installment of \$ _____ on _____.

671
672
673 It is agreed that failure to make full and timely payment of the amounts stated below constitute a
674 material breach of the lease agreement and will result in termination of tenancy.

676 SNRHA: 677 _____ 678 _____ 679 (Printed or Typed Name) 680 _____ 681 _____ 682 (Signature) 683 _____ 684 _____ 685 (Date)	Tenant: 677 _____ 678 _____ 679 (Printed or Typed Name) 680 _____ 681 _____ 682 (Signature) 683 _____ 684 _____ 685 (Date)
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PUBLIC HOUSING – AMENDEMENT TO DWELLING LEASE

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**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DWELLING LEASE FOR THE PUBLIC HOUSING PROGRAM**

Community No.:	Client No.	Amendment No.
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688
689 THE DWELLING LEASE entered into between SNRHA (Owner) dated _____, on
690 behalf of the Tenant Family headed by: _____ for the following
691 described unit: _____ is amended as follows:

692 **The reason for this change is due to:**

- 693 **REEXAMINATION:** Annual review of family income and composition
694 **INTERIM ADJUSTMENT:** Change in family income and/or composition which was
695 required to be reported to SNRHA between regularly scheduled reexaminations.
696
697 **CHANGE IN FAMILY COMPOSITION:** Previously authorized family members
698 vacate the unit and/or new family members are authorized to occupy the leased unit.
699 This lease is hereby modified to add or delete the following persons:
700

Add (A) or Delete (D)	Name Below	Tenant's Signature	PHA Rep.	Date

701
702 **ADJUSTMENT IN PAYMENTS:** From \$ _____ to \$ _____ .
703

704 **EFFECTIVE DATE.** Changes contained herein to the original Lease Agreement will be effective on
705 _____, 20 _____. The next reexamination of family circumstances is due on
706 _____, 20 _____.
707

708 This change is presented to you in accordance with the terms and conditions of the original Lease
709 agreement and shall be attached to and made a part of your Lease Agreement. **All other covenants, terms
710 and conditions of the original Lease Agreement remain the same.**

711
712 **If tenant disagrees with this decision, tenant may request a grievance hearing. If a hearing is desired, tenant
713 must submit a written request to this office within 10 days of this notice or tenant's right to a hearing will be
714 waived. However, tenant shall retain right to appropriate judicial proceedings.**

TAB - 6

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

RENT DETERMINATION POLICY

Southern Nevada Regional Housing Authority will amend the Flat rent to an amount no less than 80% of the applicable FMR established under 8 (c) of the U.S. Housing Act of 1937, in accordance with HUD Notice PIH 2014-07.

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

						PIH 2014-07 Effective 6/1/2014		
Dev #	AMP #	Property	OBR	1BR	2BR	3BR	4BR	5BR
224	301	Aida Brents		\$ 674.00				
205	302	Archie Grant	\$540.00	\$ 674.00	\$ 830.00			
250	316	Bennet Plaza		\$ 674.00	\$ 830.00			
008	319	Biegger Estates			\$ 830.00	\$ 1,224.00	\$ 1,453.00	
206	304	Erine Cragin		\$ 674.00	\$ 830.00	\$ 1,224.00	\$ 1,453.00	
002	317	Espinoza Terrace	\$540.00	\$ 674.00	\$ 830.00			
005	317	Hampton Court	\$540.00	\$ 674.00	\$ 830.00	\$ 1,224.00		
208	306	Harry Levy Gardens	\$540.00	\$ 674.00	\$ 830.00			
007	318	Hullum Homes			\$ 830.00	\$ 1,224.00	\$ 1,453.00	
212	307	James Down		\$ 674.00	\$ 830.00			
010	318	Jones Gardens			\$ 830.00	\$ 1,224.00	\$ 1,453.00	
251	321	Lubertha Johnson Estates		\$ 674.00	\$ 830.00			
201	308	Marble Manor		\$ 674.00	\$ 830.00	\$ 1,224.00	\$ 1,453.00	
228	309	Marble Manor Annex		\$ 674.00	\$ 830.00	\$ 1,224.00	\$ 1,453.00	
248	315	Otto Merida Desert Villas			\$1,069.00	\$ 1,353.00	\$ 1,453.00	
730	320	Rose Gardens	\$540.00	\$ 674.00				
221	303	Sartini Plaza		\$ 674.00	\$ 830.00			
223	303	Sartini Plaza Annex		\$ 674.00	\$ 830.00			
89101		Scattered Sites			\$ 862.00	\$ 1,224.00	\$ 1,453.00	
89102		Scattered Sites			\$ 830.00	\$ 1,224.00		
89106		Scattered Sites			\$ 950.00	\$ 1,224.00	\$ 1,453.00	
89107		Scattered Sites			\$ 853.00	\$ 1,224.00	\$ 1,453.00	
89108		Scattered Sites			\$ 830.00	\$ 1,224.00	\$ 1,453.00	
89110		Scattered Sites			\$ 923.00	\$ 1,224.00	\$ 1,453.00	
89128		Scattered Sites			\$1,098.00	\$ 1,224.00	\$ 1,453.00	
89129		Scattered Sites			\$1,025.00	\$ 1,224.00	\$ 1,453.00	\$ 1,670.00
89130		Scattered Sites			\$ 830.00	\$ 1,250.00	\$ 1,498.00	
		Scattered Sites (89103/89147)			\$ 830.00	\$ 1,224.00		
		Scattered Sites (all other zips)			\$ 830.00	\$ 1,224.00	\$ 1,453.00	
016	319	Scattered Sites Henderson			\$ 830.00	\$ 1,224.00	\$ 1,453.00	
009	319	Schaffer Heights		\$ 674.00	\$ 830.00			
214	312	Sherman Gardens			\$ 830.00			
261	309	Sherman Gardens Annex		\$ 674.00	\$ 830.00	\$ 1,224.00	\$ 1,453.00	
020	319	Simmons Manor			\$ 830.00	\$ 1,224.00	\$ 1,453.00	
222	313	Vera Johnson A		\$ 674.00	\$ 830.00			
299	314	Vera Johnson B			\$ 830.00	\$ 1,224.00		
215	312	Villa Capri			\$ 830.00	\$ 1,224.00		
FMR's 10-2013			\$675.00	\$843.00	\$1,038.00	\$ 1,530.00	\$ 1,816.00	\$ 2,088.00
80% of Most Recent FMR's 10-2013			\$540.00	\$ 674.00	\$ 830.00	\$ 1,224.00	\$ 1,453.00	\$ 1,670.00

Highlighted amounts have been adjusted in accordance with new HUD requirement for Flat Rents to be at least 80% of FMR for the jurisdiction and need to be brought into compliance. New Flat Rent amounts to be revised by 6/1/2014.



**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

Special Attention of: Public Housing Agencies Public Housing Hub Office Directors Public Housing Program Center Directors Regional Directors Field Office Directors Resident Management Corporations	Notice PIH 2014-07
	Issued: June 25, 2013
	Expires: Effective until Amended, Superseded or Rescinded

Cross Reference:

Subject: Revision to PIH 2013-16 - Public Housing Operating Subsidy Eligibility Calculations for Calendar Year 2014

1. Purpose

This notice provides public housing agencies (PHAs) with instructions for the calculation of operating subsidy eligibility in Calendar Year (CY) 2014. It also informs PHAs that in an effort to reduce their reporting burdens HUD will use information in its systems of record to determine operating subsidy eligibility. Certain elements of the guidance and requirements in this notice are important to HUD's commitment to providing eligibility information to PHAs prior to the start of CY 2014. The Notice has been revised to: 1. Remind PHAs to timely obligate their Operating Funds; 2. to make PHAs aware of EPA's Portfolio Manager program and to invite them to participate in a pilot study; and 3. To alert PHAs about the Flat Rent provision included in the 2014 Appropriations Act, and to advise them that additional guidance will be forthcoming shortly.

2. Background

- A. HUD provides operating subsidies for public housing at the project level on a calendar year basis. Separate operating subsidy calculation forms (see 4.A. below) must be submitted for each project identified in the Inventory Management System PIH Information Center (IMS/PIC) as a separate project.
- B. HUD is increasingly relying upon data that PHAs enter into HUD systems, most notably IMS/PIC unit status data, to run the Operating Fund formula. In order for HUD to provide pre-populated forms HUD-52723 to PHAs on a timely basis, PHAs that calculate their Eligible Unit Months (EUMs) from data on the last day of the month must submit their form HUD-50058 data for June 30, 2013 within thirty (30) days (by July 30th), rather than the sixty (60) days permitted in the 50058. While PHAs will need to intensify their efforts to ensure that the data they enter in PIC is accurate and timely, the burden on PHAs ultimately will decrease as redundant reporting requirements are eliminated.

In FFYs 2008-2014, Congress allowed PHAs with 400 or fewer public housing units to elect to be exempt from any asset management requirement imposed by HUD in connection with the Operating Fund rule

3. HUD's Initial Obligation of CY 2014 Operating Subsidy

In prior funding years HUD generated electronic forms ("Excel Tools") for Forms HUD-52723 and -52722 (see 4.B) for every project that had been funded in the previous year. It was incumbent upon the PHA to submit Excel Tools only for those projects that were eligible for funding. As noted above, HUD is relying to a greater extent on PIC data in administering the Operating Fund. Based on PIC building and unit data, HUD will generate a list identifying projects it has determined to be eligible for funding, and those that are not eligible for funding by June 30, 2013. HUD will generate the Excel Tools based on this list. To help ensure that HUD generates Excel Tools for all projects that are eligible for funding, but not for those that are ineligible, PHAs should contact their Field Office within 10 business days of the list being published to advise them of any errors (eligible projects missing from the list, or ineligible projects on the list). As in previous years, if HUD generates a Tool for a project that is not eligible, the PHA should not submit that Tool.

HUD will publish a submission schedule for the CY 2014 Operating Subsidy on the Calendar Year 2014 Operating Subsidy web page (see link below). HUD's initial obligation of operating subsidy funding for CY 2014 will be based on estimates due to the timing of HUD's FFY 2014 Appropriations Act and other factors. If a PHA finds that the estimated eligibility does not reflect the project's actual eligibility for 2014, the PHA should not draw down any excess funds and the PHA should immediately notify the appropriate FO. HUD will recapture any funded amounts for any project deemed ineligible as soon as that determination is made, and for any project that was overfunded, HUD will recapture funds after a final determination of eligibility is made. Details of the methodology used to calculate the estimates will be posted on the Calendar Year 2014 Subsidy Processing web page. Please check this page periodically for any updates on scheduling and initial obligation methodology.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/am/of/opfnd2014

4. PHA Obligation of CY 2014 Operating Subsidy

PHAs are reminded that Operating Subsidy provided to PHAs must be obligated by PHAs by the end of the Calendar Year for which it was appropriated. Thus, CY 2014 Operating Subsidy must be obligated by PHAs no later than December 31, 2014. Consistently, HUD Appropriation Acts have defined an obligation as a binding agreement that will require an outlay or expenditure of funds immediately or in the future. Because 24 CFR part 990 permits PHAs to accumulate reserves (referred to as excess cash in 24 CFR 990.280), disbursements of Operating Subsidy in LOCCS constitute both an obligation and expenditure. To the extent that a PHA has not disbursed all CY 2014 Operating Subsidy in LOCCS by December 31, 2014, it should maintain sufficient documentation to demonstrate that any balance remaining in LOCCS is obligated.

5. General Operating Subsidy Submission Processing for CY 2014

A. Required Operating Subsidy Submission Forms

For HUD to determine operating subsidy eligibility under the operating fund formula, PHAs must complete and submit the following two forms for each project:

- i. Form HUD-52723, Operating Fund Calculation of Operating Subsidy; and
- ii. Form HUD-52722, Operating Fund Calculation of Utilities Expense Level.

In addition to the two forms above, PHAs must also submit or certify to the following forms and documentation, as applicable:

- i. Form SF-424, Application for Federal Assistance, is required as part of the government-wide *e-grants* management initiative (refer to the Calendar Year 2014 Subsidy Processing web page for guidance on completion of this form). Each PHA shall submit only one form SF-424. PHAs are to send an email to the appropriate FO with the scanned document attached. However, with prior FO approval, the PHA may send it by fax.

PHAs must have a Dun and Bradstreet Universal Identifier Numbering System (DUNS) number as well as active registration in the System for Award Management (SAM; www.sam.gov) to receive funds from HUD's financial systems. If a PHA does not have a DUNS number, the Calendar Year 2014 Subsidy Processing web page provides directions on how to receive one.

- ii. Form HUD-50071, Certification of Payments to Influence Federal Transactions. As with the SF-424, each PHA shall submit only one form HUD-50071.
- iii. Any other supporting documentation requested by the FO.

B. Submission Process

Instructions for completing the CY2014 Excel Tools and other required forms will be posted on the Calendar Year 2014 Subsidy Processing web page. Failure to meet the submission deadline of October 25, 2013 will be interpreted as a rejection of the grant (operating subsidy) by the PHA.

NOTE: PHAs must submit the forms to HUD regardless of whether they are prepared by the PHA's fee accountant or any other entity acting on behalf of the PHA. Fee accountants or entities other than the PHA may not submit the forms directly to HUD.

C. Pre-populated Data

To reduce PHA reporting burden and in accordance with 24 CFR 990.135(b)(2), information PHAs have submitted in HUD's systems of record (including IMS/PIC and the Financial Assessment Subsystem – Public Housing (FASS-PH)) will be used to pre-populate the CY 2014 Excel Tools.

Unit status and other data for the July 1, 2012 through June 30, 2013 reporting period will be extracted from IMS/PIC and summarized at the project level in the CY 2014 Excel Tools. ARF eligibility will be determined based upon IMS/PIC data as well. If the pre-populated data is incorrect, entries may be edited by the PHA and/or the FO in accordance with Table 1 below and the instructions that follow.

As noted in the Background (paragraph 2.C.) of this Notice, PHAs must submit 50058s for the reporting period by August 1, 2013. This requires PHAs that calculate their Eligible Unit Months (EUMs) using data from the last day of the month to submit their form HUD-50058 data for June 30, 2013 within thirty (30) days (by July 30th), rather than the sixty (60) days provided in the 50058 instructions.

Table 1: CY 2014 Pre-populated Formula Data

Item Description	PHA Can Edit	Field Office Can Edit
Project Number	No	No
Name of PHA	No	No
Address of PHA	No	No
ACC Number	No	Yes
DUNS Number	Yes	Yes
Total number of ACC units for the PHA	No	Yes
Unit status data: Form HUD-52723, Section 2, Categorization of Unit Months, Column A, Lines 01, 02, and 05 through 13	No	Yes
Unit status data: Form HUD-52723, Section 2, Categorization of Unit Months, Column A, Lines 03, 04, and 13	Yes	Yes
PUM project expense level (PEL)	No	No
PEL Inflation factor	No	No
Utilities expense level (UEL) inflation factor	No	No
Payment in lieu of taxes (PILOT)	Yes	Yes
Cost of independent audit	Yes	Yes
PUM formula income	Yes	Yes
Transition funding	No	No

FO Changes to Categorization of Unit Months pre-populated data. Appropriate documentation is required to demonstrate that pre-populated IMS/PIC data is incorrect if:

- i. for Occupied dwelling units (Section 2, Column A, Line 01 of the HUD-52723), there is an increase of 3% or more from the pre-populated data; or
- ii. for Units vacant and not categorized below (Section 2, Column A, Line 11 of the HUD-52723), there is a decrease of 3% or more from the pre-populated data; or
- iii. for the aggregate of Lines 02 and 05–12 (excluding Line 11), Section 2, Column A, of the HUD-52723, there is an increase of 3% or more from the pre-populated data.

This documentation must include, at a minimum:

- i. A PIH-REAC Technical Assistance Center (TAC; 1-888-245-4860) ticket number and
- ii. Demonstration that the cause of the data discrepancy was outside the control of the PHA and,
- iii. Demonstration that the PHA made timely efforts to resolve the discrepancy.

FOs may request any additional documentation considered necessary for other changes to Lines 01, 02, and 05–13.

6. EPA's ENERGY STAR Portfolio Manager

HUD has partnered with the Environmental Protection Agency (EPA) to encourage PHAs to use the EPA's ENERGY STAR Portfolio Manager system to manage their utility consumption. To facilitate this, HUD is exploring ways to import data directly from EPA's portfolio manager to pre-populate 52722 tools. HUD currently pre-populates 52722 tools with rolling base data, with PHAs entering data for the current year. HUD is seeking PHAs to participate in a pilot during the CY 2014 Operating Subsidy Cycle. In the pilot, PHAs will test the use of Portfolio Manager for this purpose and provide input on the process. HUD plans to roll out Portfolio Manager for PHAs to use on a voluntary basis in CY 2015. If you are interested in participating in the CY 2014 pilot, please contact Kyleen Hashim for further information at kyleen.m.hashim@hud.gov.

Information on Portfolio Manager can be obtained at EPA's web site by using the following link: <http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

7. Revisions to CY 2014 Operating Subsidy Eligibility

PHAs may request revisions to their original CY 2014 operating subsidy submissions based on any of the five reasons listed below. All revision requests must be submitted to the appropriate FO **no later than Friday, June 27, 2014**, to allow sufficient time for FO review and for the

inclusion of any resulting changes to eligibility in the final CY 2014 operating subsidy eligibility prior to the end of FFY 2014.

- A. Correction of mathematical, clerical, information system or other errors;
- B. New projects/units (24 CFR 990.155). (Guidance on funding of new projects/units, i.e., added after the reporting period, is on the Calendar Year 2014 Subsidy Processing web page);
- C. Approval of demolition or disposition of units (24 CFR 990.155);
- D. New utilities incentives/contracts (24 CFR 990.185); or
- E. Appeals granted by HUD (24 CFR 990.245).

8. **Other Operating Subsidy Calculation Information**

- A. **Project Expense Levels (PELs).** PELs for CY 2014 will be based on IMS/PIC project, building and unit characteristics. In order to calculate PELs, HUD pulled the building and unit characteristics data from PIC on April 4, 2013. PELs may change when PHAs regroup their projects. To estimate the impact of project regroupings, PHAs can use the **Project Expense Level (PEL) Estimator** on the Asset Management Project Expense Levels web page at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/am/pels

Changes that become effective after HUD pulled IMS/PIC project, building and unit characteristics for the calculation of PELs for CY 2014, will apply to CY 2015 operating subsidy calculations.

- B. **Formula Income.** PUM formula income will be pre-populated based on the PHA's most recently approved FY 2012 FASS-PH Financial Data Schedule (FDS) submissions.

Special guidance for capturing the resident-paid utilities incentive in a HUD-approved energy performance contract on Form HUD-52723, Section 3, Part B, Line 01, PUM formula income, is on the Calendar Year 2014 Subsidy Processing web page.

Form HUD-52723, Section 3, Part B, Line 02, PUM change in utility allowances, will be locked for data entry. This line has been obsolete since the "unfreezing" of formula income at the end of CY 2009. Changes to utility allowances have been reflected in formula income since the "unfreezing."

- C. **Cost of Independent Audit.** Project audit costs will be pre-populated in the Excel Tool. The pre-populated costs reflect the most recently approved FASS-PH FDS submissions. If a project's most recent actual audit cost differs from the amount pre-populated, the PHA should enter the project's most recent actual audit cost and attach proof of payment

to the CY 2014 submission. Independent audit costs are restricted to the audit costs associated with the operating fund program and not costs related to non-public housing units in mixed-finance projects.

D. Payments in Lieu of Taxes (PILOT). Project PILOT amounts will be pre-populated in the Excel Tool. The pre-populated amounts reflect the most recently approved FASS-PH FDS submissions. If a project's most recent actual PILOT amount is greater than the amount pre-populated, the PHA may enter the project's most recent actual PILOT amount and attach proof of payment to the CY 2014 submission.

E. Asset Management Fee.

- i. PHAs with 250 or more units (400 or more units under the asset management exemption appropriations provisions) must comply with asset management requirements under 24 CFR 990.255 through 990.290, Subpart H -- Asset Management, which includes the requirement for PHAs to have been in compliance with all components of asset management by FFY 2011. Form HUD-52574, PHA Board Resolution, includes a certification that all statutory and regulatory requirements have been met. PHAs not in compliance will forfeit the asset management fee pursuant to 24 CFR 990.190(f). In determining compliance with asset management, FOs will review the PHA's most recent financial submission approved by HUD, and other relevant material.
- ii. In general, for PHAs that are in compliance with the regulatory asset management requirements: (1) PHAs with at least 250 units are eligible for a \$4 PUM asset management fee; and (2) PHAs with fewer than 250 units that elect to transition to asset management are eligible for a \$2 PUM asset management fee. PHAs with only one project regardless of the number of units are not eligible for an asset management fee pursuant to 24 CFR 990.190(f).
- iii. If a PHA has opted out of asset management, it must continue to request operating subsidy *for each project shown* in IMS/PIC (i.e., not all projects combined into one) on the date HUD pulls project, building and unit data (see 6.A. above).

F. Asset Repositioning Fee (ARF).

- i. PHAs must follow the requirements in 24 CFR 990.190(h) and Notice PIH 2011-18, Guidance on the Asset-Repositioning Fee under 24 CFR 990.190(h) and guidance on Re-occupying Public Housing Units Proposed or Approved for Demolition, Disposition, or Transition to Homeownership.
- ii. PHAs shall submit supporting documentation detailing the ARF calculation for the requested amount. Supporting documentation must include:
 1. The project number;

2. Identification of the buildings and units approved for demo/dispo/homeownership;
3. Approval date of the demo/dispo application or homeownership plan, whichever is applicable;
4. Date of the first day of the next quarter six months after the date the first unit becomes vacant after the relocation date included in the approved relocation plan;
5. ARF unit months for the project or building(s);
6. PEL in effect the first year of ARF funding and the PEL percentage (75% PEL per unit for the first twelve months, 50% PEL per unit for the next twelve months, or 25% PEL per unit for the next twelve months, as per 24 CFR 990.190(h)(3));
7. Relocation date as defined in Notice PIH 2011-18; and
8. A statement as to whether all units were vacant at the time of the demo/dispo/homeownership plan approval.

Field Offices may request other relevant information as necessary.

- iii. PHA HUD-52723 submissions must include the number of unit months associated with the ARF on Section 2, Line 12, of the form. All ARF units are considered under the ACC and the associated unit months must be reported on Line 12 to fully support the Section 3, Part A, Line 14 ARF amount.
- iv. ARF requests that do not include all of the items listed above and any other items requested by the FO will not be eligible for subsidy.

G. UEL and Central Office Cost Center (COCC). COCC utility consumption and costs are not included in the calculation of the PHA's/project's UEL on form HUD-52722. If the COCC is located within a project, actual consumption, including the rolling base consumption, and utility costs for the COCC must be excluded from the UEL calculation for the project. PHAs shall explain the methodology used to calculate the excluded COCC data (e.g., square footage) in Section 10, Remarks, of the form.

Special guidance for excluding (breaking out) COCC utility consumption and costs from combined consumption and costs in a pre-asset management Energy Performance Contract is on the Calendar Year 2014 Subsidy Processing web page.

H. Elderly/Disabled Service Coordinator Program. For CY 2014, the public housing share of the reasonable cost of salary, fringe benefits and administrative costs for the Elderly/Disabled Service Coordinator (EDSC) program is eligible for operating subsidies. Only PHAs previously receiving EDSC funding (not Resident Opportunities and Self-Sufficiency (ROSS) – Elderly and Persons with Disabilities funding) are eligible. Confirm eligibility as posted on the Calendar Year 2014 Subsidy Processing web page.

Funding based on prior EDSC levels includes an annual inflation factor no greater than the local inflation factor on form HUD-52723, Section 3, Part A, Line 02. Enter the

subsidy amount for the EDSC program on form HUD-52723, Section 3, Part A, Line 07, "Self-sufficiency" Add-On. Part A, Line 07, "Self-sufficiency" is restricted to the EDSC program and does not include ROSS funding.

I. Moving-to-Work (MTW) PHAs.

- i. MTW PHAs with an alternative operating fund formula agreement shall submit one calculation on a PHA-level basis using the Excel Tools as follows:
 1. HUD-52723: Enter Sections 1 and 2; Section 3, Part C, Lines 01 and 04; and Part D, Lines 01 and 03; and,
 2. HUD-52722: Enter data in accordance with the MTW agreement.
 3. MTW PHAs with alternative operating fund formula agreements shall submit documentation showing and supporting the agreement's formula as an attachment to the HUD-52723 (which may include forms and unit months referenced in Attachment A of their MTW Agreement).
- ii. MTW PHAs **not** using an alternative operating fund formula shall complete and submit all sections of the form HUD-52723 and the form HUD-52722 on a project-level basis using the electronic forms and requirements under the regular program.

9. Appeals

A. Types of Appeals. 24 CFR 990.245 establishes five types of appeals:

- i. Streamlined appeal: This appeal requires the PHA to demonstrate a blatant and objective flaw in the application of a specific Operating Fund formula component. For example, a geographic coefficient is identified with Springfield, IL, when it should be Springfield, MA.
- ii. Appeal of formula income for economic hardship: This appeal is no longer applicable since the frozen formula income provisions of 24 CFR 990.195 expired at the end of 2009.
- iii. Appeal for specific local conditions: This appeal requires the PHA to demonstrate that the model-generated project expense levels (PELs) fail to reflect specific local conditions. To be eligible, the affected PHA must demonstrate, by means of an independent cost assessment, that the model-generated PEL is not accurate for comparable properties in the PHA's market area, with a variance of ten percent or greater.
- iv. Appeal for changing market conditions: A PHA may appeal to receive operating subsidy for vacant units due to changing market conditions after the PHA has taken

aggressive marketing and outreach measures to rent these units. The vacancies cannot be the result of action or inaction by PHA management. For example, a PHA located in an area experiencing extreme population loss or economic dislocations may have a shortage of applicants, even with PHA aggressive marketing and outreach.

- v. Appeal to substitute actual project cost data: A PHA may appeal PELs based on actual project cost data under an asset management period of at least two years as outlined in 24 CFR 990 Subpart H – Asset Management. For this type of appeal, the PHA must also submit an independent cost assessment.

B. Appeal Requirements

Pursuant to 24 CFR 990.240, appeals are voluntary and cover the PHA’s entire portfolio, not single projects. The Assistant Secretary for Public and Indian Housing (PIH), however, has the discretion to accept appeals of less than an entire portfolio for PHAs with greater than 5,000 public housing units. All other appeals must be based on an impact that affects the entire PHA, not an impact to a single project or set of projects, and any appeals that address single projects and not the entire portfolio will be denied.

For “specific local conditions” and “substitute actual project cost data” appeals, the PHA is to acquire, at its own expense, an independent cost assessment on each public housing project. The assessor must have appropriate knowledge of multifamily operating costs within the local market. The independent cost assessment includes:

- i. **Comparable Data:** Cited data must be verifiable by HUD with complete source identification. Itemized comparative data must include: locality, occupancy type, building type and PELs. (Refer to Public and Indian Housing *PIC Development Submodule User Manual*, pages 4 – 7, for definitions of building types.)
- ii. **Adjustments:** Assessments must fully disclose any adjustments made to the comparative data, including the nature of the adjustment, the reason for the adjustment, the adjustment method and citation of source documents.
- iii. **Reporting:** Assessments must present the entire PHA’s portfolio in a table format and include the following for each individual project:
 - 1) Number of units;
 - 2) Occupancy type;
 - 3) Building type;
 - 4) Current PEL; and
 - 5) Appellant’s suggested PEL.

Additionally, the PHA should include a table that presents the recommended unit-weighted average PEL for the entire public housing portfolio as compared with the unit-weighted average PEL assigned by HUD.

- iv. For “substitute actual project cost data” appeals, the appeal must include items i, ii and iii above for independent cost assessments and:
 - 1) Two years of actual project cost data, showing that PHA costs are not greater than costs at comparable properties in the PHA’s local market; and
 - 2) Documentation certifying the PHA has completed transition to asset management pursuant to 24 CFR 990.290.

C. Processing Requirements for CY 2014

PHA appeals for “changing market conditions” are to be submitted to the appropriate FO along with the PHA’s original operating subsidy submission for CY 2014.

For “streamlined” appeals, the PHA must describe the flaw and submit supporting documentation. For “specific local conditions” and “actual project cost data” appeals, the PHA must include the independent cost assessment with its submission. In addition, HUD will contract with a second professional assessor who is familiar with property management practices and costs in the region or state in which the PHA is located to review the initial assessment submitted by the PHA. This review and recommendation is then forwarded to the Assistant Secretary for Public and Indian Housing (or designee) for final determination.

“Streamlined”, “specific local conditions”, and “substitute actual project cost data” must be sent by email to REAC_OpSub@hud.gov and Robin.M.Hawkins@hud.gov with the subject line “Appeal under 24 CFR 990.245”. Appeals must be sent at the same time that the PHA’s original operating subsidy submission for CY 2014 is sent to the appropriate FO. The PHA also must provide a copy of the appeal to the Public Housing Director of the FO.

Final appeal decisions will be issued within 120 days of PHA submission to HUD Headquarters. If an appeal is granted, HUD adjusts the PHA’s subsidy by the appropriate amount retroactive to the beginning of the year.

10. Mutual Help and Turnkey III Projects

PHAs with a Mutual Help or Turnkey III project(s) requesting operating subsidy for these project(s) must complete and submit form HUD-53087, Calculation of Subsidies for Operations: Non-Rental Housing. The operating subsidy provided to a Mutual Help or Turnkey III project is partially based on the project’s operating budget. PHAs requesting operating subsidy for Mutual Help and Turnkey III projects must complete the CY 2014 form HUD-53087 based on the appropriate line items from the latest approved operating budget at the time of the CY 2014 submission and send to the appropriate FO.

11. Rental Assistance Demonstration

PHAs that apply for participation in the Rental Assistance Demonstration (RAD) will still complete their CY 2014 subsidy submissions in accordance with the instructions in this Notice.

Any projects that are selected for award and that convert in 2014, i.e., execute a Section 8 Housing Assistance Payment Contract, will terminate their participation in the public housing program in accordance with RAD program instructions. (For further information on the RAD, see Notice PIH 2012-32, Rental Assistance Demonstration – Implementation Revision 1, July 2, 2013.)

12. Flat Rent

The 2014 HUD Appropriations Act requires that each public housing agency establish a flat rent for each unit that shall not be lower than 80% of the applicable FMR established under 8(c) of the U.S. Housing Act of 1937. PHAs are required to establish said flat rents by June 1, 2014. The 2014 Appropriations Act also requires HUD to take flat rents into account in determining CY 2014 funding allocations. HUD will do this by modifying PHA Operating Subsidy eligibility to account for flat rent. HUD will be publishing a Notice shortly to provide guidance on the implementation of these flat rent provisions.

13. PHA Board Resolution

The PHA Board Resolution (form HUD-52574) approving the PHA's operating budget must be submitted to the appropriate FO **prior to the beginning of the PHA's fiscal year**. Only one Board Resolution needs to be submitted per PHA, regardless of the number of projects. If the PHA has more than one project, insert the phrase "for all projects" in the first checkbox description. The checkbox then will read "Operating Budget for all projects approved by Board resolution on:" (date).

14. HUD Approval of Calculations

HUD will post on the Calendar Year 2014 Subsidy Processing web page an explanation of its funding methodology and the obligation letters for each set of interim months funded. Based on the FFY 2014 Appropriations Act and PHA operating subsidy eligibility submissions and FO reviews, HUD will determine final operating subsidy levels for CY 2014. HUD then will approve operating subsidy calculations at that level. Final subsidy levels for PHAs will be posted on the same web page.

15. Penalty for false claims and statements

HUD will prosecute false claims and statements. Such false statements and/or entries may be subject to criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

16. Further Information

All questions from PHAs are to be referred to the appropriate FO.

17. Paperwork Reduction

The information collection requirements contained in this notice have been approved by the Office of Management and Budget under the Paperwork Reduction Act of 1995 (44 U.S.C.3520) and assigned OMB approval numbers 2577-0026, 2577-0029, 2577-0157 and 2577-0246. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

/s/

Sandra B. Henriquez
Assistant Secretary for Public and Indian Housing

TAB - 7

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

OPERATIONS AND MANAGEMENT

A. Preventive Maintenance Plan– No Changes

B. Emergency Maintenance Policy– No Changes

C. Master Charge Sheet– No Changes

D. Resident Advisory Board Members

Resident Council Board Members

E. Resident Advisory Board Policy and By-Laws

F. Resident Board Member Appointment Procedures

D

Southern Nevada Regional Housing Authority

Resident Leadership

Resident Advisory Board - 2014

Chairperson	Teresa Culbreath
Co-Chair	Sandra LeBlanc
Secretary	Joyce Davis
Treasurer	Frank Woods
Parliamentarian	Christina Johnson
Member	Katherine Barnette
Member	Sheila Bourne
Member	Frances Drewrey
Member	Alberto Estremera
Member	Ronald Garrison

RESIDENT COUNCIL OFFICERS

Archie Grant Park Resident Council

President	Dolores Aguslia
1 st Vice President	Cecelia Harper
2 nd Vice President	Elisabeth Pearson
Secretary	Caroline Simmons
Treasurer	Janet Bathalow

Arthur Sartini Plaza Resident Council

President	Steve Bishop
1 st Vice President	
Secretary	Suzyette Easter
Treasurer	Judith Clinton
Sergeant @Arms	Valerie Anderson
Parliamentarian	Haywood Carter

Southern Nevada Regional Housing Authority

Dorothy Kidd Park Resident Council

President	Cecilia James
1 st Vice President	Bill Rushing
Secretary	Osa Billstrom
Treasurer	Ruth Stobin

Espinoza Terrace Resident Council

President	Alberto Estremera
Vice President	Charles Harris
Treasurer	Virginia Dela Pena
Secretary	Jacqueline Colt
Alternate	Berta Maloof
Alternate	Katherine McMullan
Sunshine	Dodie Eason

Harry Levy Gardens Resident Council

President	Victor Vanhyfte
2 nd Vice President	
Treasurer	Giovanni Wilyama
Secretary	Noreen McCormick

Hullum Homes/Jones Gardens Resident Council

President	Shirley Jackson
1 st Vice President	June Jackson
2 nd Vice President	Nellie Bean
Secretary	Judith Flanagan
Treasurer	Kimble Davis
Sgt @ Arms	William Flanagan

James Down Towers Resident Council

President	Don Oberlander
1 st Vice President	Joseph Scuto
2 nd Vice President	Carol Hanson
Treasurer	Eloise Jackson
Secretary	Ethel Buri
Sgt @ Arms	Mark Matulis

Southern Nevada Regional Housing Authority

Lubertha Johnson Estates Resident Council

President	Mina Sanguineti
Vice President	Sandra LeBlanc
Secretary	Katherine Barnette
Treasurer	Frank Guntrum

Marble Manor Resident Council

President	Myrelis Alonso
2 nd Vice President	Phyllis Carpenter
Treasurer	Bridgette Warren
Secretary	Laurie Wade

Marion Bennett Plaza Resident Council

2 nd Vice President	Darren Pointer
Secretary	Diane Case
Sgt @ Arms	Ethel Burke

Otto Merida Desert Villas Resident Council

President	Cheri Martin
1 st Vice President	Stephanie Johnson
2 nd Vice President	Monique Curtis
Secretary	Constance Cassidy
Treasurer	Lydia Valencia
Sgt @ Arms	Mayelyn Gonzalez

Robert Gordon Resident Council

President	Diane Stamps
1 st Vice President	Leon Jackson
2 nd Vice President	Clifton Cooper
Treasurer	Brenda Jackson
Secretary	Diane Cranford

Southern Nevada Regional Housing Authority

Rose Gardens Resident Council

President	Lona Richards
Vice President	Sabine Metoyer
Secretary	Mary Fields
Treasurer	
Sgt. @ Arms	Alfred Thomas
Parliamentarian	Richard Villalobas

Rulon Earl Resident Council

President	Linda Long
1 st Vice President	Aaron Rhodes
2 nd Vice President	Ellis Hollis
Secretary	Marilyn Meyer
Treasurer	Mercedes Alhambra
Parliamentarian	Fran Drewery

Schaffer Heights Resident Council

Chair	Donna Vetterol
Co-chair	Richard Gines
Treasurer	Louise Romano
Sunshine	Russell Conley
Sunshine	Mike Clifton
Alternate	Jim Hoyt
Alternate	Louise Ramino

Sherman Gardens Resident Council

President	
1 st Vice President	
Secretary	
Sgt @ Arms	

Vera Johnson B Resident Council

President	Ronald Garrison
Treasurer	Marlene Trejo
Secretary	Michelle Johnson

E

Resident Advisory Board

Southern Nevada Regional Housing Authority

BY LAWS

ARTICLE I--- NAME

Section 1. Name: The name of the organization shall be: **RESIDENT ADVISORY BOARD, (RAB) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY OF THE CITY OF LAS VEGAS.**

ARTICLE II- MISSION, PURPOSE AND DECLARATION OF INTENT

Section 1. The **MISSION** of the Resident Advisory Board (RAB), Southern Nevada Regional Housing Authority (SNRHA) of the city of Las Vegas shall be as follow: Provide a forum in which the interests and concerns of all SNRHA residents are represented and considered. The RAB will not exclude any person on the basis of race, sex, or national origin. The Mission of the Executive council of the Resident Advisory Board is to act as the governing body of the RAB.

Section 2. The **PURPOSE** of the Resident Advisory Board and the Executive Council are:

- A. Serve as a liaison between residents and Housing Authority and ensure the ongoing participation in the planning and implementation of programs which affect residents, including the 5 year Public Housing Authority Plan and the PHA Annual Plan updates.
- B. Serve as an advisory body to the Housing Authority in all areas of SNRHA operations, including but not limited to occupancy, general management, maintenance, security, resident training, resident employment, social services, and modernization priorities. While providing a healthy and safe living environment for all residents.
- C. Allowing a sense of responsibility, community awareness and self pride among all residents.

Section 3. DECLARATION OF INTENT: Members of the Resident Advisory Board shall dedicate themselves to: 1) understanding Housing Authority programs, policies, guidelines and issues; 2) assist with tenant and community outreach projects; along with 3) participate in voluntary office/clerical assignments for the RAB. In addition to the above, 4) commit to attend all meetings; 5) listen with an open mind to all points of view; 6) consider the cost and benefits

of proposed recommendations making sure actions along with decisions are fair, reasonable, balanced, timely and in accordance with all guidelines and RAB By-laws, while serving and promoting the best interest of all residents and the Southern Nevada Regional Housing Authority.

ARTICLE III — MEETINGS

Section 1. Schedule: The Executive Council and RAB will meet bi-monthly the 2nd Tuesday of the month. Meeting dates and times shall be set during the adjournment of each bi-monthly meeting, but can be changed to accommodate Staff of the SNRHA and Executive Member for availability for quorum requirements.

Section 2. Notice: The Executive Council and RAB shall only act in the name of the Resident Advisory Board when a meeting is in session, the Chairperson shall give due notice to all Members and the SNRHA Staff liaison.

Section 3. Special Meetings: The Executive Committee, Executive Council and RAB shall hold special meetings at the discretion of the Chairperson to discuss matters which require immediate attention/action. Prior notice of a special meeting is required with details reported to RAB within 30 days.

Section 4. Parliamentary Authority: Robert's Rules of Order shall govern Executive Council and RAB meetings. Robert's Rules shall be used in all meetings /cases to which they are applicable and in which they are not inconsistent with the By-laws or special rules of this body.

Section 5. Conduct: Members are expected to conduct themselves in an appropriate manner, respect all RAB Members, SNRHA Staff, and Guests. RAB Members are expected to arrive at all meetings and conduct themselves professionally. This includes: honesty, polite behavior, positive attitude, appropriate clothing, and personal hygiene. RAB Members are expected to be coherent at all meetings if a member is found to be in violation: 1st time they will be asked to dismiss themselves from the meeting, 2nd time they will sit out of one monthly meeting, 3rd and final they will be removed from the Resident Advisory Board.

Section 6. Open Meetings/Rules: The Executive Council and RAB may make such rules governing its meetings as it may at its discretion determine necessary that do not conflict with these By-laws, all general meetings of the Executive Council and RAB shall be open to all Members of the Resident Advisory Board, SNRHA residents, staff, commissioners, and general public. Closed meetings are not allowed except to protect personal confidentiality during disciplinary deliberations involving violations of SNRHA or RAB By-laws, policies and regulations.

Section 7. Order of Business: Unless changed by a majority vote of the Executive Council or RAB shall be as follows:

- A. Call to Order (Performed by Chairperson, Vice Chairperson, or Acting Chairperson)
- B. Roll Call (Chairperson announces the name of each Member of the Executive Council/RAB, in attendance will reply with "present". The Secretary records present and absent Members.
- C. Announcements (Items which alert Members to time-sensitive or special interest issues)
- D. Public Comments: From guests who are NOT Members of the RAB may be made on items NOT on the agenda, NOT TO EXCEED THREE MINUTES per person. Items raised may be referred to SNRHA Staff and, if action by RAB is necessary, may be scheduled for a future meeting and general interest information to Members.
- E. Consent Items can be approved by a single vote of the Executive Council, any Member of the Executive Council can pull and discuss any individual Consent Item, at this time the Draft Minutes from the previous meeting shall be reviewed and approved by the Executive Council.
- F. Discussion Items (Items that do not require a vote from the Executive Council)
- G. Action Items (Items that require a vote or consent of the Executive Council)
- H. New Items (Items not on agenda, but RAB Members would like to submit for future meetings, a majority vote or consensus of the Executive Council is required to place a New Item on future agendas.)
- I. Next Meeting Date, Time and Location
- J. Adjournment

ARTICLE IV -- MEMBERSHIP

Section 1. Definition of Membership: Any adult 18 years or older, receiving rental assistance from the Southern Nevada Regional Housing Authority. Either as a Public Housing participant Affordable Housing, or as an Housing Choice Voucher (Section 8) participant.

Section 2. Selection process: All residents who desire to serve on the Resident Advisory Board must complete an application, be approved by the SNRHA Director of Housing Management and the RAB chairperson. **ONLY residents in GOOD standing with the Housing Authority will be considered for placement on the Resident Advisory Board (RAB) and it's Executive Council.**

Section 3. Board of Composition: The RAB shall consist of eleven members a) four members of the senior public housing developments, b) four members of the non-senior public housing developments, and c) three members of the Housing Choice Voucher Program tenants who represent all segments of the local affordable housing population that will possess qualities which are likely to assist the Board in achieving its **Mission, Purpose, and Declaration of Intent**.

Section 4. Service in Office: Members of the Resident Advisory Board shall be eligible to serve as long as they continue to qualify for services through SNRHA, remain in good standing and conform to RAB By-laws. The Housing Authority Director of Housing Management shall verify good standing of resident.

Section 5. Removal: A Member of the Resident Advisory Board, who does not serve on the Executive Council, shall be removed from the roster if he/she does not maintain in good standing with SNRHA; is absent from three (3) consecutive regular meetings without good cause, or violates Board By-laws. In each violation of disqualification the Chairperson shall notify the Member in writing of the pending action and the reason(s) for possible dismissal. An opportunity will be given to discuss pending action upon receipt of a request within 5 days in writing from the Member.

ARTICLE V- EXECUTIVE COUNCIL

Section 1. Purpose and Composition: The Executive Council shall be the governing body of the RAB which will oversee the management of the affairs of the Board, it will consist of (1) Chairperson, (1) Vice-Chairperson, (1) Secretary, (1) Parliamentarian, (2) Members At-Large will consist of (Vice-Presidents, Secretary, and Treasurer of Resident Councils ONLY) all meetings will be conducted by the Chairperson in accordance of the By-laws. A quorum will be needed to be present for voting items. The RAB will consist of elected Executive Officers of certified resident's councils, if they exist. Representation shall come from: Senior, Family, Affordable Housing, and Housing Choice Voucher (Section 8), to have all residents represented.

Section 2. Election: Members of Executive Council shall be elected by the Members of the RAB and shall hold office for three years with three years renewable, or until their successors are duly elected and qualified or until resignation or death.

Section 3. Vacancies on the Executive Council shall be filled by appointment by the Chairperson, with the agreement of the SNRHA Director of Housing Management, from a list of qualified and current Members of the Resident Advisory Board for the balance of that term.

Section 4. Removal: Officers and Members of the Executive Council may be removed from office for good cause; such cause may include, but is not restricted to the following: (1) attendance policy violation; (2) violation of RAB By-laws, rules and regulations; (3) failure to maintain good standing with the SNRHA. An officer or Council Member who is absent from three (3) consecutive regular or special meetings without good cause shall be removed from the

Council, but shall be eligible to continue to serve on the RAB for a probation period of time at the discretion of the Chairperson. Each Officer or Council Member under threat of disqualification has the right to request a hearing. See **Section IV Membership Section 5.** Hearing request to the Executive Council shall review charges against any officer, Council or RAB Member in Closed Session. Rules may be adopted for hearings by the Executive Council as it may, at its discretion, consider necessary and appropriate. In each instance of disqualification the Chairperson shall first notify the Member in writing of the pending action and the reason (s) for the Member's possible dismissal.

ARTICLE VI- OFFICERS

- A. Chairperson: Upon taking office it shall be the duty of the Chairperson to manage meetings of the Executive Council and RAB. She/he shall assign the Vice Chairperson specific areas of responsibilities. The Chairperson shall appoint the Chairperson of all standing committees. She/he shall form the agenda for all Resident Advisory Board meetings. The Chairperson, Vice Chairperson, or their assigned person shall attend all meetings of the Board of Commissioners of SNRHA.
- B. Vice Chairperson: It shall be the duty of the Vice Chairperson to coordinate the activities of the committees assigned to him/her by the Chairperson and to supervise the Chairpersons of committees when assigned.
- C. Secretary: It shall be the duty of this office to record the proceeding of all meetings of the Executive Council and Resident Advisory Board along with distributing agendas and minutes among all Officers, Members, and SNRHA Staff Liaison. The Secretary shall be responsible for meeting notices. More detailed responsibilities shall be determined by the Resident Advisory Board.
- D. Treasurer: It shall be the duty of the Treasurer to request, receive and maintain written accounts of all RAB funds received from SNRHA finance department, for the purpose authorized by the Executive Council and/or RAB. Detailed responsibilities shall be determined by RAB policy.

ARTICLE VII- VOTING

Section 1. Voting Rights: Each Member of the Executive Council/RAB, present shall be entitled to one vote. Members may abstain from voting for any reason, and proxy voting shall be allowed for good cause (ie), hospitalization, illness, etc.

Section 2. Quorum: A majority of Members of the Executive Council and RAB shall constitute a quorum. In the event that a quorum of the Executive Council is not present, one or both Alternate Members shall serve as Members to attain a quorum, and shall be entitled to vote.

Section 3. Motions: Following a discussion of an Action or New Item, a motion shall be made by the Chairperson requesting a vote. The motion restated and must be seconded by a different Member; if no second the motion dies. Once the motion has been seconded, a vote of agreement of all Members present will be taken and recorded by the Secretary.

Section 4. Constituent Integrity: Members should understand that the Executive Council and RAB represents all tenants and, therefore, reflects the interest and concerns of the entire resident population. Airing special or individual concerns is not appropriate and will not be allowed.

ARTICLE VIII- AMENDMENTS

Section 1. Amendments of By-laws: These By-laws may be amended or repealed at any regular meeting of the Executive Council or RAB, upon a notice as required herein by the vote of a majority of Members present. New By-laws may or can be adopted upon new officers taking office, or the current By-laws shall stand.

Section 2. Notice: The notice of any meeting at which any amendment will be acted upon shall include a complete and accurate statement of the amendment. Justification (s) for the proposed amendment may be provided and arguments for and against such amendment shall be allowed.

ARTICLE IX- COMMITTEES

Section 1. Standing Committees: There shall be such Committees as the Officers of the Executive Council and/or RAB may from time to time determine to be needed. Standing Committees shall be appointed by the Chairperson, and Committee Chairs shall be appointed by the Chairperson of the Executive Council. All Chairs of Standing Committee's shall be required to attend RAB meetings and provide a report of Committee's activities.

Section 2. Ad Hoc Committees (Special Committees): Should a special purpose for any reason come to the attention of the Executive Council and RAB; an Ad Hoc shall be formed to exist for a limited period of time. Ad Hoc Committees shall be appointed by the Chairperson, who shall appoint the Chair of the Committee.

Section 3. Executive Committee: The Chairperson, Vice Chairperson, Secretary, Treasurer, Parliamentarian, and two Alternate will serve as the Executive Council as part of the Resident Advisory Board.

RATIFICATION

- A. These By-laws were approved and ratified on August 19, 2013**
- B. At a regular and special called meeting of RAB**
- C. A copy of the By-laws will be made to all members.**

RAB Chair Signature: 

Theresa Davis

Date: 8/29/13

RAB Treasurer Signature: 

Frank Woods

Date: 8/29/2013

F



CHAPTER NUMBER:

STANDARD OPERATING PROCEDURES – Resident Advisory Board

- 1.0 SCOPE:** This outlines the procedures for the operation of the Resident Advisory Board.
- 2.0 PURPOSE:** The primary purpose of the Resident Advisory Board is to work closely with the SNRHA Executive Director and the SNRHA Board of Commissioners to:
- Assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modification to the PHA plan;
 - Develop and carry out the short and long-term plans of the agency;
 - Express the concerns of SNRHA Residents; and make recommendations and provide advice to SNRHA management on issues pertaining to the Resident Community, as appropriate.
- 3.0 RESPONSIBILITY & AUTHORITY:**
- 3.1 The establishment of the Resident Advisory Board is mandated by 24 CFR 903.13 and Resident Advisory Board membership is confirmed by the SNRHA Board of Commissioners.
- 3.2 The Resident Services Manager is responsible for the implementation of this Standard Operating Procedure.
- 3.3 The Resident Services Program Specialist is responsible for the technical content of this SOP and acts as the Subject Matter Expert.
- 4.0 MEMBERSHIP.** The Resident Advisory Board shall consist of eleven members who are Residents of the Southern Nevada Regional Housing Authority. The eleven-member board shall include the following make-up:
- Four representatives from the Public Housing Certified Resident Councils or representing family sites where no certified council exists;
 - Four representatives from Senior Public Housing Certified Resident Councils or representing senior sites where no certified council exists; and
 - Three Housing Choice Voucher Program participants.



- 5.0 OFFICERS.** The Resident Advisory Board shall have three officers: President, Vice-President and Secretary.
- 6.0 TERMS OF OFFICE.** Resident Advisory Board Officer terms are three-year terms, while Resident Advisory Board members hold two-year terms.
- 7.0 MEMBER SELECTION.** When vacancies occur on the Resident Advisory Board, the following replacement steps are taken:
- The Resident Advisory Board President informs SNRHA's Resident Commissioner of the vacancy and of the Resident Advisory Board's intent to advertise for the filling of the vacancy.
 - Letters of interest that advertise the vacancy along with an application for membership are mailed to all SNRHA certified Resident Councils. The letters of interest are mailed to Resident Councils of the site that represent the vacated member (e.g., if the vacated member is from a Senior Housing site, letters of interest and applications are mailed to the Resident Council at the SNRHA Senior housing site.)
 - If there is little or no response from the advertisement with SNRHA's Resident Councils, then SNRHA's general Public Housing population and the Housing Choice Voucher population are mailed the Resident Advisory Board Letters of Interest and applications.
 - Applications are forwarded and screened by SNRHA's Resident Commissioner, the RAB Officers and members and by Resident Services staff. Thereafter, a selection of applicants is made and the interview process takes place before a panel made up of the Resident Commissioner, the RAB President and the SNRHA's Program Specialist.
 - Upon selection of a new member, said member shall be presented to SNRHA's Board of Commissioners for installation.



8.0 Resident Advisory Board Officers. The Resident Advisory Board Officers are Chairperson, Co-Chairperson and Secretary. The Resident Advisory Board election process for these offices is conducted every three years and is overseen by the SNRHA Program Specialist. The process includes:

- Nominations of officers by the current Resident Advisory Board;
- Acceptance/decline of the nomination by the nominee;
- Election by secret ballot

Upon the determination of each office, the Resident Advisory Board officers are sworn in and assume office within one month of their election.

9.0 Resident Advisory Board Responsibilities. The Resident Advisory Board shall adhere to the following responsibilities:

9.1 Maintaining Office Hours. SNRHA's Resident Advisory Board office is housed at 1700 Foremaster, Apartment B, Las Vegas, Nevada. The Board shall be responsible for setting and maintaining regular office hours and in doing so shall answer correspondence, receive visits and telephone calls, and conduct all other Resident Advisory Board business.

9.2 Hold Regular Meetings. The Resident Advisory Board shall meet at least once a month with SNRHA's Program Specialist and/or SNRHA's Resident Commissioner to review and address any recommendations for the SNRHA Resident Community.

9.3 Provide Assistance and Recommendations for the Annual Plan.

9.4 Regularly Attend SNRHA's Pre-Board and Board of Commissioner's monthly meetings.

10.0 Board Member Resignation. A Resident Advisory Board Member may resign at any time, and must provide his or her notice of resignation in writing.

10.1 Removal of Board Member. A Resident Advisory Board Member may be removed for the following reasons:

10.2 Failure to attend meetings. If a Resident Advisory Board member misses at least three consecutive unexcused monthly meetings, that



member may be removed by affirmative vote of the Resident Advisory Board.

- 10.3 Inappropriate Conduct.** If a member of the Resident Advisory Board engages in conduct that is unlawful, contrary to SNRHA lease provisions or unbecoming to the office of the Resident Advisory Board, that member may be removed.

TAB - 8

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

GRIEVANCE PROCEDURES

Amendments to the Grievance Procedure are addressed in TAB 21 (HUD50075) section 6.0, under ACOP changes. Amendments include contact information updates and verbiage clarifications.

TAB - 9

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
CAPITAL IMPROVEMENT PLAN**

This section of the Agency Plan contains the required documentation for the submission of the Authority's Capital Plan Performance and Evaluation Reports for the period ending **March 31, 2014**. The following documents are included in this section:

Budgets:

FY2014-FY2018 Five-Year Action Plan

FFY 2014 Capital Fund Program Budget (Grant # NV39P018501-14)
FFY 2014 Replacement Housing Factor – 1st Increment (Grant # NV39R018501-14)
FFY 2014 Replacement Housing Factor - 2nd Increment (Grant # NV39R018502-14)

Performance and Evaluation Reports

FFY 2013 Capital Fund Program Budget (Grant # NV39P018501-13)
FFY 2013 Replacement Housing Factor – 1st Increment (Grant # NV39R018501-13)
FFY 2013 Replacement Housing Factor - 2nd Increment (Grant # NV39R018502-13)

FFY 2012 Capital Fund Program Budget (Grant # NV39P018501-12)
FFY 2012 Replacement Housing Factor – 1st Increment (Grant # NV39R018501-12)
FFY 2012 Replacement Housing Factor - 2nd Increment (Grant # NV39R018502-12)

FFY 2011 Capital Fund Program Budget (Grant # NV39P018501-11)
FFY 2011 Replacement Housing Factor – 1st Increment (Grant # NV39R018501-11)
FFY 2011 Replacement Housing Factor - 2nd Increment (Grant # NV39R018502-11)

Based on the results of the Physical Needs Assessment, the Capital Fund Budgets has been revised to reflect the improvements identified in the report.

SNRHA **may** seek HUD approval to implement a **Force Account** to perform vacancy reduction duties as well as select other capital improvement duties. The initiative will reduce the need for contractors; create new jobs of which one or more qualified residents will be hired to promote economic self-sufficiency.

New development initiatives utilizing the Mixed-Finance Concept may be pursued for the development of Public Housing (ACC) units. Public Housing Replacement Funds may be considered and utilized as a source of funds for multiple projects.

The SNRHA is also planning to submit a **Capital Fund Financing Program (CFFP)** application, within the next five years, to assist with modernization and/or development activities.

Disposition Proceeds obtained from any disposition of the Authority's properties may be considered and utilized in future development initiatives of Public Housing (ACC) and affordable (Non-ACC) units.



Capital Fund Program (CFP)

Five-Year Action Plan

FY 2014 – FY 2018

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name: Southern Nevada Regional Housing Authority			Locality (City/County & State): Las Vegas/Clark/Nevada		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.: _____	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2014	Work Statement for Year 2 FFY: 2015	Work Statement for Year 3 FFY: 2016	Work Statement for Year 4 FFY: 2017	Work Statement for Year 5 FFY: 2018
B.	Physical Improvements Subtotal	Annual Statement	\$ 2,624,522	\$ 2,381,164	\$ 2,384,436	\$ 2,053,640
C.	Management Improvements		\$ -	\$ -	\$ -	\$ 50,000
D.	PHA-Wide Non-Dwelling Structure and Equipment		\$ -	\$ 207,240	\$ 50,000	\$ 145,000
E.	Administration		\$ 339,305	\$ 329,126	\$ 319,252	\$ 309,674
F.	Other: Fees & Cost		\$ 429,222	\$ 373,728	\$ 438,832	\$ 453,430
G.	Operations					
H.	Demolition					
I.	Replacement Reserve					
J.	Mod Used for Development					
K.	Total CFP Funds					
L.	Total Non-CFP funds					
M.	Grand Total		\$ 3,393,049	\$ 3,291,258	\$ 3,192,520	\$ 3,011,744
			RAD Reduction	RAD Reduction	RAD Reduction	RAD Reduction

RHF 1st Inc.-Development	\$	410,238	\$	410,238	\$	410,238	\$	410,238	\$	410,238
RHF 2nd Inc. Development	\$	170,192	\$	170,192	\$	170,192	\$	170,192	\$	170,192

NOTES: Due to the Landsman Gardens RAD Conversion it is anticipated that the CFP reduction calculated at \$160,914. will start with FY2014 allocation
RAD Reduction \$1609.14/unit/year x 100units = \$160,914./year

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement (s)

Work Statement for Year 1 FFY: 2014	Work Statement for Year 2 FFY: 2015			Work Statement for Year 3 FFY: 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement						
	AMP 314-Vera B			AMP 314-Vera B		
	CompMod- Phase I-32 Units)		\$ -	CompMod- Phase II-36 Units)		\$ -
	Relocation		\$ -	Relocation		\$ -
	Sub-Total		\$ -	Sub-Total		\$ -
	AMP 313-Vera A			AMP 313-Vera A		
	CompMod- Phase I & II-32 Units)		\$ 2,300,544	CompMod- Phase III-24 Units)		\$ 1,725,408
	Relocation		\$ 73,978	Relocation		\$ 55,756
	Sub-Total		\$ 2,374,522	Sub-Total		\$ 1,781,164
	PHA Wide			PHA Wide		
	The following work is intended to be performed with Force Account & Section 3 Residents			The following work is intended to be performed with Force Account & Section 3 Residents		
	Playground Upgrades		\$ -	Playground Upgrades		\$ -
	Energy Star Appliances		\$ 50,000	Energy Star Appliances		\$ 50,000
	Door Upgrades i.e. mail slot upg, autocontrol install, screens doors install		\$ -	Door Upgrades i.e. mail slot upg (Marble Manor), autocontrol install (Sartini Plaza), screens doors install (Jones Gardens)		\$ 50,000
	Lateral Replacement(Marble Manor)		\$ 200,000	Shut-off Valves/Sewer Lift Station Pumps Upg. (Simmons)		\$ 100,000
	Exterior Painting of Properties		\$ -	Exterior Painting /2nd Floor Decks Upg. - portion of (Hampton)		\$ 100,000
	Desert Landscaping		\$ -	Desert Landscaping-portion of (Hampton)		\$ 100,000
	Parking Lots & Ext. Lighting Upgrades		\$ -	Parking Lots & Ext. Lighting Upgrades portion of (Jones)		\$ 100,000
	Windows Replacement		\$ -	Windows Replacement (Jones)		\$ 100,000
	Vacancy Reduction		\$ -	Vacancy Reduction		\$ -
	Sub-Total		\$ 250,000	Sub-Total		\$ 600,000
	PHA Wide			PHA Wide		
	Non-Dwelling Units Upgrades		\$ -	Non-Dwelling Units Upgrades (Hampton)		\$ 50,000
	Non-Dwelling Equipment		\$ -	Non-Dwelling Equipment		\$ 157,240
	Sub-Total		\$ -	Sub-Total		\$ 207,240
	Subtotal of Estimated Costs		\$ 2,624,522	Subtotal of Estimated Costs		\$ 2,588,404

#REF!

CFP Five-Year Action Plan as of 06/10/14

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement (s)						
Work Statement for Year 1 FFY: 2014	Work Statement for Year 4 FFY: 2017			Work Statement for Year 5 FFY: 2018		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	AMP 314-Vera B			AMP 310/311-Scattered Sites		
	CompMod- Phase III-34Units)		\$ -	Energy Upgrades/Mod- Phase I-10Units)		\$ 718,920
	Relocation		\$ -	Relocation		\$ 22,900
	Sub-Total		\$ -	Sub-Total		\$ 741,820
	AMP 313-Vera A			AMP 318/319-Scattered Sites		
	CompMod- Phase IV-20 Units)		\$ 1,437,840	Energy Upgrades/Mod- Phase I-10Units)		\$ 718,920
	Relocation		\$ 46,596	Relocation		\$ 22,900
	Sub-Total		\$ 1,484,436	Sub-Total		\$ 741,820
	PHA Wide			PHA Wide		
	The following work is intended to be performed with Force Account & Section 3 Residents			The following work is intended to be performed with Force Account & Section 3 Residents		
	Playground Upgrades		\$ -	Playground Upgrades		\$ -
	Energy Star Appliances		\$ 50,000	Energy Star Appliances		\$ 50,000
	Misc. Site Work & Ext./Int. Units Upg.		\$ -	Misc. Site Work & Ext./Int. Units Upg.		\$ -
	Door Upgrades i.e. mail slot upg, autocontrol install, screens doors install		\$ -	Door Upgrades i.e. mail slot upg, autocontrol install, screens doors install		\$ 70,000
	Shut-off Valves/ Lateral Replacement		\$ -	Shut-off Valves/ Lateral Replacement		\$ -
	Exterior Painting of Properties potion of (Jones)		\$ 150,000	Exterior Painting of Properties portion of (Espinoza)		\$ 50,000
	Desert Landscaping-portion of (Espinoza)		\$ 100,000	Desert Landscaping -portion of (Hullum)		\$ 50,000
	Parking Lots & Ext. Lighting Upgrades portion of (Jones/Hullum)		\$ 100,000	Parking Lots & Ext. Lighting Upgrades portion of (Hullum)		\$ 50,000
	Windows Replacement (Jones/Bigger)		\$ 200,000	Windows Replacement		\$ -
	Vacancy Reduction		\$ -	Vacancy Reduction		\$ -
	Roofing Upgrades (Jones/Espinoza)		\$ 300,000	Elevators Upgrades (Sartini)		\$ 300,000
	Sub-Total		\$ 900,000	Sub-Total		\$ 570,000
	PHA Wide		\$ -	PHA Wide		\$ -
	Non-Dwelling Units Upgrades			Non-Dwelling Units Upgrades (Hullum/Jones)		\$ 45,000
	Non-Dwelling Equipment		\$ 50,000	Non-Dwelling Equipment		\$ 100,000
	Sub-Total		\$ 50,000	Sub-Total		\$ 145,000
	Subtotal of Estimated Costs		\$ 2,434,436	Subtotal of Estimated Costs		\$ 2,198,640

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY: 2014	Work Statement for Year 2 FFY: 2015		Work Statement for Year 3 FFY: 2016	
	Development Number/Name/General Description of Major Work Categories	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations	\$ -	Operations	\$ -
	Resident/Staff Training	\$ -	Resident/Staff Training	\$ -
	IT Infrastructure	\$ -	IT Infrastructure	\$ -
	Central Office Cost	\$ 339,305	Central Office Cost	\$ 329,126
	Construction Management Inspection Services	\$ 189,043	Construction Management Inspection Services	\$ 198,536
	A/E Design Services-Vera A	\$ 150,733	A/E Design Services	\$ -
	A/E Design Services - PHA Wide	\$ 34,446	A/E Design Services PHA Wide	\$ 150,192
	Hazardous Materials Consultant	\$ 55,000	Hazardous Materials Consultant	\$ 25,000
	Subtotal of Estimated Cost	\$ 768,527	Subtotal of Estimated Cost	\$ 702,854

Work Statement for Year 1 FFY: 2014	Work Statement for Year 4 FFY: 2017		Work Statement for Year 5 FFY: 2018	
	Development Number/Name/General Description of Major Work Categories	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations	\$ -	Operations	\$ -
	Resident/Staff Training	\$ -	Resident/Staff Training	\$ 25,000
	IT Infrastructure	\$ -	IT Infrastructure	\$ 25,000
	Central Office Cost	\$ 319,252	Central Office Cost	\$ 309,674
	Construction Management Inspection Services	\$ 198,536	Construction Management Inspection Services	\$ 198,536
	A/E Design Services-Scattered Sites	\$ 100,000	A/E Design Services-Scattered Sites	\$ 100,000
	A/E Design Services PHA Wide	\$ 115,296	A/E Design Services PHA Wide	\$ 129,894
	Hazardous Materials Consultant	\$ 25,000	Hazardous Materials Consultant	\$ 25,000
			New Green PNA Audit Services	\$ 85,000
	Subtotal of Estimated Cost	\$ 758,084	Subtotal of Estimated Cost	\$ 898,104



Capital Fund Program (CFP)

and/or

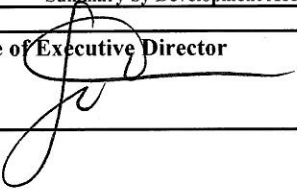
Capital Fund Program Replacement Housing Factor Funds

(CFPRHF)

FY 2014

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-14 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: 2014
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disaster/Emergency	<input type="checkbox"/> Revised Annual Statement (revision no:)	<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$200,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$349,798.90	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$651,074.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$500,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,207,108.10	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$500,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$90,008.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,497,989.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-14 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: 2014
					FFY of Grant Approval
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 4/10/14		Signature of Public Housing Director Date	

Part II: Supporting Pages

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV39P018501-14 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2014			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
PHA Wide	Management Improvement	1408						
	IT System Upg.			\$200,000.00				
	Resident/ Staff Training			\$0.00				
	SUB-TOTAL			\$200,000.00				
	Central Office Cost	1410		\$349,798.90				
	SUB-TOTAL			\$349,798.90				
PHA Wide	Construction Admin Services	1430		\$166,074.00				
	Roofing Consultant	1430		\$0.00				
	A/E Design Services	1430		\$50,000.00				
	Hazardous Materials Consultant	1430		\$35,000.00				
	SUB-TOTAL			\$251,074.00				
Work intended to be performed through Force Account and Section 3 Residents	Misc Site Work Repairs	1450		\$0.00				
	Playground & Safety Surface Upg.	1450		\$0.00				
	Desert Landscaping	1450		\$0.00				
	Parking Lots Upgrades	1450		\$0.00				
	SUB-TOTAL			\$0.00				
	Misc. Interior/Exterior Repairs	1460		\$0.00				
	Vacancy Reduction	1460		\$0.00				
	Exterior Painting	1460		\$100,000.00				
SUB-TOTAL			\$100,000.00					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV39P018501-14 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2014		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$0.00			
	SUB-TOTAL			\$0.00			
	Non-Dwelling Units Upgrades	1470		\$0.00			
	SUB-TOTAL			\$0.00			
	Non-Dwelling Equipment	1475		\$500,000.00			
	SUB-TOTAL			\$500,000.00			
Vera A	A/E Design Services	1430		\$150,000.00			
AMP 313	Site Upgs.CompMod (portion of)	1450		\$500,000.00			
	Units Upg CompMod (portion of)	1460		\$200,000.00			
	SUB-TOTAL			\$850,000.00			
Vera B	Pre-Dev.Cost, i.e. A/E /Consult Srves	1430		\$250,000.00			
AMP 314	Units Upg CompMod (portion of)	1460		\$832,108.10			
	Relocation	1495		\$90,008.00			
	SUB-TOTAL			\$1,172,116.10			
Archie Grant	HVAC Upgrades -Phase II	1460		\$75,000.00			
AMP 302	SUB-TOTAL			\$75,000.00			
	TOTAL			\$3,497,989.00			

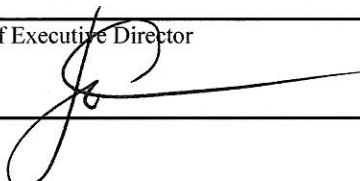
1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant: 2014
Capital Fund Program No: NV39P018501-14					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvement	05/13/16		05/13/18		
Administration	05/13/16		05/13/18		
Fees & Cost	05/13/16		05/13/18		
Site Improvement	05/13/16		05/13/18		
Dwelling Structure	05/13/16		05/13/18		
Dwelling Equipment	05/13/16		05/13/18		
Relocation	05/13/16		05/13/18		

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: _____ Date of CFFP: _____			Replacement Housing Factor Fund No: NV39R018501-14	
FFY of Grant: 2014					FFY of Grant Approval	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹	
		Original	Revised ²		Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment--Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$410,238.00				
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$410,238.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018501-14	FFY of Grant: 2014	FFY of Grant Approval		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		4/6/14				

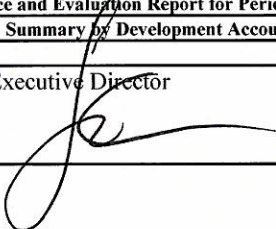
Part III: Implementation Schedule

PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant:
Replacement Housing Fund Program No: NV39R018501-14					2014
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	5/13/2016		5/13/2018		

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: _____ Date of CFFP: _____			Replacement Housing Factor Fund No: NV39R018502-14	
FFY of Grant: 2014					FFY of Grant Approval	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$170,192.00				
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$170,192.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018502-14	FFY of Grant: 2014	FFY of Grant Approval		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		4/18/14				

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant:
Replacement Housing Fund Program No: NV39R018502-14					2014
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	5/13/2016		5/13/2018		

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended



Capital Fund Program (CFP)

and/or

Capital Fund Program Replacement Housing Factor Funds

(CFPRHF)

FY 2013

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-13 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: 2013 FFY of Grant Approval
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$838,000.00	\$110,000.00	\$0.00	\$110,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$366,634.70	\$366,634.70	\$183,318.00	\$183,316.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$303,454.00	\$303,454.00	\$35,000.00	\$268,454.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,000.00	\$485,190.00	\$0.00	\$485,190.00
10	1460 Dwelling Structures	\$1,958,258.30	\$2,251,068.30	\$0.00	\$508,018.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$150,000.00	\$150,000.00	\$0.00	\$523,060.00
12	1470 Nondwelling Structures	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,666,347.00	\$3,666,347.00	\$218,318.00	\$2,078,038.70
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-13 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: 2013
					FFY of Grant Approval
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		4/23/14			

Part II: Supporting Pages

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV39P018501-13 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2013			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
PHA Wide	Management Improvement	1408						
	IT Hardware			\$788,000.00	\$60,000.00	\$0.00	\$60,000.00	reduced
	Resident/ Staff Training			\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	
	SUB-TOTAL			\$838,000.00	\$110,000.00	\$0.00	\$110,000.00	
	Central Office Cost	1410		\$366,634.70	\$366,634.70	\$183,318.00	\$183,316.70	
	SUB-TOTAL			\$366,634.70	\$366,634.70	\$183,318.00	\$183,316.70	
PHA Wide	Construction Admin Services	1430		\$128,454.00	\$168,403.09	\$0.00	\$168,403.09	increased
	Roofing Consultant	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	A/E Design Services	1430		\$140,000.00	\$100,050.91	\$0.00	\$100,050.91	reduced
	Hazardous Materials Consultant	1430		\$35,000.00	\$35,000.00	\$35,000.00	\$0.00	
	SUB-TOTAL			\$303,454.00	\$303,454.00	\$35,000.00	\$268,454.00	
Work intended to be performed through Force Account and Section 3 Residents	Misc Site Work Repairs	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	reduced
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$485,190.00	\$0.00	\$485,190.00	increased
	Parking Lots Upgrades	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$50,000.00	\$485,190.00	\$0.00	\$485,190.00	
	Misc. Interior/Exterior Repairs	1460		\$50,760.00	\$0.00	\$0.00	\$0.00	reduced
	Vacancy Reduction	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$50,760.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages								
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV39P018501-13 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2013			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$150,000.00	\$150,000.00	\$0.00	\$150,000.00	
	SUB-TOTAL			\$150,000.00	\$150,000.00	\$0.00	\$150,000.00	
	Non-Dwelling Units Upgrades	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$150,000.00	
	Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
Landsman Gardens	CompMod - RAD Conversion	1460		\$989,990.30	\$989,990.30	\$971,912.41	\$18,077.89	
AMP 317	Relocation	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$989,990.30	\$989,990.30	\$971,912.41	\$18,077.89	
Vera A	Roof Replacement	1460		\$217,300.00	\$373,060.00	\$0.00	\$373,060.00	increased
AMP 313	HVAC Units Replacement	1460		\$380,000.00	\$380,000.00	\$0.00	\$380,000.00	
	SUB-TOTAL			\$597,300.00	\$753,060.00	\$0.00	\$753,060.00	
Vera B	Roof Replacement	1460		\$320,208.00	\$508,018.00	\$0.00	\$508,018.00	increased
AMP 314	SUB-TOTAL			\$320,208.00	\$508,018.00	\$0.00	\$508,018.00	
	TOTAL			\$3,666,347.00	\$3,666,347.00	\$1,190,230.41	\$2,626,116.59	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant: 2013
Capital Fund Program No: NV39P018501-13					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvement	09/08/15		09/08/17		
Administration	09/08/15		09/08/17		
Fees & Cost	09/08/15		09/08/17		
Site Improvement	09/08/15		09/08/17		
Dwelling Structure	09/08/15		09/08/17		
Dwelling Equipment	09/08/15		09/08/17		
Relocation	09/08/15		09/08/17		

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Replacement Housing Factor Fund No: Date of CFFP: NV39R018501-13			FFY of Grant: FFY of Grant Approval 2013	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$550,485.00	\$550,485.00	\$550,485.00	\$0.00	\$550,485.00
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$550,485.00	\$550,485.00	\$550,485.00	\$0.00	\$550,485.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018501-13	FFY of Grant: 2013	FFY of Grant Approval		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director	Date	Signature of Public Housing Director		Date		
	4/23/14					

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant:
Replacement Housing Fund Program No: NV39R018501-13					2013
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	10/29/2015		10/29/2017		Per RHF Plan Approved 06/03/2013

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Replacement Housing Factor Fund No: Date of CFFP: NV39R018502-13			FFY of Grant: 2013 FFY of Grant Approval	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$186,504.00	\$186,504.00	\$186,504.00	\$0.00	\$186,504.00
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$186,504.00	\$186,504.00	\$186,504.00	\$0.00	\$186,504.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part I: Summary						
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018502-13	FFY of Grant: FFY of Grant Approval	2013		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director	Date	Signature of Public Housing Director		Date		
	4/23/14					

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant:
Replacement Housing Fund Program No: NV39R018502-13					2013
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	10/29/2015	12/17/2013	10/29/2017		Per RHF Plan Approved 06/11/2013

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended



Capital Fund Program (CFP)

and/or


Capital Fund Program Replacement Housing Factor Funds

(CFPRHF)

FY 2012

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-12 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: 2012	
					FFY of Grant Approval	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	\$10,000.00	\$10,000.00	\$5,638.58	\$5,638.25	\$4,361.75
4	1410 Administration (may not exceed 10% of line 21)	\$374,594.50	\$374,594.50	\$374,594.50	\$374,594.50	\$0.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$524,779.50	\$539,110.87	\$482,965.42	\$317,124.62	\$161,679.60
8	1440 Site Acquisition					
9	1450 Site Improvement	\$559,314.20	\$615,043.00	\$559,314.20	\$254,571.45	\$360,471.55
10	1460 Dwelling Structures	\$2,189,256.80	\$2,174,925.43	\$2,174,925.43	\$254,571.45	\$242,161.10
11	1465.1 Dwelling Equipment—Nonexpendable	\$48,000.00	\$32,271.20	\$32,271.20	\$1,932,764.33	\$32,271.20
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,745,945.00	\$3,745,945.00	\$3,629,709.33	\$3,139,264.60	\$800,945.20
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP for operations
 4 RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-12 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director 		Date 4/23/14		Signature of Public Housing Director 		Date

Part II: Supporting Pages

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: NV39P018501-12 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	Funds Balance	
PHA Wide	Management Improvement	1408							
	IT Hardware			\$10,000.00	\$10,000.00	\$5,638.58	\$5,638.25	\$4,361.75	
	Resident/ Staff Training			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$10,000.00	\$10,000.00	\$5,638.58	\$5,638.25	\$4,361.75	
	Central Office Cost	1410		\$374,594.50	\$374,594.50	\$374,594.50	\$374,594.50	\$0.00	
	SUB-TOTAL			\$374,594.50	\$374,594.50	\$374,594.50	\$374,594.50	\$0.00	
PHA Wide	Construction Admin Services	1430		\$145,406.51	\$141,245.31	\$145,406.51	\$0.00	\$141,245.31	Reduced
	A/E Design Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Hazardous Materials Consultant	1430		\$40,000.00	\$45,902.92	\$45,902.92	\$29,821.55	\$16,081.37	Increased
	SUB-TOTAL			\$185,406.51	\$187,148.23	\$191,309.43	\$29,821.55	\$157,326.68	
Work intended to be performed through Force Account and Section 3 Residents	Misc Site Work Repairs	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Misc. Int./Ext. Repairs-Vacancy Reduction	1460		\$78,396.64	\$62,315.27	\$62,315.27	\$62,315.27	\$0.00	Reduced & Expended
	SUB-TOTAL			\$78,396.64	\$62,315.27	\$62,315.27	\$62,315.27	\$0.00	
Archie Grant	A/C Upgrades-Parcel 2 (20 units)	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 302	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FFY of Grant:				
Southern Nevada Regional Housing Authority		Capital Fund Program Grant No: NV39P018501-12 CFFP (Yes/No):			2012				
		Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
Hampton Court	CompMod Blds 1-3 - Site Work	1450		\$0.00	\$55,728.80	\$0.00	\$0.00	\$55,728.80	Increased
AMP 317	CompMod Blds 1-3 (30) Dwelling	1460		\$1,884,569.76	\$1,842,161.10	\$1,842,161.10	\$1,600,000.00	\$242,161.10	Reduced
	Comp-Mod Appliances	1465		\$30,000.00	\$32,271.20	\$32,271.20	\$0.00	\$32,271.20	Increased
	Relocation (30 units)	1495		\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Reduced
	SUB-TOTAL			\$1,954,569.76	\$1,930,161.10	\$1,874,432.30	\$1,600,000.00	\$330,161.10	
Landsman Gardens	A/E DesignServ.	1430		\$339,372.99	\$291,655.99	\$291,655.99	\$287,303.07	\$4,352.92	Reduced
AMP 317	Consuting Services	1430		\$0.00	\$60,306.65	\$60,306.65	\$60,306.65	\$0.00	Increased
RAD Conversion	CompMod -Site Work	1450		\$559,314.20	\$559,314.20	\$559,314.20	\$254,571.45	\$304,742.75	
	CompMod-Dwelling Work	1460		\$226,290.40	\$270,449.06	\$270,449.06	\$270,449.06	\$0.00	Increased
	Comp-Mod Appliances	1465		\$18,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Reduced
	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$1,142,977.59	\$1,181,725.90	\$1,181,725.90	\$872,630.23	\$309,095.67	
PHA Wide	Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL			\$3,745,945.00	\$3,745,945.00	\$3,690,015.98	\$2,944,999.80	\$800,945.20	


- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant: 2012
Capital Fund Program No: NV39P018501-12					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvement	03/11/14		03/11/16		
Administration	03/11/14		03/11/16		
Fees & Cost	03/11/14		03/11/16		
Site Improvement	03/11/14		03/11/16		
Dwelling Structure	03/11/14		03/11/16		
Dwelling Equipment	03/11/14		03/11/16		
Relocation	03/11/14		03/11/16		

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: _____ Date of CFFP: _____ Replacement Housing Factor Fund No: NV39R018501-12			FFY of Grant: 2012 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$499,413.00	\$499,413.00	\$499,413.00	\$0.00	\$499,413.00
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$499,413.00	\$499,413.00	\$499,413.00	\$0.00	\$499,413.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018501-12	FFY of Grant: FFY of Grant Approval	2012		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director	Date	Signature of Public Housing Director		Date		
	4/23/14					

Part II: Supporting Pages

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NV39R018501-12				Federal FFY of Grant: 2012			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	Funds Balance	
	Development Activities	1499		\$499,413.00	\$499,413.00	\$499,413.00	\$0.00	\$499,413.00	
	Landsman Gardens - RAD								
	approved by HUD 06/03/13								
	SUBTOTAL			\$499,413.00	\$499,413.00	\$499,413.00	\$0.00	\$499,413.00	

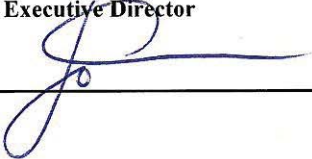
¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant:
Replacement Housing Fund Program No: NV39R018501-12					2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	10/29/2015	12/17/2013	10/29/2017		Per RHF Plan Approved 06/03/13

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Replacement Housing Factor Fund No: Date of CFFP: NV39R018502-12			FFY of Grant: 2012	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014		<input type="checkbox"/> Reserve for Disaster/Emergency			<input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$189,875.00	\$189,875.00	\$189,875.00	\$0.00	\$189,875.00
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$189,875.00	\$189,875.00	\$189,875.00	\$0.00	\$189,875.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Replacement Housing Factor Fund No: Date of CFFP: NV39R018502-12			FFY of Grant: 2012 FFY of Grant Approval	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
Signature of Executive Director 		Date 4/23/14	Signature of Public Housing Director Date			

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant:
Replacement Housing Fund Program No: NV39R018502-12					2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	10/29/2015		10/29/2017		Per RHF Plan Approved 06/11/13

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended



Capital Fund Program (CFP)

and/or

Capital Fund Program Replacement Housing Factor Funds

(CFPRHF)

FY 2011

Part I: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-11 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: 2011	
					FFY of Grant Approval	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	\$200,000.00	\$200,000.00	\$200,000.00	\$186,742.08	\$13,257.92
4	1410 Administration (may not exceed 10% of line 21)	\$424,363.00	\$424,363.00	\$424,363.00	\$424,363.00	\$0.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$700,741.12	\$700,741.12	\$700,741.12	\$569,936.85	\$130,804.27
8	1440 Site Acquisition					
9	1450 Site Improvement	\$696,824.33	\$701,107.40	\$701,107.40	\$696,295.41	\$4,811.99
10	1460 Dwelling Structures	\$2,030,395.55	\$2,040,487.48	\$2,040,487.48	\$2,001,962.37	\$38,525.11
11	1465.1 Dwelling Equipment—Nonexpendable	\$63,925.00	\$63,925.00	\$63,925.00	\$63,925.00	\$0.00
12	1470 Nondwelling Structures	\$124,885.00	\$113,010.00	\$113,010.00	\$68,125.00	\$44,885.00
13	1475 Nondwelling Equipment	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$4,243,634.00	\$4,243,634.00	\$4,243,634.00	\$4,011,349.71	\$232,284.29
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$82,500.00	\$68,125.00	\$68,125.00	\$113,428.30	\$0.00
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: NV39P018501-11 Replacement Housing Factor Fund No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director 		Date 4/29/14		Signature of Public Housing Director _____ Date _____		

Part II: Supporting Pages									
PHA Name:		Grant Type and Number				Federal FFY of Grant:			
Southern Nevada Regional Housing Authority		Capital Fund Program Grant No: NV39P018501-11 CFFP (Yes/No):				2011			
		Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	Balance	
PHA Wide	Management Improvement	1408							
	IT Hardware			\$120,000.00	\$120,000.00	\$120,000.00	\$119,272.48	\$727.52	
	Resident/ Staff Training			\$80,000.00	\$80,000.00	\$80,000.00	\$67,469.60	\$12,530.40	
	SUB-TOTAL			\$200,000.00	\$200,000.00	\$200,000.00	\$186,742.08	\$13,257.92	
	Central Office Cost	1410		\$424,363.00	\$424,363.00	\$424,363.00	\$424,363.00	\$0.00	
	SUB-TOTAL			\$424,363.00	\$424,363.00	\$424,363.00	\$424,363.00	\$0.00	
PHA Wide	Construction Admin Services	1430		\$175,741.12	\$156,714.50	\$156,714.50	\$44,700.23	\$112,014.27	decreased
	A/E Design Services	1430		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Hazardous Materials Consultant	1430		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00	
	PNA/Energy Audit/Performance Consultant	1430		\$0.00	\$18,790.00	\$18,790.00	\$0.00	\$18,790.00	increased
	SUB-TOTAL			\$225,741.12	\$225,504.50	\$225,504.50	\$94,700.23	\$130,804.27	
Work intended to be performed through Force Account and Section 3 Residents	Misc Site Work Repairs	1450		\$178,893.03	\$183,176.10	\$183,176.10	\$178,364.11	\$4,811.99	increased
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Desert Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$178,893.03	\$183,176.10	\$183,176.10	\$178,364.11	\$4,811.99	
	Misc. Interior/Exterior Repairs	1460		\$358,960.35	\$398,331.73	\$398,331.73	\$359,806.62	\$38,525.11	increased
	TV Cabling Upgrades	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Vacancy Reduction	1460		\$77,073.57	\$77,073.57	\$77,073.57	\$77,073.57	\$0.00	
Exterior Painting-SGA/SG/VC	1460		\$486,603.36	\$458,170.31	\$458,170.31	\$458,170.31	\$0.00	decreased&expended	
	SUB-TOTAL			\$922,637.28	\$933,575.61	\$933,575.61	\$895,050.50	\$38,525.11	

¹To be completed for the Performance and Evaluation Report

²To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:					
Southern Nevada Regional Housing Authority		Capital Fund Program Grant No: NV39P018501-11 CFFP (Yes/No):		2011					
		Replacement Housing Factor Grant No:							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465		\$63,925.00	\$63,925.00	\$63,925.00	\$63,925.00	-	
	SUB-TOTAL			\$63,925.00	\$63,925.00	\$63,925.00	\$63,925.00	\$0.00	
	Non-Dwelling Units Upgrades	1470		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Hampton Court AMP 317	A/E Services-Comp/Mod Bldg 1-3	1430		\$184,285.00	\$184,521.62	\$184,521.62	\$184,521.62	\$0.00	increased&expended
	Desert Landscaping+Site Work	1450		\$155,000.00	\$155,000.00	\$155,000.00	\$155,000.00	\$0.00	
	Exterior Painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	CompMod Blds 1-3	1460		\$407,430.24	\$490,519.64	\$490,519.64	\$490,519.64	\$0.00	increased&expended
	SUB-TOTAL			\$746,715.24	\$830,041.26	\$830,041.26	\$830,041.26	\$0.00	
Scattered Sites AMP 318	VCA-Site Accessibility	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	VCA- 5 UFAS Units	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances UFAS Units	1465		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation UFAS Units	1495		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Harry Levy AMP 306	Window Replacement	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

1To be completed for the Performance and Evaluation Report

2To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages

PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number: Capital Fund Program Grant Replacement Housing Factor Grant		Federal FFY of Grant: 2011					
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account		Grant No: NV39P018501-11 CFFP (Yes/No):		2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account	Component Grant No:	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
Biegger AMP 319	VCA-Site Accessibility	14							
	Parking Lots Upgrades	14		50	\$0.00	\$0.00	\$0.00	\$0.00	
	Replace Main Sewerlines	14		50	\$0.00	\$0.00	\$0.00	\$0.00	
	Playground & Safety Surface Upg.	14		50	\$0.00	\$0.00	\$0.00	\$0.00	
	VCA- 5 UFAS Units/ 3 HI Unit	14		50	\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances UFAS Units	14		60	\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation UFAS Units	14		65	\$0.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL			95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rose Gardens AMP 320	Non-Dwelling VCA Upgrades	14							
	Non-Dwelling Eqmt-VCA Upgrades	14		70	\$80,000.00	\$68,125.00	\$68,125.00	\$68,125.00	\$0.00 Reduced & Expended
	SUB-TOTAL			75	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00 Reduced & Expended
					\$82,500.00	\$68,125.00	\$68,125.00	\$68,125.00	\$0.00
Aida Brents AMP 301	Desert landscaping	14							
	Parking Lot & Site Lighting Upg.	14		50	\$188,058.00	\$188,058.00	\$188,058.00	\$188,058.00	\$0.00
	SUB-TOTAL			50	\$129,570.00	\$129,570.00	\$129,570.00	\$129,570.00	\$0.00
					\$317,628.00	\$317,628.00	\$317,628.00	\$317,628.00	\$0.00
Landsman AMP 317	A/E Services (portion of)	14							
	CompMod Phase -Site	14		30	\$290,715.00	\$290,715.00	\$290,715.00	\$290,715.00	\$0.00
	CompMod Phase -Abatement	14		50	\$45,303.30	\$45,303.30	\$45,303.30	\$45,303.30	\$0.00
	Appliances	14		60	\$700,328.03	\$616,392.23	\$616,392.23	\$616,392.23	\$0.00 Reduced & Expended
	Non-Dwelling Abmt	14		65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Relocation	14		70	\$44,885.00	\$44,885.00	\$44,885.00	\$0.00	\$44,885.00
	SUB-TOTAL			95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$1,081,231.33	\$997,295.53	\$997,295.53	\$952,410.53	\$44,885.00
	TOTAL								
					\$4,243,634.00	\$4,243,634.00	\$4,243,634.00	\$4,011,349.71	\$232,284.29

To be completed for the Performance and Evaluation Report

To be completed for the Performance and Evaluation Report

Report


Report or a Revised Annual Statement

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority Capital Fund Program No: NV39P018501-11					Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvement	08/02/13		08/02/15		
Administration	08/02/13		08/02/15		
Fees & Cost	08/02/13		08/02/15		
Site Improvement	08/02/13		08/02/15		
Dwelling Structure	08/02/13		08/02/15		
Dwelling Equipment	08/02/13		08/02/15		
Relocation	08/02/13		08/02/15		

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

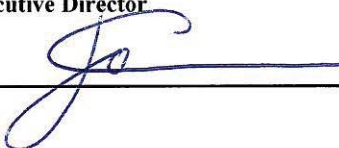
Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Date of CFFP:			Replacement Housing Factor Fund No: NV39R018501-11	
					FFY of Grant: 2011	
					FFY of Grant Approval	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹	
		Original	Revised ²		Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$384,498.00	\$384,498.00	\$384,498.00	\$0.00	\$384,498.00
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$384,498.00	\$384,498.00	\$384,498.00	\$0.00	\$384,498.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018501-11	FFY of Grant: 2011	FFY of Grant Approval		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/14 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
Signature of Executive Director	Date	Signature of Public Housing Director		Date		
	4/23/14					

Part 1: Summary						
PHA Name: Southern Nevada Regional Housing Authority		Grant Type and Number Capital Fund Grant No: Replacement Housing Factor Fund No: Date of CFFP: NV39R018502-11			FFY of Grant: 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	Balance
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	\$210,683.00	\$210,683.00	\$210,683.00	\$0.00	\$210,683.00
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	\$210,683.00	\$210,683.00	\$210,683.00	\$0.00	\$210,683.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Cost					
24	Amount of line 20 Related to Security - Hard Cost					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHF funds shall be included here

Part 1: Summary					
PHA Name: Southern Nevada Regional Housing Authority	Grant Type and Number Capital Fund Grant No: Date of CFFP:	Replacement Housing Factor Fund No: NV39R018502-11	FFY of Grant: 2011		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2014 <input type="checkbox"/> Final Performance and Evaluation Report			FFY of Grant Approval		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		4/23/14			

Part III: Implementation Schedule					
PHA Name: Southern Nevada Regional Housing Authority					Federal FFY of Grant:
Replacement Housing Fund Program No: NV39R018502-11					2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Development Activities	10/29/2015		10/29/2017		Per RHF Plan Approved 06/11/13

¹ Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

TAB - 10

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
DEMOLITION AND DISPOSITION PLAN**

THE HOUSING AUTHORITY IS CONSIDERING ALL PUBLIC HOUSING PROPERTIES FOR DEMOLITION AND DISPOSITION THROUGH MIXED FINANCE OR CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM.

TAB - 11

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

DESIGNATION OF HOUSING FOR ELDERLY AND DISABLED

On January 8, 2014, SNRHA received notice of approval of Marion Bennett Plaza (NV0180002316) to include designation of 16 units for Elderly and the remaining 49 units for Mixed Population occupancy.

- Letter of approval of revised designation plan received 1/8/2014.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

JAN 08 2014

Mr. Dwayne Alexander
Deputy Executive Director
Southern Nevada Regional Housing Authority
340 North 11th St.
Las Vegas, Nevada 89101

Dear Mr. Alexander:

This letter is in response to the Southern Nevada Regional Housing Authority (SNRHA) Designated Housing Plan (Plan) amendment received in the Department's Office of Public and Indian Housing on November 15, 2013. The Plan as submitted proposes to designate 49 units as mixed (elderly families and disabled families only) at Bennett Plaza, representing a 5.3% change in the number of designated units. Details of the revised Plan are noted below:

Elderly Population Designation

Development Name	Development Number	Bedroom Type			Total Units Designated	Total Units in Development
		0-BR	1-BR	2-BR		
Perry Plaza	NV018013021		89	23	112	112
Espinoza Terrace	NV018013002	60	36	4	100	100
Harry Levy Gardens	NV002000306	46	102	2	150	150
Rose Gardens	NV018007001		60	60	120	120
James Down Towers	NV018002307		198	2	200	200
Arthur Sartini Plaza	NV018002303		218	2	220	220
Bennett Plaza	NV0180002316		16		16	65
Total		106	719	93	918	967

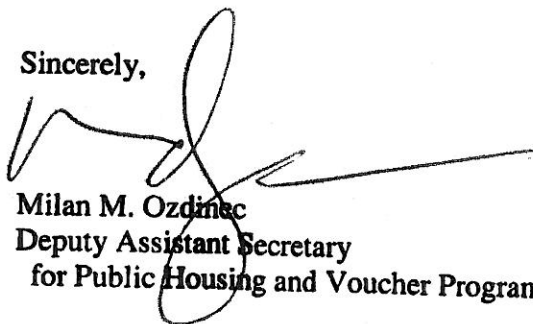
Mixed Population Designation

Development Name	Development Number	Bedroom Type			Total Units Designated	Total Units in Development
		0-BR	1-BR	2-BR		
Bennett Plaza*	NV0180002316		44	5	49	65
Total			44	5	49	65

The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act of 1937. Based on the information available to us, the Plan is approved. The Plan will be in effect for 5 years from the date of the original Plan, with an expiration of May 17, 2016. Prior to the expiration of the 5-year period, SNRHA may apply to extend the designation for an additional 2-year increment.

If you have any questions please contact Ryan Jones, Housing Program Specialist, at (202) 402-2677. The Department wishes SNRHA continued success in implementing its Designated Housing Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Milan M. Ozdinec', with a long horizontal flourish extending to the right.

Milan M. Ozdinec
Deputy Assistant Secretary
for Public Housing and Voucher Programs

TAB - 12

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Conversion of Public Housing

There are no changes in this section.

TAB - 13

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Home Ownership

There are no changes in this section.

TAB - 14

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

**COMMUNITY SERVICE
AND
SELF SUFFICIENCY**

There are no changes in this section.

TAB - 15

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Safety and Crime Prevention

There are no changes in this section.

TAB - 16

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Pet Ownership

There are no Changes to this Section.

TAB - 17

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

CIVIL RIGHTS CERTIFICATION

This Housing Authority complies with all program requirements established by the U.S. Department of Housing and Urban Development that implement the civil rights laws listed below:

- Title VI of the Civil Rights Act of 1964, which prohibits discrimination based on race, color or national origin in programs receiving Federal financial assistance;
- Title VIII of the Civil Rights Act of 1968, which prohibits discrimination based on race, color, religion, national origin or sex in the sale, rental or advertising of housing;
- Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination based on handicap in programs receiving Federal financial assistance;
- The Age Discrimination Act of 1975, which prohibits discrimination based on age in programs receiving Federal financial assistance; and
- Executive Order 11063, which requires HUD to take whatever action is necessary to prohibit discrimination, based on race, color, national origin, religion (creed) or sex in housing receiving Federal financial assistance.

All of the Housing Authority's occupancy policies including the Admissions and Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan, the Dwelling Lease and the Grievance Procedure all comply with HUD requirements and the legislative intent associated with these laws.

TAB - 18

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

ANNUAL AUDIT

Enclosed is a copy of FY2012 Annual Audit for the Southern Nevada Regional Housing Authority. FY2013 Annual Audit is due to HUD by September 30, 2014.

**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY
Las Vegas, Nevada**

**BASIC FINANCIAL STATEMENTS
September 30, 2013**

TABLE OF CONTENTS

	PAGE
INDEPENDENT AUDITORS' REPORT	1
REQUIRED SUPPLEMENTARY INFORMATION	
Management's Discussion and Analysis (MD&A).....	4
FINANCIAL STATEMENTS	12
Statement of Net Position	13
Statement of Revenues, Expenses and Changes in Net Position	14
Statement of Cash Flows	15
Notes to Financial Statements.....	16
SUPPLEMENTAL INFORMATION	31
Financial Data Schedule.....	32
Project Financial Data Schedule	40
Statement and Certification of Program Costs – Capital Fund Program.....	52
SINGLE AUDIT REPORT	54
Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	55
Independent Auditors' Report on Compliance with Requirements That Could Have a Direct and Material Effect on Each Major Program and on Internal Control Over Compliance in Accordance with OMB Circular A-133.....	57
Schedule of Expenditures of Federal Awards	60
Notes to Schedule of Expenditures of Federal Awards.....	61
Schedule of Findings and Questioned Costs	62
Schedule of Prior Year Findings and Questioned Costs.....	65



CliftonLarsonAllen

CliftonLarsonAllen LLP
www.cliftonlarsonallen.com

Independent Auditors' Report

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the Southern Nevada Regional Housing Authority (the Authority), which comprise the statement of net position as of September 30, 2013 and the related statements of revenues, expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of September 30, 2013, and the changes in its financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 11 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The financial data schedules, project financial data schedules and statement and certification of program costs are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements.

The financial data schedules, project financial data schedules, statement and certification of program costs and schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedules, HUD cost certifications and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2014 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting

and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Baltimore, Maryland

June 19, 2014

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

This section of the Southern Nevada Regional Housing Authority's (the Authority) financial report presents management's analysis of the Authority's financial performance during the year ended September 30, 2013.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2013, total assets were \$198,238,532 and liabilities were \$16,218,759; thus total net position was \$182,019,773. The unrestricted net position was \$11,497,502; therefore there was an adequate amount to meet the Authority's future operational needs. Total revenues and expenses were \$145,841,937 and \$153,225,071, respectively.

REQUIRED FINANCIAL STATEMENTS

The financial statements of the Authority report information using accounting methods similar to those used by private sector companies (Enterprise Fund).

The Statement of Net Position (Balance Sheet) includes all of the Authority's assets and liabilities and provides information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position may serve as a useful indicator of the financial health of the Authority.

The current year's revenues, expenses, and changes in net position are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement reports the Authority's operating and non-operating revenue, by major sources, along with operating and non-operating expenses and capital contributions.

The Statement of Cash Flows is to provide information about the Authority's cash receipts and disbursements during the reporting period. The statement reports net changes in cash resulting from operations, investing activities and capital related activities.

FINANCIAL ANALYSIS OF THE AUTHORITY

The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the Authority's activities and are summarized in the following sections.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

To begin our analysis, a summary of the Authority's Statement of Net Position is presented in Table I.

**Statement of Net Position
TABLE I**

	<u>September 30, 2013</u>	<u>September 30, 2012</u>
Current and other assets	\$ 24,984,136	\$ 32,734,154
Capital assets	163,458,779	161,857,651
Noncurrent assets	<u>9,795,617</u>	<u>9,795,566</u>
Total Assets	<u>\$ 198,238,532</u>	<u>\$ 204,387,371</u>
Current liabilities	\$ 5,199,603	\$ 4,569,515
Noncurrent liabilities	<u>11,019,156</u>	<u>10,414,949</u>
Total Liabilities	<u>16,218,759</u>	<u>14,984,464</u>
Invested in capital assets, net of related debt	160,811,340	159,047,952
Restricted net assets	9,005,311	11,736,717
Unrestricted net assets	<u>12,203,122</u>	<u>18,618,238</u>
Total Net Position	<u>182,019,773</u>	<u>189,402,907</u>
Total Liabilities & Net Position	<u>\$ 198,238,532</u>	<u>\$ 204,387,371</u>

Total Assets decreased by \$6,148,739 from FY 2012. Other Non-current Assets increased by \$51.

Current and Other Assets decreased by \$7,750,018 from \$32,734,154 to \$24,984,136 for the year. The decrease was attributed mainly to the Housing Choice Voucher program housing assistance payments' expense exceeded the program funding during the year, along with the use of operating reserves to cover the reduction in operating subsidy in the Low Rent Program. There was also a reduction in HUD Receivables related to capital fund activity.

The Authority's Capital Assets increased by \$1,601,128 during the FY 2013 due to capital outlays exceeding depreciation expense. While the Statement of Net Position shows the change in financial position, the Statement of Revenues, Expenses, and Changes in Net Position is designed to show the results of operations of the financial position for the year.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

Table II provides a statement of these results.

**Statement of Revenues, Expenses and Changes in Net Position
TABLE II**

	September 30, 2013	September 30, 2012
Tenant revenue	\$ 10,023,163	\$ 9,261,892
Grant funding	132,920,682	131,958,849
Investment income	138,615	138,615
Interest income	18,927	58,025
Other income	2,740,550	6,117,425
Total Revenue	145,841,937	147,534,806
Administration	20,735,921	19,818,989
Tenant services	2,299,124	1,971,382
Utilities	3,174,273	2,913,587
Maintenance	10,016,658	9,978,934
Protective services	470,016	489,043
General expense	3,546,354	4,105,774
Housing assistance pmt.	101,933,973	100,475,791
Depreciation	10,059,835	9,410,829
Interest expense	289,566	305,849
Other non-operating expenses	699,351	183,358
Total Expenses	153,225,071	149,653,536
Change in net position	(7,383,134)	(2,118,730)
Beginning net position	189,402,907	191,521,637
Ending Net Position	\$ 182,019,773	\$ 189,402,907

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

Table III provides a Statement of Revenues, Expenses and Changes in Net Position by program.

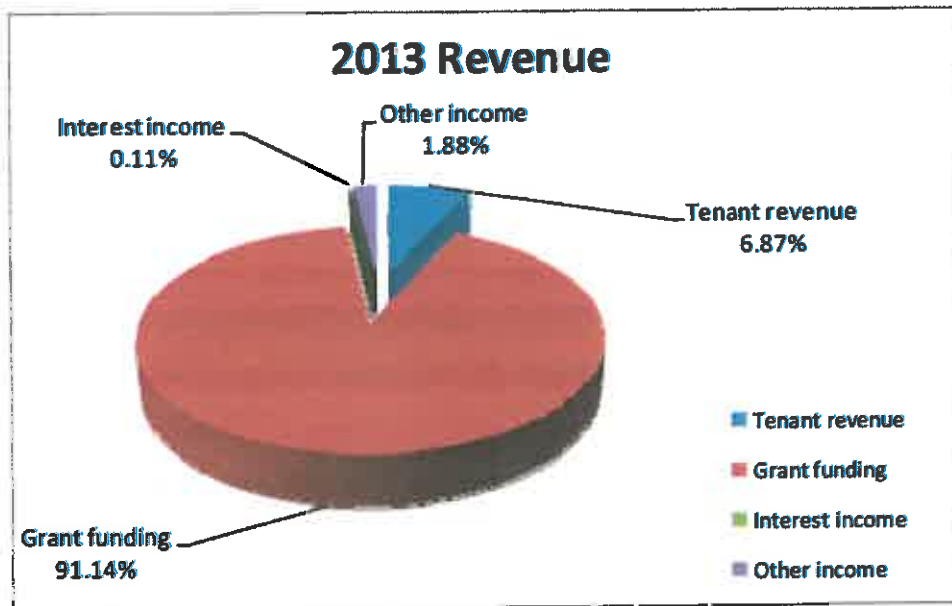
**Statement of Revenues, Expenses and Changes in Net Position – By Program
TABLE III**

	<u>LRPH & CFP</u>	<u>HCVP</u>	<u>Business Activity</u>	<u>Other Programs</u>	<u>Elimination</u>	<u>Total</u>
Tenant revenue	\$ 5,287,675	\$ -	\$ 4,735,488	\$ -	\$ -	\$ 10,023,163
Grant funding	18,434,133	105,386,958	-	9,099,591	-	132,920,682
Interest income	27,649	8,120	80,673	41,100	-	157,542
Other income	<u>879,003</u>	<u>973,221</u>	<u>1,023,885</u>	<u>8,093,815</u>	<u>(8,229,374)</u>	<u>2,740,550</u>
Total Revenue	<u>24,628,460</u>	<u>106,368,299</u>	<u>5,840,046</u>	<u>17,234,506</u>	<u>(8,229,374)</u>	<u>145,841,937</u>
Administration	9,678,558	8,742,814	2,155,997	7,880,447	(7,721,895)	20,735,921
Tenant service	100,764	12,676	26,490	2,159,194	-	2,299,124
Utilities	2,444,701	17,129	632,940	79,503	-	3,174,273
Maintenance	7,678,342	69,646	2,041,547	227,123	-	10,016,658
General expense	3,614,662	356,602	970,288	571,214	(507,479)	5,005,287
HAP	-	100,662,168	-	1,271,805	-	101,933,973
Depreciation	<u>8,702,932</u>	<u>63,061</u>	<u>1,090,476</u>	<u>203,366</u>	<u>-</u>	<u>10,059,835</u>
Total Expense	<u>32,219,959</u>	<u>109,924,096</u>	<u>6,917,738</u>	<u>12,392,652</u>	<u>(8,229,374)</u>	<u>153,225,071</u>
Change in Net Position	<u>\$ (7,591,499)</u>	<u>\$ (3,555,797)</u>	<u>\$ (1,077,692)</u>	<u>\$ 4,841,854</u>	<u>\$ -</u>	<u>\$ (7,383,134)</u>

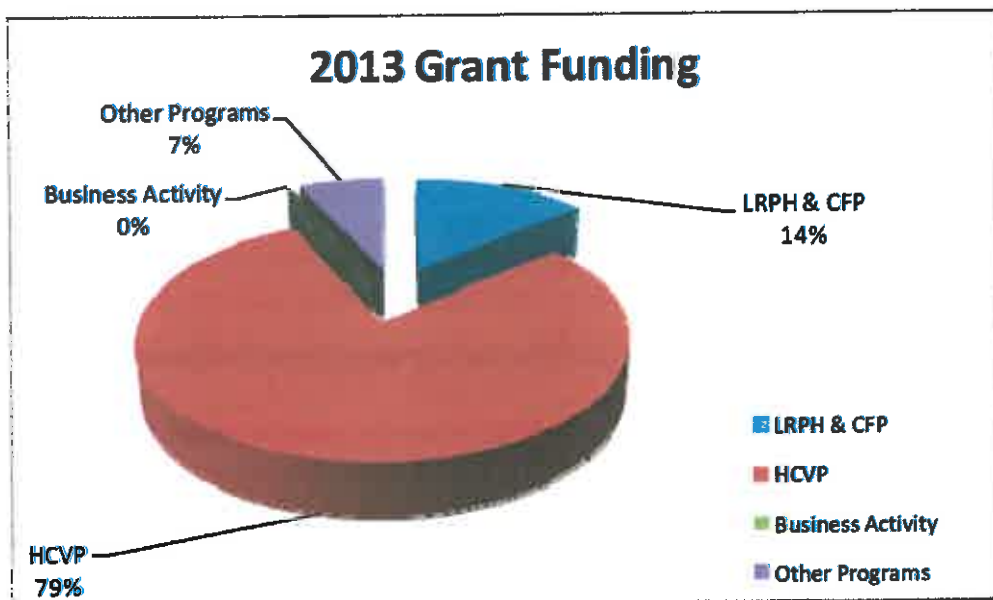
**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

REVENUES

In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 91% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 7% of total revenue. Other Revenue including interest from investments comprises the remaining 2%.



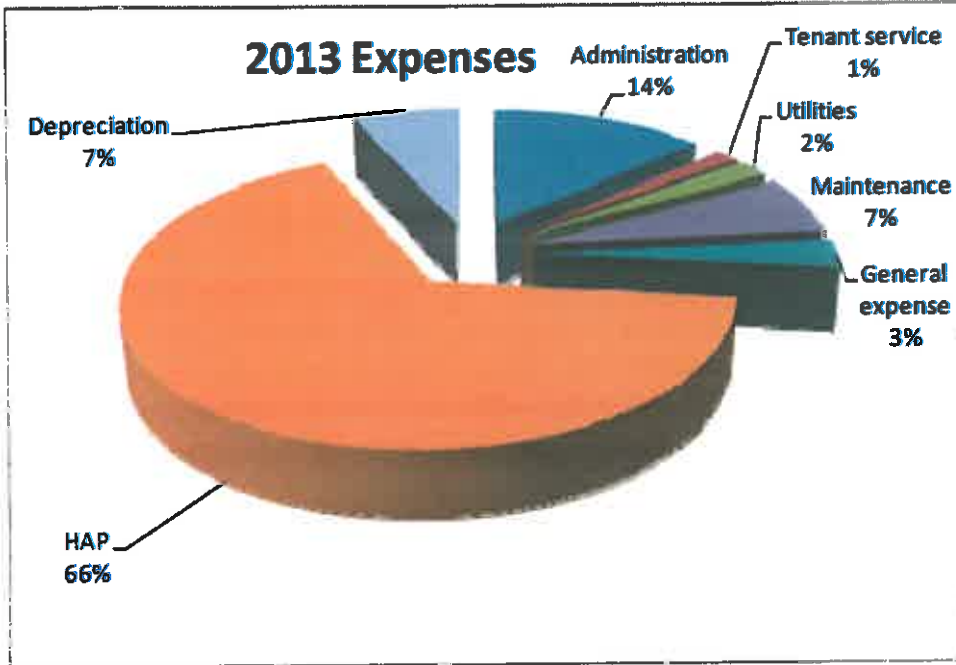
GRANT REVENUE



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

EXPENSES

The highlights of the expenses for the current period are as follows:



CAPITAL ASSETS

At September 30, 2013 the Authority had invested \$163,458,779 in various capital assets listed in the following schedule.

**Combined Statement of Capital Assets
TABLE IV**

	September 30, 2013	September 30, 2012
Land	\$ 20,704,653	\$ 20,571,653
Construction in process	4,549,569	12,214,790
Building and improvements	282,823,456	263,886,008
Furniture and equipment	4,956,815	4,883,687
	<u>313,034,493</u>	<u>301,556,138</u>
Accumulated depreciation	<u>(149,575,714)</u>	<u>(139,698,487)</u>
Total Capital Assets	<u>\$ 163,458,779</u>	<u>\$ 161,857,651</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

LONG-TERM DEBT ACTIVITY

The Notes to Financial Statements, Note 8, gives the details of the long-term debt activity. During the year the Authority acquired new debt obligations for a new phone system. The total notes payable outstanding at September 30, 2013 was \$7,783,615.

A summary of the Authority's debt as of September 30, 2013 was as follows:

	<u>2013</u>	<u>2012</u>
Current portion	\$ 300,323	\$ 265,072
Long-term portion	<u>7,483,292</u>	<u>7,532,340</u>
Total	<u>\$ 7,783,615</u>	<u>\$ 7,797,412</u>

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

Several factors may affect the financial position of the Authority in the subsequent fiscal year. These factors include:

The funding for the Public Housing Operating Fund is again prorated. The 2013 prorated funding level was 82% compared to the prior year of 95%, which is a decrease of 13%. The 2014 prorated funding level is anticipated to be approximately 88%. The funding of the Housing Choice Voucher (HCV) Program has remained consistent over past fiscal periods; however, the Housing Assistance Payment (HAP) proration for 2013 was approximately 94%, due to Sequestration. Whereas, the Administrative Fee proration for 2013 was 69%. The HCV's funding for 2014 is at 99.7% for HAP, but only 75% for Administrative Fee. Overall, HUD's funding had been consistently lower than one-hundred percent forcing the Authority to use operating reserves. The Authority continues to find strategies to enhance its revenue stream and control expenses.

The Authority continues to comply with the HUD requirements of asset-based management since regionalization of the Southern Nevada Regional Housing Authority. The Authority has developed and maintained a system of budgeting and accounting for each asset management project (AMP) in a manner that will allow for analysis of the actual revenues and expenses associated with each property.

CONCLUSIONS

Overall, the Authority demonstrates a sound financial position. It has a management team committed to the mission of providing safe and decent housing to those in need. As the environment changes, the Authority will continue to seek ways to remain a viable organization and continue to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2013**

REQUEST FOR INFORMATION

Should additional information be required or questions arise regarding this financial report, contact our office in writing at the following address:

**Southern Nevada Regional Housing Authority
Attention: Director of Finance
5390 E. Flamingo Road
Las Vegas, Nevada 89122-5338**

FINANCIAL STATEMENTS

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
STATEMENT OF NET POSITION
September 30, 2013

ASSETS

CURRENT ASSETS	
Cash and cash equivalents	\$ 9,589,167
Restricted cash	4,936,405
Investments	6,929,892
Accounts receivable, net	1,292,305
Accounts receivable, HUD	396,696
Prepaid expenses	747,030
Inventories, net	<u>1,092,641</u>
Total current assets	<u>24,984,136</u>
 NONCURRENT ASSETS	
Notes receivable, net of allowance of \$1,004,258	6,455,329
Capital assets, net	163,458,779
Notes receivable, other	3,340,000
Investment in joint venture	<u>288</u>
Total noncurrent assets	<u>173,254,396</u>
 TOTAL ASSETS	 <u>\$ 198,238,532</u>

LIABILITIES AND NET POSITION

CURRENT LIABILITIES	
Accounts payable	\$ 3,403,270
Accrued liabilities	1,053,236
Accrued compensated absences, current portion	321,086
Unearned revenue	121,688
Current portion of long-term debt	<u>300,323</u>
Total current liabilities	<u>5,199,603</u>
 NONCURRENT LIABILITIES	
Long-term debt, less current portion	7,483,292
Accrued compensated absences, noncurrent portion	2,889,766
Other noncurrent liabilities	<u>646,098</u>
Total noncurrent liabilities	<u>11,019,156</u>
Total liabilities	<u>16,218,759</u>
 NET POSITION	
Net investment in capital assets	160,811,340
Restricted net position	9,005,311
Unrestricted net position	<u>12,203,122</u>
Total net position	<u>182,019,773</u>
 TOTAL LIABILITIES AND NET POSITION	 <u>\$ 198,238,532</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
Year Ended September 30, 2013

OPERATING REVENUES	
Rent	\$ 10,023,163
HUD subsidies	121,768,197
Mortgage interest income	138,615
Other revenue	2,845,729
Other governmental grants	<u>7,433,672</u>
Total operating revenues	<u>142,209,376</u>
OPERATING EXPENSES	
Administration	20,735,921
Tenant services	2,299,124
Utilities	3,174,273
Maintenance	10,016,658
Protective services	470,016
General expenses	3,546,354
Housing assistance payments	<u>101,933,973</u>
Total operating expenses	<u>142,176,319</u>
Operating income before depreciation	33,057
Depreciation	<u>10,059,835</u>
Total operating loss	<u>(10,026,778)</u>
NON-OPERATING REVENUES (EXPENSES)	
Loss on disposal of assets	(105,179)
Investment income	18,927
Interest expense	(289,566)
Casualty loss	(57,965)
Extraordinary maintenance	<u>(641,386)</u>
Total non-operating revenues (expenses)	<u>(1,075,169)</u>
Loss before capital contributions	(11,101,947)
Capital contributions	<u>3,718,813</u>
CHANGE IN NET POSITION	(7,383,134)
TOTAL NET POSITION, BEGINNING OF YEAR	<u>189,402,907</u>
TOTAL NET POSITION, END OF YEAR	<u>\$ 182,019,773</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
Year Ended September 30, 2013

CASH FLOWS FROM OPERATING ACTIVITIES	
Rental receipts	\$ 10,113,119
HUD subsidies	122,789,167
Charges for services	138,615
Other governmental grants	7,433,672
Other revenue	2,845,729
Administration and general	(19,035,842)
Housing operations and tenant services	(19,695,582)
Housing assistance payments	(101,933,973)
Net cash provided by operating activities	<u>2,654,905</u>
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES	
Acquisition of fixed assets	(11,766,140)
Casualty loss	(57,965)
Non-routine maintance	(641,386)
Proceeds from sale of assets	(2)
Payment of notes payable	(268,593)
Capital contribution from HUD	3,718,813
Net cash used in capital financing activities	<u>(9,015,273)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Decrease in investments	4,876,046
Interest income	18,927
Interest expense	(289,566)
Net cash provided by investing activities	<u>4,605,407</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(1,754,961)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>16,280,533</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 14,525,572</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Operating loss	\$ (10,026,778)
Adjustments to reconcile cash and cash equivalents provided by operating activities:	
Depreciation	10,059,835
Bad debt	1,550,502
Effects of changes in operating assets and liabilities, net of business combination and noncash items:	
Accounts receivable	(1,305,351)
Due from other government agencies, net	1,020,970
Other assets	(147,110)
Investment in joint venture	(51)
Accounts payable	(42,047)
Accrued liabilities	792,511
Other liabilities	907,619
Unearned revenue	(155,195)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 2,654,905</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Southern Nevada Regional Housing Authority (the Authority or SNRHA) was established effective January 1, 2010, in accordance with Nevada State law for the purpose of consolidating three housing authorities located in Southern Nevada. Las Vegas Housing Authority, Housing Authority of Clark County, and North Las Vegas Housing Authority were combined to form the Authority. On October 20, 2009, the Authority requested to enter into an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD) effective January 1, 2010 to be the administrator of the housing and housing related programs described herein.

The Authority is a public body and a body corporate and politically organized under the laws of the State of Nevada as a tax-exempt quasi-governmental entity under the United States Housing Act of 1937 for the purpose of providing adequate housing for qualified low-income individuals. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

Reporting Entity

The accompanying basic financial statements include the accounts of all Authority operations for the year ended September 30, 2013. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets (including facilities and properties), signing contracts, issuing bonds, and deciding which programs are to be provided. These statements do not include any County agencies and the Authority is not a component unit of any Entity under the definition of GASB 34.

Basis of Presentation

The Authority's accounts are maintained in accordance with the principles of enterprise fund accounting to ensure the observance of limitations and restrictions on the resources available, including those imposed by HUD. The funds of the Authority are all considered proprietary fund types and consolidate into one enterprise fund. The Authority is required to follow all statements of the Governmental Accounting Standards Board (GASB). GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, was issued to incorporate GASB and AICPA guidance into GASB authoritative literature. The more significant of the government's accounting policies are described below.

A fund is an independent fiscal and accounting entity with a self-balancing set of accounts comprised of its assets, liabilities, net position, revenues, and expenses. The funds maintained by the Authority allow compliance and financial accountability by separate functions and activities.

A summary of each significant program administered by the Authority included in the financial statements is provided below to assist the reader in interpreting the financial statements. These programs do not constitute all programs subsidized by HUD and operated by the Authority.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Low Income Public Housing programs provide subsidy funding annually, by a formula for Housing Modernization and Housing Operations Programs. These programs support public housing operations by way of an annual contributions contract with HUD, ACC# NV018. Under this contract, the Authority develops, modernizes and manages public housing developments. Funding is provided by eligible residents who are charged monthly rent based on family size, family income, and other determinants, as well as by the subsidies provided by HUD.

Housing Choice Voucher programs (HCVP) include the Voucher, VASH, Mainstream and Disaster Housing programs. Under these programs, rental assistance payments are made by the Authority primarily to landlords on behalf of eligible families. These programs are funded by the annual contributions contract with HUD, ACC# NV018.

Capital Funding Programs (CFP) provide funds annually, by a formula, to public housing authorities (PHA) for capital and management activities, including modernization and development of public housing. Section 519 of the Quality Housing and Work Responsibility Act of 1998 (Public law 105-276) amends Section 9 of the U.S. Housing Act of 1937 to provide for a Capital Fund Program to be established by HUD for the purpose of making assistance available to PHAs to carry out capital, management, development and other activities. It also requires HUD to develop a formula (through a negotiated rulemaking process) for determining the amount of assistance to be provided and a mechanism to reward performance. The CFP funds, which are allocated annually, represent the major source of funding for capital and management activities at PHA's.

Resident Opportunity & Supportive Services Program provides reliable transportation for all elderly and disabled residents of the service area and contracts for housekeeping and personal assistance for residents who meet certain criteria. The program also provides for a service coordinator who implements and coordinates the program. Funding for this program is provided by grants from HUD.

Business Activities - The Non-aided Housing Program is funded with other than federal financing and is used to account for various activities of the Authority. In addition to dwelling rents, this fund is used to account for fees charged to nonprofit organizations for managing their low-income housing projects and fees paid by other funds for services provided and for the use of facilities owned by the Non-aided Housing Program.

Component Units – The Authority has two component units - Affordable Housing Program, Inc. and Honolulu Street Family Housing, Inc. Both of these corporations share the same board as the Authority and are considered to be blended component units. Separate stand alone financial statements for the component units are not prepared.

Basis of Accounting and Measurement Focus

The Authority uses the accrual basis of accounting for the proprietary funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flow takes place. All assets and liabilities associated with the operation of these funds are included on the Statement of Net Position.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets and Budgetary Accounting

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its enterprise funds receiving expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with generally accepted accounting principles (GAAP). The Authority prepares its budget annually. The Board of Commissioners adopts the budget through passage of a budget resolution prior to the beginning of the fiscal year.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses in the financial statements and in the disclosures of contingent assets and liabilities. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents includes amounts in demand deposit accounts and short-term investments with an initial maturity date of three months or less for purposes of measuring cash flows. Restricted cash is included for purposes of reporting cash flows.

Investments

Investments of the Authority consist of those permitted by the Nevada Government Code including obligations of the U.S. government and federal agencies. The Authority's investments are carried at fair value based upon quoted market prices, as required by generally accepted accounting principles. The Authority adjusts the carrying value of its investments to reflect their fair value at each fiscal period end, and it includes the effects of those adjustments in income for that fiscal period. The Authority classifies its investments as current or non-current based on the maturity dates. Short-term investments have maturities within one year.

Accounts Receivables

Tenant and other accounts receivables are carried at the amount considered collectible by management. The Authority periodically reviews accounts receivable and determines whether an allowance for doubtful accounts is necessary. Other accounts receivable consists of amounts due from HUD and State and Local governments for grant income.

Inventories

Inventory is valued at the lower of cost or market on a first-in, first-out basis. Inventory consists of expendable maintenance supplies held for consumption. The consumption method is used to account for inventories. Inventory at September 30, 2013 is shown net of an allowance for obsolete inventories of \$25,512.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Expenses

Payments made to vendors for services that will benefit periods beyond September 30, 2013 are recorded as prepaid expenses.

Capital Assets

Capital assets include all land and site improvements thereon; all dwelling and non-dwelling structures, including fixtures permanently attached thereto or installed in a fixed position; and all items of nonexpendable equipment acquired and held for the projects that cost \$5,000 or more and have an estimated useful life of at least one year. It also includes items of expendable equipment paid for from funds provided for the development of the projects.

Capital assets are valued at historical cost. Donated capital assets are recorded at fair market value on the date received. Interest expense incurred during the development period is capitalized.

Maintenance, minor repairs and replacements are recorded as expenses; extraordinary replacements of property resulting in property betterments are charged to the property accounts.

Depreciation is charged to operations using the straight-line method based on the estimated useful life of the related asset. The estimated useful lives of the various asset categories are as follows:

Buildings	30 to 40 years
Improvements	15 years
Equipment and vehicles	2 to 10 years

Proceeds from the disposal of capital assets are recognized in the period received. Proceeds from the sale of property acquired or significantly improved with HUD or State funds are refunded to HUD or the State as required by contract.

Income Taxes

The Authority is exempt from Federal and State income taxes and Nevada franchise taxes.

Compensated Absences

Compensated absences are absences for which the employees will be paid, i.e., sick leave, vacation, and other approved leaves. In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on the current salary rates. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation and sick pay is recorded as an expense and related liability in the year earned by the employees.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The policy of the Authority is to accumulate earned but unused annual vacation benefits, which will be paid to employees upon separation from Authority service. Vested or accumulated vacation is earned at a rate ranging from 10 days per year for the first year of service, up to a maximum of 20 days per year after 14 years of service. The maximum permissible accumulation is 200 hours. At termination, employees are paid for any accumulated vacation leave. Sick leave is accumulated at the rate of one day per month and may be accumulated to a maximum of 20 days. Accumulations in excess of 20 days are forfeited. The value of unused sick leave is not payable upon separation from the Authority. Vacation pay is recorded as an expense and related liability in the year earned by the employee.

Grant Restrictions

The Authority has received loans and grants from HUD to build and improve housing projects. The grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

Revenue Recognition

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charged to customers for rents, HUD grants received for operations, other operating fund grants and operating miscellaneous income. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Capital grant funds are added to the Net Position below the non-operating revenue and expense.

Net Position Classifications

Generally accepted accounting principles require the classification of net position into three components as described below:

Net Investment in Capital Assets: This component of Net Position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position: This component of net position consists of restricted assets when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: This component consists of net position that does not meet the definition of "Net Position Invested in Capital Assets," or "Restricted Net Position."

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

New GASB Pronouncements

In fiscal year 2013, the Commission implemented GASB Statements No. 61 through 63 as follows:

- GASB Statement No. 61, *The Financial Reporting Omnibus—an amendment of GASB Statement No. 14 and No. 34*, modifies certain requirements for inclusion of component units in the financial reporting entity. This includes the concept of financial burden or benefit on the relationship between the primary government and the component unit. The implementation of this new standard had no impact on the Authority's 2013 financial statements.
- GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* incorporates into GASB authoritative literature certain accounting and financial reporting guidance previously included in FASB, APB, and AICPA guidance issued before November 30, 1989. The implementation of this new standard modified certain language in disclosures related to the applicable basis of accounting in the Authority's 2013 financial statements.
- GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* revised the financial reporting for elements of the financial statements as a consumption or acquisition of net assets that are applicable to a future reporting period. These items are distinct from assets and liabilities. This statement also identifies net position. The implementation of this new standard revised the presentation in the financial statements for those items identified as deferred outflows and inflows and revised the names and certain captioning of the statements.

NOTE 2 – CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash

Nevada law NRS 356.360 requires banks and savings and loan institutions participating in the Nevada Collateral Pool to pledge government securities with a market value of 102% of the amount of uninsured balances of public money held by the depository. Under Nevada law this collateral is held in a separate investment pool by another institution in the depository's name.

Cash, restricted cash, and investments are classified in the financial statements based on whether or not their use is restricted under the terms of the Authority's debt instruments or agency agreements. The Authority's carrying amount of cash and cash equivalents as of September 30, 2013 was \$14,525,572 and the bank balance was \$15,272,768.

Cash

Cash and cash equivalents of \$14,525,572 are maintained on deposit in demand accounts with Wells Fargo and BNY Mellon. Of the amounts deposited into the bank, \$580,000 is covered by the Federal Deposit Insurance Corporation. The remaining \$14,025,572 is properly collateralized by the financial institution in accordance with the regulations of the Nevada Collateral Pool.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 2 – CASH, CASH EQUIVALENTS, AND INVESTMENTS

Investment Policy

The Nevada Government Code allows the Authority to invest in the following, provided ratings of the issuers are acceptable to the Authority and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the Nevada Government Code. The Authority has no documented investment policy of its own.

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum in Portfolio	Maximum Investment One Issuer
Repurchase agreements	N/A	N/A	N/A	N/A
U.S. Treasury bond, notes & bills	N/A	N/A	N/A	N/A
U.S. Agency & U.S. Government	N/A	N/A	N/A	N/A
Bankers acceptances	270 days	N/A	40.00%	30.00%
Negotiable Certificates of Deposit	N/A	AA	30.00%	N/A
Time Certificates of Deposit	N/A	N/A	30.00%	N/A
Medium term corporate notes	5 years	N/A	30.00%	N/A
Money market mutual funds	N/A	AAA	20.00%	N/A
Reverse repurchase agreements	N/A	N/A	N/A	N/A

At September 30, 2013, the Authority had the following investments:

Investment Type	Fair Value	Less than 1	1 to 5
U.S. Treasury Notes	\$ 1,117,449	\$ 602,154	\$ 515,295
Other U.S. Agency securities	5,812,443	2,023,980	3,788,463
Total	\$ 6,929,892	\$ 2,626,134	\$ 4,303,758

Interest Rate Risk

Fair value of an investment fluctuates with interest rates and increasing interest rates could cause fair value to decline below the original cost. The Authority follows the Nevada Government Code investment policy which does not limit the weighted average maturity of its investment portfolio.

Credit Risk

The Authority does not have a formal policy on credit risk. The Federal Code of Regulations, Part 85, Subpart C, (24 CFR 85.20) for cash management and investments permits investments in the following types of investments: direct U.S. obligations, U.S. agency obligations, repurchase agreements, and money market mutual funds. All investments of the Authority meet these guidelines. As of September 30, 2013 the Authority's investments were rated AAA by Moody's and AA+ by Standard & Poor's.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 2 – CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Custodial Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. As of September 30, 2013, the Authority held investments in U.S. Treasuries and other federal agency securities which were held by the Authority's custodian in the Authority's name.

Concentration of Credit Risk

The Authority is required to disclose investments that represent a concentration of five percent or more of investments in any issuer held by individual Authority funds in the securities of issuers other than U.S. Treasury securities, mutual funds and external investment pools. The Authority's policy does not set a limit on the amount that may be invested in any single issuer. At September 30, 2013, investments in Federal Home Loan Mortgage Corporation notes represented approximately 46 percent of total investments.

NOTE 3 – ACCOUNTS RECEIVABLE

Accounts receivable at September 30, 2013 consisted of the following:

Tenants (net of allowance of \$86,472)	\$ 140,122
Accounts receivable - PHA Project	253,618
Accounts receivable - HUD	396,696
Accounts receivable -- other government	693,682
Fraud recovery	171,878
Accrued interest receivable	15,443
Accounts receivable – miscellaneous	585,741
Allowance for doubtful accounts - other	<u>(568,179)</u>
Total accounts receivable	<u>\$ 1,689,001</u>

NOTE 4 – NOTES RECEIVABLE

The Authority is an affiliate to the Managing Member of Honolulu Family Street Housing LLC with a low-income tax credit development on the site of the former Ernie Cragin Annex 3, where 54 housing units built in the 1970s were razed in 2005. The 8.13-acre site is located at East Charleston Boulevard and Honolulu Street. The 60-unit mixed finance development is financed utilizing \$8,905,576 of Capital Fund Program Replacement Housing funds, \$8.579 million raised through tax credits from the state, \$360,000 of FHLB grant, and \$490,159 in Housing Authority reserves.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 4 – NOTES RECEIVABLE (CONTINUED)

While these units are not owned by the Authority, they are part of the PHA's Annual Contributions Contract and are eligible to receive low-income public housing subsidy. The Authority has entered into a 90-year ground lease (at \$1 per year) with the project's owner, Honolulu Street Family Housing, LLC and has retained the right of first refusal to purchase the units at the end of the tax-credit compliance period.

The Authority has established Honolulu Street Family Housing Inc. (HSFH Inc.) to act as managing member of the LLC. HSFH Inc. is also a 0.01 percent partner in the LLC. In addition, Affordable Housing Program Inc. (AHP), a wholly-owned component unit of the Authority, was designated as the developer of the property. As of September 30, 2013, the cumulative note receivable principal balances totaled \$6,455,329, with total accrued interest of \$1,004,258, for which all was reduced by an allowance for the same amount.

All notes receivable originated with the former Housing Authority of the City of Las Vegas and were transferred to the Authority upon consolidation. There were no new amounts loaned during the fiscal period. As of September 30, 2013, notes receivable consisted of the following:

Business Activities	
Note receivable - 1st leasehold loan, dated March 1, 2006 <i>(Interest rate - 4.68%; Due 3/1/2061)</i>	\$ 212,359
Note receivable - 2nd leasehold loan, dated March 1, 2005 <i>(Interest rate - 4.68%; Due 3/1/2061)</i>	1,511,441
Note receivable - 3rd leasehold loan, dated March 1, 2006 <i>(Interest rate - 1.00%; Due 3/1/2061)</i>	3,750,000
Note receivable - 4th leasehold loan (Sect 8 Reserves), loaned July 30, 2008 <i>(Interest rate - 1.00%; Due 8/1/2062)</i>	332,759
Note receivable - 5th leasehold loan (Scat Site Funds), loaned July 9, 2008 <i>(Interest rate - 4.83%; Due 1/1/2061)</i>	288,770
Note receivable - Federal Home Loan, loaned September 10, 2007 <i>(Interest rate - 1.00%; Due 9/10/2062)</i>	360,000
Accrued interest on notes receivable - long-term from inception	1,004,258
Less: allowance for accrued interest on notes receivable - long-term from inception	<u>(1,004,258)</u>
Total notes receivable	<u>\$ 6,455,329</u>

The Notes Receivable, Other are two loans from Affordable Housing Program, Inc. to the Senator Richard Bryan Limited Partnership. See Note 8 for details.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 5 – CAPITAL ASSETS

The following is a summary of the Authority's changes in capital assets for the year ended September 30, 2013:

	Balance September 30, 2012	Additions	Deletions	CIP Capitalization	Balance September 30, 2013
Land	\$ 20,571,653	\$ 133,000	\$ -	\$ -	\$ 20,704,653
Construction in process	12,214,789	4,549,571	-	(12,214,791)	4,549,569
Total assets not depreciated	<u>32,786,442</u>	<u>4,682,571</u>	<u>-</u>	<u>(12,214,791)</u>	<u>25,254,222</u>
Buildings and improvements	263,886,008	6,722,657	-	12,214,791	282,823,456
Furniture and equipment	4,883,687	360,916	(287,788)	-	4,956,815
Total property and equipment	<u>268,769,695</u>	<u>7,083,573</u>	<u>(287,788)</u>	<u>12,214,791</u>	<u>287,780,271</u>
Less: accumulated depreciation	<u>(139,698,487)</u>	<u>(10,059,835)</u>	<u>182,608</u>	<u>-</u>	<u>(149,575,714)</u>
Net book value	<u>\$ 161,857,650</u>	<u>\$ 1,706,309</u>	<u>\$ (105,180)</u>	<u>\$ -</u>	<u>\$ 163,458,779</u>

NOTE 6 – ACCOUNTS PAYABLE

Accounts payable at September 30, 2013 consist of the following:

Vendor and contractors payable	\$ 2,009,463
Tenant security deposits	846,401
Accounts payable - HUD PHA programs	175,040
Accounts payable - other government	185,930
Accounts payable - other	<u>186,436</u>
Total accounts payable	<u>\$ 3,403,270</u>

NOTE 7 – LONG-TERM LIABILITIES

Following is a summary of changes in long-term liabilities for the year ended September 30, 2013:

	Balance September 30, 2012	Additions	Payments	Balance September 30, 2013	Due in One Year
FSS escrows payable	\$ 639,176	\$ -	\$ (6,922)	\$ 646,098	\$ -
Compensated absences - noncurrent	2,492,705	-	(718,147)	3,210,852	321,086
Total long-term liabilities	<u>\$ 3,131,881</u>	<u>\$ -</u>	<u>\$ (725,069)</u>	<u>\$ 3,856,950</u>	<u>\$ 321,086</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 8 – LONG-TERM DEBT

Notes and mortgages payable at September 30, 2013 consist of the following:

	Balance September 30, 2012	Additions	Payments	Balance September 30, 2013	Due in One Year
Mortgage note payable - Wells Fargo	\$ 2,541,628	\$ -	\$ 153,970	\$ 2,387,658	\$ 162,370
Operating note - Wells Fargo	1,205,926	-	49,480	1,156,446	52,840
City of Las Vegas - Senator Apts I	1,670,000	-	-	1,670,000	-
City of Las Vegas - Senator Apts II	1,670,000	-	-	1,670,000	-
Note payable - Bank of Nevada	360,711	-	-	360,711	-
Note payable - Key Government	81,065	-	53,332	27,733	27,733
Note payable - New Phone System	-	254,795	3,521	251,274	48,442
Home rental income fund	268,082	-	8,289	259,793	8,938
Total notes and mortgages payable	\$ 7,797,412	\$ 254,795	\$ 268,592	\$ 7,783,615	\$ 300,323

Mortgage Note Payable – Wells Fargo: The capital projects mortgage note payable with Wells Fargo requires monthly payments of \$11,627 which includes both principal and interest. The loan bears interest at 0.22295% and matures on February 16, 2028. The loan is secured by a first deed of trust on the property referred to as Howard Canon Center and Robert Gordon Plaza.

Operating Note – Wells Fargo: The operating note payable with Wells Fargo requires monthly payments of \$5,042 which includes both principal and interest. The loan bears interest at 1.485% and matures on May 16, 2027. The loan is secured by a first deed of trust on the property referred to as Howard Canon Center and Robert Gordon Plaza.

City of Las Vegas – Senator Apartments I: On February 15, 2006, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$168,295 in HOME funds and \$1,501,705 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. Both loans are non-interest bearing and no payments of principal will be due on or before February 15, 2036 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

City of Las Vegas – Senator Apartments II: On January 16, 2008, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$168,295 in HOME funds and \$1,501,705 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. Both loans are non-interest bearing and no payments of principal will be due on or before

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 8 – LONG-TERM DEBT (CONTINUED)

January 16, 2038 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

Note Payable – Bank of Nevada: On September 10, 2007 the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the Bank of Nevada (formally the Federal Home Loan Bank of San Francisco) for \$360,000 to be used for construction. The Corporation then lent the funds to the Honolulu Street Housing LLC. The loan bears interest at a rate of 1.0% per annum and is due upon maturity. The loan is scheduled to mature on September 10, 2062.

Note Payable – Key Government: The note payable with Key Government Finance, Inc. requires monthly payments of \$4,693 which includes both principal and interest. The loan bears interest at 5.10% and matures on March 27, 2014. The loan was used to purchase phone system and is unsecured.

Note Payable – New Phone System: The note payable with Citibank (Home Rental income fund) requires monthly payments of \$2,354 which includes both principal and interest. The loan bears interest at 7.75% and matures on June 1, 2029. The loan was used to acquire a new phone system and is unsecured.

Home Rental Income Fund: The Authority entered into an agreement with Key Government Finance, Inc. for a loan of \$254,795 at 2.87% per annum for a new phone system. The note is payable by the Authority and is unsecured. The monthly payment is \$4,500.56 including principal and interest. Final maturity date is anticipated for August 1, 2018. The remaining balance at September 30, 2013 is \$251,274.

The following is a schedule of debt payment requirements to maturity:

	<u>Principal</u>	<u>Interest</u>	<u>Total Required Payments</u>
Year ending September 30			
2014	\$ 300,323	\$ 48,503	\$ 348,826
2015	285,088	44,149	329,237
2016	306,113	41,083	347,196
2017	327,719	37,269	364,988
2018	328,588	33,260	361,848
2019-2023	1,451,714	121,008	1,572,722
2024-2029	1,083,347	43,261	1,126,608
Thereafter	<u>3,700,723</u>	<u>-</u>	<u>3,700,723</u>
Total	<u>\$ 7,783,615</u>	<u>\$ 368,533</u>	<u>\$ 8,152,148</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 9 – RESTRICTED NET POSITION

Restricted for HAP (net restricted assets)	\$ 4,449,948
Restricted for tenant security deposits	87,296
Restricted proceeds from sales of turnkey projects	<u>4,468,067</u>
Total restricted net position	\$ <u>9,005,311</u>

NOTE 10 – OPERATING LEASE

The Authority entered into a lease agreement on March 14, 2003 with the Resources for Community Development (RCD) to lease land to RCD until March 14, 2078. Total rental income under the lease agreement is \$1 per year for the entire term of the loan.

NOTE 11 – EMPLOYEES RETIREMENT PLAN

All full-time employees of the Authority (20 or more hours per week) are covered by the State of Nevada Public Employees Retirement System (the System), a multi-employer, cost sharing defined benefit plan. The System was established in 1948 by the legislature and is governed by the Public Employees' Retirement Board, whose seven members are appointed by the Governor. All public employees who meet certain requirements participate in the System.

The plan carried over with HACC, HACNLV and HACLV employees to the consolidated Authority. The Authority's payroll covered by the System and contributions to the System are summarized as follows, with prior year amounts combined for HACC and HACLV:

Fiscal Year Covered	Total Payroll	Payroll Subject to PERS	Contributions	Percent of Payroll
2013	\$ 16,189,519	\$ 15,276,801	\$ 3,686,582	94.36%
2012	16,336,413	14,976,870	3,546,750	91.68%
2011	12,521,443	12,176,724	3,074,112	97.25%
2010	9,988,127	9,439,494	2,029,491	94.51%
2009	19,835,398	18,774,129	3,921,462	94.65%
2008	12,687,997	12,299,316	2,528,060	96.94%
2007	12,782,515	11,960,514	2,381,427	93.57%
2006	4,609,810	4,458,684	876,979	96.72%
2005	4,626,106	4,491,919	828,735	97.10%
2004	5,402,992	4,992,193	1,004,878	92.40%

Contribution rates are established by Nevada Revised Statute 286.410. This Statute, which is tied to the increase in taxable sales within the State each year, provides for yearly increases of up to one percent until such time as the actuarially determined unfunded liability of the System is reduced to zero. The Authority is obligated to contribute all amounts due under the System. The contribution rate changed on July 1, 2006 to 19.75% of all covered payroll and increased to 20.50% on August 1, 2007. The rate increased again on August 1, 2009 to 21.50% and to 23.50% in 2012, and this rate was still in effect as of September 30, 2013.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013**

NOTE 11 – EMPLOYEES RETIREMENT PLAN (CONTINUED)

The Authority contributed less than one percent of total contributions required of all participating entities of the System. The Authority’s full-time employees are mandated by State law to participate in the System. Members who retire at age 65 with five years of service, age 60 with ten years of service, or at any age with 30 years of service are entitled to a retirement benefit, payable monthly for life, equal to 2.5 percent of a member’s average compensation for each year of service up to 30 years with a maximum of 90 percent for employees entering the System prior to July 1, 1985, and 75 percent for those entering after that date. Member’s average compensation is the average of the member’s highest compensation for 36 consecutive months. Benefits fully vest upon reaching five years of service.

The System also provides death and disability benefits. Benefits are established by State Statute. The “pension benefit obligation” is a standardized disclosure measure of the present value of pension benefits, adjusted for the effects of projected salary increases and step-rate benefits, estimated to be payable in the future as a result of employee service to date. The measure, which is the actuarial present value of credited projected benefits, is intended to help users assess the System’s funding status on a going-concern basis, assess progress made in accumulating sufficient assets to pay benefits when due, and make comparisons among public employee retirement systems and employers. The System does not make separate rate measurements of assets and pension benefit obligations of individual employers.

The most recent available valuation report as of June 30, 2013 included the following financial information:

Total pension benefit obligation	\$ 41,984,481,544
Net assets available for benefits at market value	<u>29,108,541,364</u>
Unfunded pension benefit obligation (28.8%)	<u>\$ 12,875,940,180</u>

The Authority does not exercise any control over the System which is a component unit of the state of Nevada. Nevada Revised Statute 286.110 states that: "Respective participating public employers are not liable for any obligations of the system."

The unfunded accrued liability is to be amortized over a period of 24 years from July 1, 2000. The method of amortizing the unfunded accrued liability is the level percentage of payroll amortization, under which the dollar amounts of calculated amortization payments increase in direct proportion to the assumed growth rates.

Significant actuarial assumptions include an investment return rate of 8% per year compounded annually, projected salary increases based on the assumed 5% inflation rate plus an age-related salary scale.

The historical trend information showing the System’s progress in accumulating sufficient assets to pay benefits when due is presented in the System’s Comprehensive Annual Financial Report, which may be obtained by writing to PERS, 693 W. Nye Lane, Carson City, Nevada 89703, or by calling (775)687-4200.

NOTE 12 – ECONOMIC DEPENDENCY

The Authority is economically dependent on annual contributions and grants from HUD. The Authority operated at a loss prior to receiving the contributions.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 13 – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

The Authority is involved in various legal proceedings and litigation arising in the normal course of business. Management does not believe that the settlement of any such claims or litigation will have a material adverse effect on the Authority's financial position or results of operations.

NOTE 14 – RISK MANAGEMENT

The Authority is exposed to all common perils associated with the ownership and rental of real estate properties. A risk management program has been established to minimize loss occurrence and to transfer risk through various levels of insurance. Property, casualty, employee dishonesty and public officials' liability forms are used to cover the respective perils. Commercial carriers insure all common perils such as business auto, computer and other miscellaneous policies.

NOTE 15 – CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS

Condensed combining information for the Authority's two blended component units as of and for the year ended September 30, 2013 is provided as follows:

Condensed Statement of Net Position

	<u>Blended Component Units</u>			<u>Total</u>
	<u>Affordable</u>	<u>Honolulu</u>	<u>Primary</u>	
	<u>Housing</u>	<u>Street Family</u>		<u>Government</u>
	<u>Program, Inc.</u>	<u>Housing, Inc.</u>	<u>Government</u>	<u>Total</u>
ASSETS				
Current assets	\$ 1,033,567	\$ -	\$ 23,950,569	\$ 24,984,136
Noncurrent assets	7,450,000	288	2,345,329	9,795,617
Capital assets	-	-	163,458,779	163,458,779
Total assets	\$ 8,483,567	\$ 288	\$ 189,754,677	\$ 198,238,532
LIABILITIES				
Interprogram liabilities	\$ 673,292	\$ -	\$ (673,292)	\$ -
Other Current liabilities	-	-	5,199,603	5,199,603
Noncurrent liabilities	3,700,000	723	7,318,433	11,019,156
Total liabilities	4,373,292	723	11,844,744	16,218,759
NET POSITION				
Net investment in capital assets	-	-	160,811,340	160,811,340
Restricted	-	-	9,005,311	9,005,311
Unrestricted	4,110,275	(435)	8,093,282	12,203,122
Total net position	\$ 4,110,275	\$ (435)	\$ 177,909,933	\$ 182,019,773

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 15 – CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

Condensed Statement of Revenues, Expenses and Changes in Net Position

	Blended Component Units		Primary Government	Total
	Affordable Housing Program, Inc.	Honolulu Street Family Housing, Inc.		
Operating revenues				
Tenant revenues	\$ -	\$ -	\$ 10,023,163	\$ 10,023,163
Other revenues	41,100	50	132,145,063	132,186,213
Total operating revenues	41,100	50	142,168,226	142,209,376
Operating expenses				
Administration	-	-	20,735,921	20,735,921
Tenant services	-	-	2,299,124	2,299,124
Utilities	-	-	3,174,273	3,174,273
Maintenance	-	-	10,016,658	10,016,658
General expenses	41,100	-	3,975,270	4,016,370
Housing assistance payments	-	-	101,933,973	101,933,973
Depreciation	-	-	10,059,835	10,059,835
Total operating expenses	41,100	-	152,195,054	152,236,154
Revenue over/(under) operating expenses	-	50	(10,026,828)	(10,026,778)
Non-operating revenue (expense)	-	-	(1,075,169)	(1,075,169)
Capital contributions	-	-	3,718,813	3,718,813
Change in net position	-	50	(7,383,184)	(7,383,134)
Net position - beginning of year	4,110,275	(485)	185,293,117	189,402,907
Net position - end of year	\$ 4,110,275	\$ (435)	\$ 177,909,933	\$ 182,019,773

This information is an integral part of the accompanying financial information.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 15 – CONDENSED COMBINING INFORMATION FOR BLENDED COMPONENT UNITS (CONTINUED)

Condensed Statement of Cash Flows

	<u>Blended Component Units</u>		<u>Primary</u>	<u>Total</u>
	<u>Affordable</u>	<u>Honolulu</u>		
	<u>Housing</u>	<u>Street Family</u>	<u>Government</u>	
	<u>Program, Inc.</u>	<u>Housing, Inc.</u>		
Net cash provided by:				
Operating activities	\$ -	\$ -	\$ 2,654,905	\$ 2,654,905
Investing activities	-	-	4,605,407	4,605,407
Capital and related financing activities	-	-	(9,015,273)	(9,015,273)
	<u>-</u>	<u>-</u>	<u>(1,754,961)</u>	<u>(1,754,961)</u>
Net increase/(decrease) in cash	-	-	(1,754,961)	(1,754,961)
Cash - beginning of year	<u>1,033,567</u>	<u>-</u>	<u>15,246,966</u>	<u>16,280,533</u>
Cash - end of year	<u>\$ 1,033,567</u>	<u>\$ -</u>	<u>\$ 13,492,005</u>	<u>\$ 14,525,572</u>

This information is an integral part of the accompanying financial information.

SUPPLEMENTAL INFORMATION

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	Project Total	Housing Choice Vouchers	Mainstream Vouchers	Component Units	States/Local	Business Activities	Resident Opportunity Support Svcs
CURRENT ASSETS								
Cash:								
111	Unrestricted	\$ 4,558,222	\$ 1,096,117	\$ 871,051	\$ 1,033,567	\$ -	\$ 2,080,210	\$ -
113	Other restricted	1,049,365	2,953,343	-	-	-	-	-
114	Tenant security deposits	600,420	-	-	-	-	399,277	-
100	Total cash	<u>6,208,007</u>	<u>4,049,660</u>	<u>871,051</u>	<u>1,033,567</u>	<u>-</u>	<u>2,363,487</u>	<u>-</u>
Accounts and notes receivable:								
121	PHA projects	-	253,618	-	-	-	-	161,317
122	HUD other projects	235,379	-	-	-	-	-	-
124	Other government	4,189	-	-	-	-	-	-
125	Miscellaneous	531,409	526,910	2,849	-	11,442	19,468	-
126	Tenants	175,794	-	-	-	-	50,860	-
126.1	Allowance for doubtful accounts - tenants	(68,339)	-	-	-	-	(17,933)	-
126.2	Allowance for doubtful accounts - other	(568,179)	-	-	-	-	-	-
128	Fraud recovery	843,233	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	(871,353)	-	-	-	-	-	-
129	Accrued interest receivable	12,033	3,186	-	-	-	224	-
120	Total receivables, net of allowances	<u>890,205</u>	<u>387,413</u>	<u>2,849</u>	<u>-</u>	<u>11,442</u>	<u>52,619</u>	<u>161,317</u>
131	Investments - unrestricted	1,968,487	-	-	-	-	-	-
132	Investments - restricted	3,600,440	1,960,965	-	-	-	-	-
Total current investments								
142	Prepaid expenses and other assets	575,002	-	-	-	-	169,936	-
143	Inventories	766,244	-	-	-	-	224,351	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-
144	Interprogram - due from	9,441,611	114,215	97,885	-	35,376	689,382	-
150	Total current assets	<u>22,849,996</u>	<u>6,512,053</u>	<u>971,785</u>	<u>1,033,567</u>	<u>46,818</u>	<u>3,499,775</u>	<u>161,317</u>
NONCURRENT ASSETS								
Fixed assets:								
161	Land	17,311,960	-	-	-	-	3,061,384	-
162	Buildings	214,462,809	1,298,468	-	-	-	39,009,677	-
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-
164	Furniture, equipment & machinery - admin.	1,805,055	523,950	-	-	-	351,283	-
165	Leasehold improvements	16,751,989	-	-	-	-	-	-
166	Accumulated depreciation	(127,680,446)	(552,418)	-	-	-	(16,032,324)	-
167	Construction in progress	4,549,569	-	-	-	-	-	-
168	Infrastructure	3,491,176	-	-	-	-	51,475	-
160	Total fixed assets, net of accumulated depreciation	<u>130,632,112</u>	<u>1,210,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>26,441,495</u>	<u>-</u>
171	Notes, loans and mortgages receivable - noncurrent	288,770	332,759	-	4,110,000	-	1,723,800	-
174	Other assets	-	-	-	3,340,000	-	-	-
176	Investment in joint ventures	-	-	-	288	-	-	-
180	Total noncurrent assets	<u>130,920,882</u>	<u>1,542,759</u>	<u>-</u>	<u>7,450,288</u>	<u>-</u>	<u>28,165,295</u>	<u>-</u>
190	TOTAL ASSETS	<u>\$ 153,770,878</u>	<u>\$ 8,054,812</u>	<u>\$ 971,785</u>	<u>\$ 8,483,855</u>	<u>\$ 46,818</u>	<u>\$ 31,665,070</u>	<u>\$ 161,317</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	Neighborhood Stabilization Program				Other Federal Program	COCOC	Elimination	Total
		Home Investment Partnerships	Competitive Capital Fund ABRA	Stabilization Program	Program				
CURRENT ASSETS									
Cash:									
111	Unrestricted	-	\$ -	\$ -	\$ -	-	-	\$ 9,589,167	
113	Other restricted	-	-	-	-	-	-	4,002,708	
144	Tenant security deposits	-	-	-	-	-	-	933,697	
300	Total cash	-	-	-	-	-	-	14,525,572	
Accounts and notes receivable:									
121	PHA projects	-	-	-	-	-	-	253,618	
122	HUD other projects	-	-	-	-	-	-	396,686	
124	Other government	26,058	-	176,909	486,526	-	-	693,682	
125	Miscellaneous	1,142	-	-	-	-	(507,479)	585,741	
126	Tenants	-	-	-	-	-	-	226,594	
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	(86,472)	
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	(568,179)	
128	Fraud recovery	-	-	-	-	-	-	843,233	
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(671,355)	
129	Accrued interest receivable	-	-	-	-	-	-	15,443	
120	Total receivables, net of allowances	27,200	-	176,909	486,526	-	(507,479)	1,689,001	
131	Investments - unrestricted	-	-	-	-	-	-	1,368,487	
132	Investments - restricted	-	-	-	-	-	-	5,561,405	
Total current investments									
142	Prepaid expenses and other assets	-	-	-	-	-	-	747,030	
143	Inventories	-	-	-	-	2,092	-	1,118,153	
143.1	Allowance for obsolete inventories	-	-	-	-	(25,512)	-	(25,512)	
144	Interprogram - due from	-	-	-	-	1,850,978	(12,229,447)	-	
150	Total current assets	27,200	-	176,909	486,526	1,855,116	(12,736,926)	24,984,136	
NONCURRENT ASSETS									
Fixed assets:									
161	Land	-	-	115,500	-	215,819	-	20,704,653	
162	Buildings	-	-	3,506,464	-	4,306,730	-	262,534,148	
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	4,956,815	
164	Furniture, equipment & machinery - admin.	-	-	-	-	2,276,527	-	16,816,657	
165	Leasehold improvements	-	-	-	-	64,658	-	(149,575,714)	
166	Accumulated depreciation	-	-	-	-	(5,310,526)	-	4,549,569	
167	Construction in progress	-	-	-	-	-	-	3,482,651	
168	Infrastructure	-	-	-	-	-	-	169,438,779	
160	Total fixed assets, net of accumulated depreciation	-	-	3,621,964	-	1,553,208	-	6,455,329	
171	Notes, loans and mortgages receivable - noncurrent	-	-	-	-	-	-	3,340,000	
174	Other assets	-	-	-	-	-	-	288	
176	Investment in joint ventures	-	-	-	-	-	-	-	
180	Total noncurrent assets	-	-	3,621,964	-	1,553,208	-	173,254,396	
190	TOTAL ASSETS	\$ 27,200	\$ -	\$ 3,798,873	\$ 486,526	\$ 1,908,324	\$ (12,736,926)	\$ 196,230,532	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	Project Total	Housing Choice Vouchers	Mainstream Vouchers	Component Units	State/Local	Business Activities	Resident Opportunity Support Svcs
	CURRENT LIABILITIES							
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	1,327,300	71,488	483	-	-	89,086	249
321	Accrued wages/payroll taxes payable	215,275	379,706	-	-	-	32,756	7,821
322	Accrued compensated absences - current portion	144,423	57,308	-	-	-	35,379	-
325	Accrued interest payable	183	192	-	-	-	43	-
331	Accounts payable - HUD PHA programs	74,789	-	100,251	-	-	-	-
332	Accounts payable - PHA projects	-	150,398	-	-	-	-	-
333	Accounts payable - other government	185,930	-	-	-	-	-	-
341	Tenant security deposits	600,271	-	-	-	1	246,129	-
342	Deferred revenues	28,818	132	-	-	46,817	45,921	-
343	Current portion of LT debt - capital projects / mortg	-	-	-	-	-	171,228	-
344	Current portion of LT debt - operating	76,175	-	-	-	-	52,920	-
345	Other current liabilities	35,829	-	-	-	-	209	-
346	Accrued liabilities - other	740,267	-	-	-	-	22,289	-
347	Interprogram (due to)	3,777,720	-	-	673,292	-	6,052,733	153,247
348	Loan liability - current	-	-	-	-	-	-	-
310	Total current liabilities	7,206,980	659,224	100,734	673,292	46,818	6,749,693	161,317
	NONCURRENT LIABILITIES							
351	LT debt, net of current - capital projects/mortg	-	-	-	-	-	2,476,211	-
352	LT debt, net of current - operating borrowings	202,832	-	-	-	-	1,109,526	-
353	Non-current liabilities - other	181,798	484,360	-	-	-	-	-
354	Accrued compensated absences - noncurrent	1,299,794	515,773	-	-	-	318,414	-
355	Loan liability - noncurrent	-	-	-	3,700,723	-	-	-
350	Total noncurrent liabilities	1,684,364	980,133	-	3,700,723	-	3,898,151	-
300	Total liabilities	8,891,344	1,639,357	100,734	4,374,015	46,818	10,646,844	161,317
	EQUITY							
508.1	Invested in capital assets, net of related debt	130,632,112	1,210,000	-	-	-	23,794,056	-
511.1	Restricted net assets	4,468,216	4,449,948	-	-	(1)	87,148	-
512.1	Unrestricted net assets	9,779,206	755,507	871,051	4,109,840	1	(2,862,978)	-
513	Total equity/net assets	144,879,534	6,415,455	871,051	4,109,840	-	21,018,226	-
600	TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 153,770,878	\$ 8,054,812	\$ 971,785	\$ 8,483,855	\$ 46,818	\$ 31,665,070	\$ 161,317

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	Home Investment Partnerships					Competitive Capital Fund ARRA		Neighborhood Stabilization Program		Other Federal Programs		COC	Elimination	Total
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				
CURRENT LIABILITIES															
311	Bank overdraft														2,009,463
312	Accounts payable < 90 days						317,884		66,737			136,236			797,558
321	Accrued wage/payroll taxes payable						10,592		9,233			142,175			321,086
322	Accrued compensated absences - current portion											89,976			
324	Accrued contingency liability														601
325	Accrued interest payable											183			175,040
331	Accounts payable - HUD PHA programs														150,398
332	Account payable - PHA projects														185,930
333	Accounts payable - other government														846,401
341	Tenant security deposits														121,688
342	Deferred revenues														171,228
343	Current portion of LT debt - capital projects / mortg														129,095
344	Current portion of LT debt - operating														36,038
345	Other current liabilities														255,077
346	Accrued liabilities - other														
347	Interprogram (due to)												(507,479)		
348	Loan liability - current												(12,229,447)		
310	Total current liabilities	27,200					1,463,175		486,526			562,570		(12,736,926)	5,199,603
NONCURRENT LIABILITIES															
351	LT debt, net of current - capital projects/mortg														2,476,211
352	LT debt, net of current - operating borrowings														1,306,358
353	Non-current liabilities - other														646,098
354	Accrued compensated absences - noncurrent											755,785			2,889,766
355	Loan liability - noncurrent														3,700,723
357	Accrued pension and OPEB liability											755,785			11,019,156
350	Total noncurrent liabilities														16,218,759
300	Total liabilities	27,200					1,463,175		486,526			1,118,355		(12,736,926)	16,218,759
EQUITY															
508.1	Invested in capital assets, net of related debt											1,553,208			160,811,340
511.1	Restricted net assets														9,005,311
512.1	Unrestricted net assets														12,203,122
513	Total equity/net assets														182,019,773
600	TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 27,200	\$	\$	\$	\$	\$ 3,798,873	\$	\$ 486,526	\$	\$ 3,508,324	\$	(12,736,926)	\$	198,238,532

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Item #	Account Description	Project Total	Housing Choice Vouchers	Midstream Vouchers	Component Units	State/Local	Business Activities	Resident Opportunity Support Srvs
REVENUE								
70300	Net tenant rental revenue	4,946,903	\$	\$	\$	\$	4,370,258	\$
70400	Tenant revenue - other	289,272	-	-	-	-	415,230	-
70500	Total tenant revenue	5,236,175	-	-	-	-	4,785,488	-
70600	HOA/PHA operating grants	15,060,647	105,386,958	813,352	-	-	-	429,056
70680	Capital grants	3,375,466	-	-	-	-	-	-
70700	Management fee	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-
70780	Bookkeeping fee	-	-	-	-	-	-	-
70740	Front line services fee	-	-	-	-	-	-	-
70800	Other governmental grants	-	-	-	-	-	-	-
71100	Investment income - unrestricted	14,135	4,792	-	-	-	80,673	-
71200	Dividend interest income	13,514	3,328	-	41,100	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-
71400	Rental recovery	1,759	192,510	-	-	-	-	-
71500	Other revenue	904,068	813,005	-	50	-	1,027,977	-
71600	Gain or loss on the sale of fixed assets	(24,424)	(33,394)	-	-	-	(3,461)	-
72000	Investment income - restricted	-	-	-	-	-	-	-
70000	Total revenue	29,638,460	106,365,259	813,352	41,150	-	5,840,046	429,056
EXPENSES								
91100	Administrative:	1,866,457	4,233,990	-	-	-	645,915	-
91200	Administrative salaries	56,472	21,909	-	-	-	12,602	-
91300	Auditing fees	2,435,780	907,560	-	-	-	601,723	-
91310	Management fees	253,137	900,300	-	-	-	80,665	-
91400	Bookkeeping fee	2,953	-	-	-	-	13,439	-
91500	Advertising and marketing	908,636	1,679,250	-	-	-	289,156	-
91600	Employee benefit contributions - administrative	207,865	59,210	-	-	-	96,409	-
91700	Office expenses	82,521	9,458	-	-	-	84,107	-
91800	Legal expenses	44,254	5,474	-	-	-	42	-
91900	Travel	3,468,183	37,264	-	-	-	382,039	-
91000	Other	-	-	-	-	-	-	-
91000	Total administrative	9,212,918	8,742,614	3,212	-	-	2,155,997	-
92000	Asset management fee	150,040	-	-	-	-	-	-
92100	Tenant services:	44,403	-	-	-	-	-	250,797
92200	Salaries	-	-	-	-	-	-	-
92300	Recreation costs	-	-	-	-	-	-	138,137
92400	Employee benefit contributions	55,361	12,676	-	-	-	26,490	-
92500	Other	-	-	-	-	-	-	30,124
92000	Total tenants services	100,764	12,676	-	-	-	26,490	439,058
93100	Utilities:	1,079,676	-	-	-	-	315,042	-
93200	Water	107,272	15,231	-	-	-	189,776	-
93300	Electricity	103,080	-	-	-	-	38,008	-
93400	Gas	-	-	-	-	-	55	-
93500	Fuel	574,073	1,878	-	-	-	188,481	-
93600	Sewer	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-
93900	Total utilities	2,444,701	17,129	-	-	-	632,946	-
94100	Ordinary maintenance & operations:	3,391,024	350	-	-	-	618,295	-
94200	Labor	921,024	28,723	-	-	-	219,348	-
94300	Materials and other	3,067,182	39,467	-	-	-	656,685	-
94500	Contracts	1,359,102	205	-	-	-	346,210	-
94000	Employee benefit contributions	7,678,342	69,646	-	-	-	2,041,507	-
94000	Total ordinary maintenance & operations	16,416,672	108,341	-	-	-	3,683,043	-
95100	Protective services:	-	-	-	-	-	-	-
95200	Labor	-	-	-	-	-	-	-
95300	Other contract costs	4,34,279	34,38	-	-	-	24,101	-
95400	Other	-	-	-	-	-	-	-
95500	Employee benefit contributions	-	-	-	-	-	-	-
95000	Total protective services	4,34,279	34,38	-	-	-	24,101	-

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	Home Investment Partnerships	Competitive Capital Fund (ACMA)	Neighborhood Stabilization Program	Other Federal Grants	COCC	Elimination	Total
REVENUE								
70300	Net tenant rental revenue							9,219,161
70400	Tenant revenue - other							800,000
70500	Total tenant revenues							10,019,161
70600	HUD PHA operating grants		77,982					121,768,197
70600	Capital grants		345,327					3,718,813
70700	Management fee					3,945,072	(3,945,072)	
70720	Asset management fee					150,640	(150,640)	
70730	Bookkeeping fee					1,236,122	(1,236,122)	
70740	Front line service fee					21,900,681	(21,900,681)	
70800	Other governmental grants			5,739,086	1,101,766			7,489,872
71000	Investment income - unrestricted							18,927
71100	Mortgage interest income							138,615
71200	Proceeds from disposition of assets held for sale							158,209
71300	Fraud recovery							2,800,420
71400	Other revenue					415,735	(907,499)	(491,764)
71500	Gain or loss on the sale of fixed assets					(43,654)		
72000	Investment income - restricted							
70000	Total revenue	592,820	433,309	5,779,086	1,101,766	3,093,785	(8,225,374)	145,881,957
EXPENSES								
81000	Administration							10,982,540
81100	Administrative salaries	24,792	11,384	493,620		3,986,403		117,001
81200	Auditing fees					27,018		
81300	Management fee						(1,945,072)	
81310	Bookkeeping fee						(1,236,122)	
81400	Advertising and marketing			48,655		64,816		124,471
81500	Employee benefit contributions - administrative	16,540	4,473	83,519		1,694,121		4,079,795
81600	Office expenses			768		671,441		1,385,783
81700	Legal expenses					385,958		561,984
81800	Travel					501		507,771
81900	Other		23,652	56,207		603,892	(2,190,051)	2,679,424
91000	Total administrative	55,864	39,525	579,489		7,423,860	(7,371,253)	20,725,921
90999	Asset management fee						(285,690)	
Tenant services								
92100	Salaries				411,002			1,119,301
92200	Relocation costs					176,926		44,400
92300	Employee benefit contributions				131,431			459,494
92400	Other				553,333			702,926
92500	Total tenant services				1,101,766			2,339,121
Utilities								
93100	Water					28,524		1,329,242
93200	Electricity			360		42,589		596,268
93300	Gas					3,214		147,000
93400	Fuel							55
93500	Sewer					2,796		767,703
93600	Other utilities expense							
93700	Total utilities			360		78,123		3,174,273
Ordinary maintenance & operations								
94100	Laundry					9,970		4,217,848
94200	Maintenance and other		34,457	3,849		46,168		1,256,366
94300	Contracts			30,425		114,328		2,628,087
94400	Employee benefits contributions					4,126		1,719,558
94500	Total ordinary maintenance & operations		34,457	14,074		174,592		10,035,659
Protective services								
95100	Laundry							
95200	Other contract costs					6,107		479,016
95300	Other			91				
95400	Employee benefit contributions							
95500	Total protective services			91		6,107		479,016

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	Project Total	Housing Vouchers	Mainstream Vouchers	Component Units	State/Local	Business Activities	Resident Opportunity Support Sites
EXPENSES (Continued)								
96310	Insurance premiums:	\$ 922,493	\$ -	\$ -	\$ -	\$ -	\$ 82,223	\$ -
96320	Property insurance:	71,210	30,450	-	-	-	22,574	-
96330	Liability insurance	-	-	-	-	-	-	-
96340	Workmen's compensation	190,151	93,748	-	-	-	35,194	-
96350	All other insurance	543,814	84,198	-	-	-	139,881	-
96360	Total insurance premiums	882,757	115,628	7,487	-	-	47,968	-
96370	Other general expenses	605,921	148,869	-	-	-	119,336	-
96380	Compensated absences	182,358	-	-	-	-	-	-
96400	Payments in lieu of taxes	249,688	-	-	-	-	229,169	-
96600	Bad debt - tenants rent	13,514	3,728	-	41,100	-	80,159	-
96800	Bad debt - other	-	-	-	-	-	-	-
96870	Supplies expense	267,823	7,497	-	-	-	477,326	-
96900	Total other general expenses	1,349,378	165,722	7,487	41,100	-	604,881	-
96710	Interest expense and amortization costs	-	-	-	-	-	285,977	-
96720	Interest on mortgage/bonds payable	877	1,141	-	-	-	142	-
96730	Interest on notes payable	-	-	-	-	-	-	-
96780	Amortization of bond issue costs	877	1,141	-	-	-	286,139	-
96790	Total interest expense and amortization costs	2,681,313	9,196,867	10,709	41,100	-	5,784,500	420,058
96900	Total operating expenses	1,798,247	97,169,432	802,843	50	-	59,546	-
97000	Excess of operating revenue over operating expenses	623,255	-	-	-	-	13,359	-
97100	Extraordinary maintenance	28,561	-	-	-	-	29,404	-
97200	Casualty losses - non capitalized	-	-	-	-	-	-	-
97300	Housing assistance payments	100,006,148	714,337	-	-	-	-	-
97500	MAP portability in	654,020	-	-	-	-	-	-
97600	Depreciation expense	8,702,932	63,061	-	-	-	1,090,676	-
99000A	Total other expenses	9,354,746	100,725,729	714,337	-	-	1,113,238	-
99000B	Total expenses	92,319,998	109,894,066	726,046	41,100	-	6,917,728	420,058
10010	Other financing source: (used):	(211,627)	-	-	-	-	-	-
10020	Operating transfer in	211,627	-	-	-	-	-	-
10091	Intr project excess cash transfer in	(1,322,873)	-	-	-	-	(3,547,888)	-
10092	Intr project excess cash transfer out	1,322,873	-	-	-	-	-	-
10093	Transfer from program and project - in	-	-	-	-	-	-	-
10094	Transfer from program and project - out	-	-	-	-	-	-	-
10100	Total other financing sources (used)	(789,149)	(3,685,727)	88,506	50	-	2,510,206	-
10000	EXCESS (DEFICIENCY) OF REVENUE OVER FUNDS) EXPENSES	\$ 152,125,706	\$ 9,971,232	\$ 782,545	\$ 4,109,790	\$ -	\$ 18,506,020	\$ -
11020	Memo Account Information	345,317	1,965,507	-	-	-	-	-
11040	Required annual debt principal payments	-	4,449,948	-	-	-	-	-
11170	Prorated adjustments, equity transfers & correction	-	120,788	-	-	-	-	-
11180	Housing assistance payments equity	34,294	1,140	-	-	-	11,643	-
11190	Unit months available	32,686	1,110	-	-	-	11,268	-
11210	Unit months leased	-	-	-	-	-	-	-
11810	Land purchases	13,266,662	-	-	-	-	-	-
11820	Building purchases	25,485	-	-	-	-	-	-
11830	Furniture & equipment - dwelling purchases	-	-	-	-	-	-	-
11840	Furniture & equipment - administrative purchases	-	-	-	-	-	-	-
11850	Leasehold improvements	-	-	-	-	-	-	-
11860	Infrastructure purchases	-	-	-	-	-	-	-
11810	CEFF debt related payments	-	-	-	-	-	-	-
11801	Replacement housing factor funds	-	-	-	-	-	-	-

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	Home Investment Partnerships	Competitive Capital Fund ARRA	Neighborhood Stabilization Program	Other Federal Grants	COCC	Elimination	Total
EXPENSES (Continued)								
96110	Insurance premiums:							
96120	Property insurance	\$ -	\$ -	\$ -	\$ -	\$ 6,245	\$ -	\$ 490,921
96130	Liability insurance	-	-	-	-	-	-	194,234
96140	Workmen's compensation	-	-	-	-	-	-	250,392
96150	All other insurance	-	-	-	-	11,313	-	825,353
	Total insurance premiums					17,560		
Other general expenses								
96200	Other general expenses					45,246	(607,479)	601,647
96210	Competitioned advances					445,409	-	1,319,135
96300	Payments in lieu of taxes					-	-	182,358
96400	Bad debt - tenants rent					-	-	478,861
96500	Bad debt - other					-	-	196,800
96600	Severance expense					-	-	2,720,801
	Total other general expenses					490,655	(607,479)	
Interest expense and amortization costs								
96710	Interest on mortgage/bonds payable					-	-	285,977
96720	Interest on notes payable					1,429	-	3,589
96730	Amortization of bond issue costs					-	-	289,566
	Total interest expense and amortization costs					1,429		490,531,912
96900	Total operating expenses	35,852	77,932	399,043	1,101,766	8,629,696	(8,229,374)	505,310,925
97000	Excess of operating revenue over operating expenses	537,468	345,327	5,365,049	(729,931)	-	-	641,346
97100	Retaindary maintenance			4,775	-	-	-	57,965
97200	Casualty losses - non-capitalized			-	-	-	-	101,278,953
97300	Housing assistance payments	357,468	-	-	-	-	-	654,020
97350	HAP portability in					200,366	-	30,059,835
97400	Depreciation expense			4,775	-	200,366	-	112,693,159
	Total other expenses	592,830	77,932	397,824	1,101,766	9,027,062	(8,229,374)	152,225,071
98000	Total expenses							
Other financing sources (uses):								
10010	Operating transfer in							(211,027)
10020	Operating transfer out							3,700,525
10091	Inter project excess cash transfer in		3,587,896					(4,510,771)
10092	Intra project excess cash transfer out							1,322,873
10093	Transfer from program and project - in							-
10094	Transfer from program and project - out							-
10100	Total other financing sources (uses)							
	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	\$ -	\$ 345,327	\$ 1,759,270	\$ -	\$ (933,272)	\$ -	\$ (7,383,134)
MEMO ACCOUNT INFORMATION								
11020	Required annual debt principal payments							189,402,907
11090	Beginning equity							1,965,507
11040	Prior period adjustments, equity transfers & correction							4,449,948
11170	Administrative fee equity			582,326				168,537
11180	Housing assistance payments equity							161,971
11190	Unit months available	572						13,286,662
11210	Unit months leased	572						25,485
11610	Land purchases							-
11620	Building purchases							-
11630	Furniture & equipment - dwelling purchases							-
11640	Furniture & equipment - administrative purchases							-
11650	Leasehold improvements							-
11660	Infrastructure purchases							-
13510	CFR debt related payments							-
13901	Replacement housing factor funds							-

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
September 30, 2013

Line Item #	Accounts Description	AMP 2001	AMP 2002	AMP 2003	AMP 2004	AMP 2005	AMP 2006	AMP 2007	AMP 2008	AMP 2009
CURRENT ASSETS										
Cash:										
111	Unrestricted	\$ 78,616	\$ 28,482	\$ 550,326	\$ 16,379	\$ 13,103	\$ 189,894	\$ 402,917	\$ 104,824	\$ 235,854
112	Cash - restricted - modernization and development	-	-	-	4,570	-	-	38	14,252	82,257
113	Other restricted	-	-	38,877	7,815	-	22,578	30,188	47,881	38,200
114	Tenant security deposits	3,744	22,341	-	-	-	-	-	-	-
115	Cash - restricted for payment of current liabilities	-	-	-	-	-	-	-	-	-
100	Total cash	82,360	51,823	589,203	28,854	13,103	212,872	433,143	166,957	324,311
Accounts and notes receivable:										
121	PHA projects	83,767	616	932	185	-	622	777	777	524
122	HUD other projects	-	-	-	-	4,189	-	-	-	-
124	Other government	-	346	441	98	-	400	987	487,155	1,864
125	Miscellaneous	-	-	3,080	3,280	-	3,875	4,868	7,740	24,188
126	Tenants	837	2,933	(3,678)	(758)	-	(60)	(4,086)	(4,994)	(11,840)
128.1	Allowance for doubtful accounts - tenants	(75)	(72)	-	-	-	-	-	-	-
128.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgage receivable - current	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-
120	Total receivables, net of allowances for uncollectibles	84,829	3,823	2,775	2,776	4,189	4,947	2,138	480,878	14,987
131	Investments - unrestricted	33,890	11,516	281,280	7,884	3,826	77,824	187,637	44,157	100,742
132	Investments - restricted	-	-	-	-	-	-	-	-	-
	Total current investments	33,890	11,516	281,280	7,884	3,826	77,824	187,637	44,157	100,742
142	Prepaid expenses and other assets	-	-	-	-	-	-	-	-	-
143	Inventories	5,139	40,612	47,818	17,293	-	31,889	52,803	77,558	86,251
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-
144	Interprogram - due from	193,038	241,708	538,385	53,073	29,687	448,879	441,828	321,157	511,954
145	Assets held for sale	-	-	-	-	-	-	-	-	-
150	Total current assets	399,823	349,481	1,408,571	108,850	50,815	773,821	1,087,248	1,100,907	1,018,255
NONCURRENT ASSETS										
Fixed assets:										
161	Land	88,458	133,991	1,225,234	233,218	377,779	158,689	40,426	62,983	-
162	Buildings	1,023,889	25,384,903	4,548,033	3,087,052	-	8,496,422	5,737,171	27,278,650	483,185
163	Furniture, equipment & mech - dwellings	-	-	48,680	2,025	248,124	148,877	93,325	217,168	177,816
164	Furniture, equipment & mech - administration	2,026	30,172	48,680	2,025	326,022	141,538	1,048,135	421,813	178,287
165	Leasehold improvements	385,527	52,870	1,052,364	51,063	(290,785)	(4,478,482)	(4,001,447)	(20,691,471)	(308,343)
166	Accumulated depreciation	(608,264)	(11,772,215)	(1,987,930)	(2,100,488)	-	-	-	-	-
167	Construction in progress	318,225	-	-	-	-	-	-	-	541,302
168	Infrastructure	-	-	-	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciation	1,208,871	13,809,723	4,887,341	1,322,870	681,140	4,458,045	2,818,810	7,317,113	1,073,287
171	Notes, loans, and mortgage receivable - non current	-	-	-	-	-	-	-	-	-
172	Notes, loans, and mortgage receivable - non current/past due	-	-	-	-	-	-	-	-	-
173	Grants receivable - non current	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-
176	Investments in joint ventures	-	-	-	-	-	-	-	-	-
180	Total noncurrent assets	1,208,871	13,809,723	4,887,341	1,322,870	681,140	4,458,045	2,818,810	7,317,113	1,073,287
190	TOTAL ASSETS	\$ 1,607,469	\$ 14,159,204	\$ 6,296,912	\$ 1,492,780	\$ 711,955	\$ 8,231,988	\$ 4,015,958	\$ 8,417,920	\$ 2,091,512

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
September 30, 2013

Line Item #	Accounts Description	AMP 2310	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 7001	AMP 3002	AMP 3003
CURRENT ASSETS											
	Cash:										
111	Unrestricted		\$ 176,891	\$ 52,412	\$ 13,103	\$ 16,379	\$ -	\$ -	\$ 98,273	\$ 140,857	\$ 127,754
112	Cash - restricted - modernization and development										
113	Other restricted	8,049	10,981	19,642	15,750	20,208	20,954				2,415
114	Tenant security deposits	11,208	44,269	29,823	16,871	23,333		11,549	20,071	21,407	4,863
115	Cash - restricted for payment of current liabilities										
100	Total cash	19,257	232,141	101,877	48,724	51,920	20,954	11,549	119,344	162,264	135,032
	Accounts and notes receivable:										
121	PHA projects										
122	HUD other projects	486	311	4,488	1,128	447		622	512	136,423	
124	Other government										
125	Miscellaneous	631	1,735	1,984	875	622	300	189	307	444	
126	Tenants		8,465	12,647	6,235	3,862		1,043	2,341	275	3,106
126.1	Allowance for doubtful accounts - tenants	(203)	(599)	(4,348)	(1,934)	(2,285)		(99)	(1,676)		(3,106)
126.2	Allowance for doubtful accounts - other										
127	Notes, loans, & mortgage receivable - current										
128	Fraud recovery										
128.1	Allowance for doubtful accounts - fraud										
129	Accrued interest receivable										
120	Total receivables, net of allowances for uncollectibles	894	9,815	14,772	6,205	2,656	300	1,765	1,484	137,142	
131	Investments - unrestricted		74,092	21,761	5,772	5,103			41,011	56,609	31,160
132	Investments - restricted										
	Total current investments		74,092	21,761	5,772	5,103			41,011	56,609	31,160
142	Prepaid expenses and other assets						450			1,556	143,943
143	Inventories	22,977	66,962	49,539	28,115	46,410		11,702	17,908	17,018	
143.1	Allowance for obsolete inventories										
144	Interprogram - due from	106,920	385,026	186,061	100,562	187,569	180,097	130,957	224,281	322,803	308,989
145	Assets held for sale										
150	Total current assets	150,046	768,034	369,009	188,478	294,097	201,601	155,972	403,006	697,391	639,124
NONCURRENT ASSETS											
	Fixed assets:										
161	Land										
162	Buildings	3,350,664	3,370,204	509,173	988,313		63,239	89,124	125,649	34,825	39,800
163	Furniture, equipment & mach - dwellings	15,432,760	25,205,016	2,447,838	767,814	729,027		5,723,302	12,257,766	3,639,136	6,159,301
164	Furniture, equipment & mach - administration										
165	Leasehold improvements	7,025	74,727	14,919	2,026	107,047			163,942	27,842	56,403
166	Accumulated depreciation	39,027	40,962	328,626	185,115	321,969		3,310,649	245,020	498,064	813,282
167	Construction in progress	(8,992,209)	(9,198,969)	(1,543,889)	(278,310)	(295,418)	(1,030,293)	(1,204,632)	(11,309,001)	(3,327,913)	(5,667,066)
168	Infrastructure			17,000		18,039			319,245	7,943	699,259
160	Total fixed assets, net of accumulated depreciation	9,658,268	19,482,030	1,773,368	1,633,697	890,651	2,464,122	7,928,442	1,804,641	679,997	2,097,089
171	Notes, loans, and mortgage receivable - non current										
172	Notes, loans, and mortgage receivable - non current- past due										
173	Grants receivable - non current										
174	Other assets										
176	Investments in joint ventures										
180	Total noncurrent assets	9,658,268	19,482,030	1,773,368	1,633,697	890,651	2,464,122	7,928,442	1,804,641	679,997	2,097,089
190	TOTAL ASSETS	\$ 10,006,436	\$ 20,260,064	\$ 2,141,377	\$ 1,820,135	\$ 1,174,696	\$ 2,668,923	\$ 9,084,415	\$ 2,207,647	\$ 1,577,286	\$ 2,736,213

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
September 30, 2013**

Line Item #	Accounts Descriptions	Fund 200										Project Totals
		AMP 3005	AMP 3006	AMP 3007	AMP 3008	AMP 3009	AMP 3010	AMP 3016	AMP 3020	AMP 3021	Other Projects	
CURRENT ASSETS												
Cash:												
111	Unrestricted	\$ 170,359	\$ -	\$ 124,479	\$ 147,409	\$ 98,448	\$ 117,927	\$ 262,060	\$ 117,975	\$ -	\$ 1,202,472	\$ 4,580,222
112	Cash - restricted - modernization and development	-	-	-	-	-	8,684	827,231	6,748	33,376	-	1,049,395
113	Other restricted	3,849	-	8,004	357	-	21,302	68,303	16,280	20,064	-	600,420
114	Tenant security deposits	18,951	-	14,738	33,864	13,741	-	-	-	-	-	-
115	Cash - restricted for payment of current liabilities	-	-	-	-	-	-	-	-	-	-	-
100	Total cash	193,159	-	147,221	181,650	102,189	147,813	1,157,654	140,882	53,440	1,282,472	6,200,057
Accounts and notes receivable:												
121	PHA projects	-	-	968	1,306	-	-	-	-	466	-	235,379
122	HUD other projects	-	-	-	-	-	-	-	-	-	-	4,189
124	Other government	-	-	696	1,261	15	2,785	4,125	200	154	22,259	531,408
125	Miscellaneous	1,574	-	4,542	22,800	7,205	3,276	21,869	7,257	-	-	173,734
126	Tenants	10,473	-	(1,868)	(3,818)	(326)	(2,971)	(10,171)	(2,200)	(1,792)	-	(86,589)
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-
127	Notes, loans, & mortgage receivable - current	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	12,033	12,033
120	Total receivables, net of allowances for uncollectibles	6,321	-	4,317	21,932	6,884	3,160	15,817	5,257	6,364	34,322	580,205
Investments - unrestricted												
131	Investments - restricted	68,170	-	52,814	63,677	39,261	51,411	108,424	44,989	-	3,600,440	1,389,487
132	Total current investments	68,170	-	52,814	63,677	39,261	51,411	108,424	44,989	-	3,600,440	1,389,487
Prepaid expenses and other assets												
142	Inventories	1,640	-	7,448	13,816	8,706	7,448	23,307	7,461	11,883	347,942	575,002
143	Allowance for obsolete inventories	17,018	-	18,512	20,690	13,040	29,764	61,513	19,606	-	-	789,244
143.1	Interprogram - dim from	-	-	-	-	-	-	-	-	-	-	-
144	Assets held for sale	371,668	-	208,320	-	210,281	91,713	577,822	257,336	-	2,815,307	9,441,611
145	Total current assets	659,646	-	457,632	301,765	350,370	391,299	1,945,577	470,620	71,787	3,079,885	22,849,996
NONCURRENT ASSETS												
Fixed assets:												
161	Land	167,994	-	130,717	555,384	421,686	408,525	2,169,212	53,596	936,309	1,544,716	17,311,950
162	Buildings	8,216,730	-	6,187,961	7,645,239	3,994,110	5,494,583	14,151,865	6,758,282	12,072,898	1,572,348	214,462,809
163	Furniture, equipment & mach - dwellings	-	-	11,414	49,288	12,336	31,861	13,303	11,479	-	214,738	1,805,055
164	Furniture, equipment & mach - administration	34,503	-	246,688	1,099,615	1,099,615	548,395	2,752,983	457,785	211,627	698,228	16,781,989
165	Leasehold improvements	345,126	-	(4,592,308)	(6,460,041)	(3,756,870)	(4,945,934)	(9,344,612)	(2,513,233)	(663,120)	(561,591)	(127,680,446)
166	Accumulated depreciation	(5,953,599)	-	344,051	720,984	-	338,855	531,866	98,001	-	-	4,549,369
167	Construction in progress	586,779	-	-	-	-	-	-	-	-	-	3,431,176
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-
160	Total fixed assets, net of accumulated depreciation	3,797,536	-	2,328,443	3,421,345	1,771,077	1,877,275	10,274,690	4,865,292	12,357,812	3,466,437	130,632,112
171	Notes, loans, and mortgage receivable - non current	-	-	-	-	-	-	-	-	-	288,770	288,770
172	Notes, loans, and mortgage receivable - non current- past due	-	-	-	-	-	-	-	-	-	-	-
175	Grants receivable - non current	-	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-	-	-	-	-
176	Investments in joint ventures	-	-	-	-	-	-	-	-	-	-	-
180	Total noncurrent assets	3,797,536	-	2,328,443	3,421,345	1,771,077	1,877,275	10,274,690	4,865,292	12,357,812	3,755,207	130,920,882
190	TOTAL ASSETS	\$ 4,458,362	\$ -	\$ 2,786,075	\$ 3,723,110	\$ 2,151,447	\$ 2,208,574	\$ 12,220,277	\$ 5,338,912	\$ 12,429,569	\$ 11,633,090	\$ 153,170,878

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
September 30, 2013

Line Item #	Accounts Description	AMP 2301	AMP 2302	AMP 2303	AMP 2304	AMP 2305	AMP 2306	AMP 2307	AMP 2308	AMP 2309
CURRENT LIABILITIES										
311	Bank overdraft	7,969	57,003	96,774	9,699	141	69,778	76,947	74,964	65,872
312	Accounts payable - 90 days	-	-	-	-	-	-	-	-	-
313	Accounts payable > 90 days past due	1,498	7,673	8,927	2,111	35	8,416	12,049	32,399	21,598
321	Accrued wage/payroll taxes payable	2,526	7,871	3,007	4,776	-	6,847	5,877	15,282	12,785
322	Accrued compensated absences - current portion	-	-	-	-	-	-	-	-	-
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	74,789	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA projects	2,240	7,036	50,128	1,193	-	23,825	36,952	5,434	5,148
333	Accounts payable - other gov.	3,744	22,341	38,977	7,915	-	22,578	30,188	47,882	36,230
341	Tenant security deposits	264	781	1,065	978	-	314	339	1,181	1,711
342	Deferred revenues	-	-	-	-	-	-	-	-	-
343	Current portion of LT debt - capital projects / mortg	-	-	-	-	-	-	-	-	-
344	Current portion of LT debt - operating	-	-	-	-	-	-	38	-	-
345	Other current liabilities	-	-	-	-	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-
347	Inter program - due to	6,723	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-
310	Total current liabilities	99,773	102,695	189,288	26,093	176	131,756	162,390	177,192	143,344
NON-CURRENT LIABILITIES										
351	Long term debt, net of current - capital	-	-	-	-	-	-	-	-	-
352	Long term debt, net of current - operating	-	-	-	-	-	-	-	-	-
353	Non current liabilities	-	-	-	4,569	-	-	-	14,251	42,274
354	Accrued compensated absences - non-current	22,731	70,840	27,060	42,984	-	61,627	52,887	137,542	115,069
355	Loan liability - non current	-	-	-	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-	-	-
350	Total non-current liabilities	22,731	70,840	27,060	47,553	-	61,627	52,887	151,793	157,343
300	Total liabilities	122,504	173,525	215,358	73,616	176	193,385	215,287	328,955	300,687
EQUITY										
508.1	Invested in capital assets	1,208,871	13,809,723	4,887,341	1,322,870	661,140	4,468,045	2,918,610	7,317,113	1,073,257
508.2	Fund balance reserved	-	-	-	-	-	-	-	-	-
511.2	Unreserved, designated fund balance	-	-	-	-	-	-	-	-	-
511.1	Restricted net assets	-	-	-	1	-	-	38	-	9,983
512.1	Unrestricted net assets	276,124	175,966	1,194,213	36,273	50,639	580,536	681,923	771,562	707,585
512.2	Unreserved undesignated fund balance	-	-	-	-	-	-	-	-	-
513	Total equity/net assets	1,484,995	13,985,679	6,081,554	1,359,144	711,779	5,038,581	3,800,571	8,088,665	1,790,825
600	TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 1,607,499	\$ 14,159,204	\$ 6,296,912	\$ 1,432,760	\$ 711,955	\$ 5,231,966	\$ 4,018,859	\$ 8,417,620	\$ 2,091,512

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
September 30, 2013

Line Item #	Account Description	AMP 2310	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 7001	AMP 3002	AMP 3003
CURRENT LIABILITIES											
311	Bank overdraft		47,752		10,053	25,574		17,686	9,829	144,569	15,348
312	Accounts payable < 90 days	12,438		22,750							
313	Accounts payable > 90 days past due										
321	Accrued wage/payroll taxes payable	2,233	24,265	12,908	3,588	5,596		6,568	1,089	3,086	
322	Accrued compensated absences - current portion	6,101	6,800	10,200	3,078	6,373		2,543	2,889	6,423	
324	Accrued contingency liability										
325	Accrued interest payable										
331	Accounts payable - HUD PHA programs										
332	Accounts payable - PHA projects										
333	Accounts payable - other gov.	6,603	21,717	5,934	3,988	6,050		9,682			
341	Tenant security deposits	11,208	44,269	29,823	16,871	23,333		11,549	20,071	21,332	4,863
342	Deferred revenues	132	2,524	2,257	42	1,030		114	219	214	300
343	Current portion of LT debt - capital projects / mortg										
344	Current portion of LT debt - operating										
345	Other current liabilities						211,700				
346	Accrued liabilities - other									586,317	2,415
347	Inter program - due to										43,377
348	Loan liability - current										
310	Total current liabilities	38,715	147,307	83,872	37,920	68,558	211,700	48,132	34,077	761,943	66,303
NON-CURRENT LIABILITIES											
351	Long term debt, net of current - capital										
352	Long term debt, net of current - operating										
353	Non current liabilities	8,048	10,979	19,640	15,748	12,207	20,951				
354	Accrued compensated absences - non-current	54,911	61,188	91,797	27,700	62,755		22,885	25,730	57,807	
355	Loan liability - non current										
356	FASB 5 liabilities										
357	Accrued pension and OPEB liabilities										
350	Total non-current liabilities	62,959	72,177	111,437	43,448	74,962	20,951	22,885	25,730	57,807	
300	Total liabilities	101,674	219,484	195,309	81,068	143,518	232,651	71,017	59,807	819,750	66,303
EQUITY											
508.1	Invested in capital assets	9,858,388	19,482,020	1,773,368	1,633,657	880,651	2,464,122	7,928,442	1,904,641	879,897	2,097,089
508.2	Fund balance reserved										
511.2	Unreserved, designated fund balance										
511.1	Restricted net assets	1	2	2	2	1	3			75	2,415
512.1	Unrestricted net assets	48,373	548,548	172,698	105,408	150,518	(30,853)	84,968	343,199	(122,494)	570,406
512.2	Unreserved undesignated fund balance										
519	Total equity/net assets	9,906,762	20,040,570	1,946,068	1,739,067	1,031,170	2,433,272	8,013,398	2,147,840	757,538	2,689,910
600	TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 10,008,436	\$ 20,280,054	\$ 2,141,377	\$ 1,820,135	\$ 1,174,688	\$ 2,665,923	\$ 8,084,415	\$ 2,207,647	\$ 1,577,288	\$ 2,736,213

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
September 30, 2013

Line Item #	Account Description	Fund 200																									
		AMP 3005	AMP 3006	AMP 3007	AMP 3008	AMP 3009	AMP 3010	AMP 3016	AMP 3020	AMP 3021	Other Project	Project Totals															
CURRENT LIABILITIES																											
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
312	Accounts payable < 90 days	8,789	-	10,230	23,055	14,020	13,976	28,070	10,798	25,991	436,655	-	-	-	-	-	-	-	-	-	-	-	-	-	1,327,300		
313	Accounts payable > 90 Days past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	215,275	
321	Accrued wage/payroll taxes payable	18,324	-	2,600	5,042	2,633	3,926	13,923	15,665	1,731	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	144,423	
322	Accrued compensated absences - current portion	7,182	-	5,332	6,271	6,271	4,574	4,574	6,271	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	183	
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74,789	
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	185,930	
332	Accounts payable - PHA projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	600,271	
333	Accounts payable - other gov.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,818	
341	Tenant security deposits	18,876	-	14,738	33,884	13,741	21,202	68,303	16,289	20,064	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,175	
342	Deferred revenues	2,901	-	598	1,353	2,072	1,558	2,433	3,601	1,416	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36,829	
343	Current portion of LT debt - capital projects / month	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	740,267	
344	Current portion of LT debt - operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	465,190	
345	Other current liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
347	Inter program - due to	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
348	Loan liability - current	621,489	-	263,854	621,884	350,091	385,930	799,856	284,741	33,376	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,777,720	
310	Total current liabilities	675,821	-	287,182	691,489	389,829	432,186	917,559	337,355	(51,167)	990,203	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,206,980	
NON-CURRENT LIABILITIES																											
351	Long term debt, net of current - capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	202,832	
352	Long term debt, net of current - operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	181,738	
353	Non current liabilities	3,049	-	8,003	357	-	8,863	5,432	6,747	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,289,784	
354	Accrued compensated absences - non-current	64,637	-	47,992	86,436	58,436	41,182	41,182	56,456	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
355	Loan liability - non current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
356	FASB 5 liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
357	Accrued pension and OPEB liabilities	68,486	-	55,995	58,733	56,436	48,845	46,564	63,183	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
350	Total non-current liabilities	744,007	-	943,147	748,282	445,264	488,011	984,153	400,538	(51,167)	1,201,035	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
300	Total liabilities	1,419,828	-	1,230,329	1,439,771	835,093	920,200	1,901,712	737,893	40,000	2,191,238	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EQUITY																											
508.1	Invested in capital assets	3,797,556	-	2,328,443	3,421,345	1,771,077	1,877,276	10,274,860	4,668,292	12,357,812	3,466,437	-	-	-	-	-	-	-	-	-	-	-	-	-	-	130,632,112	
509.2	Fund balance reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
511.2	Unreserved, designated fund balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
511.1	Restricted net assets	75	-	1	-	-	1	821,799	1	33,376	3,600,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,488,216	
512.1	Unrestricted net assets	(85,236)	-	94,484	(446,517)	(84,884)	(180,719)	159,625	70,081	89,578	3,567,178	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,779,208	
512.2	Unreserved undesignated fund balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
513	Total equity/net assets	3,712,375	-	2,422,928	2,974,828	1,706,193	1,726,553	11,256,074	4,808,374	12,480,766	10,634,055	-	-	-	-	-	-	-	-	-	-	-	-	-	-	144,879,834	
600	TOTAL LIABILITIES AND EQUITY/NET ASSETS	4,498,302	-	2,706,075	3,728,110	2,181,447	2,208,874	12,230,227	8,339,912	12,439,599	11,835,090	-	-	-	-	-	-	-	-	-	-	-	-	-	-	153,779,878	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Accounts Description	AMP 2301	AMP 2302	AMP 2303	AMP 2304	AMP 2305	AMP 2307	AMP 2308	AMP 2309
REVENUE									
70300	Net benefit rental revenue	\$ 40,277	\$ 193,351	\$ 647,061	\$ 94,313	\$ -	\$ 598,669	\$ 236,785	\$ 119,146
70400	Tenant revenue - other	1,480	7,868	4,897	13,520	8,850	11,387	37,084	27,784
70500	Total tenant revenue	41,757	201,219	651,958	47,833	428,340	600,078	273,869	146,930
70600	HUD PHA operating grants	661,373	654,146	1,068,232	305,649	-	864,998	863,843	1,902,200
70610	Capital grants	318,225	-	-	-	-	-	-	841,302
70710	Management fee	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-
70700	Total fee revenue	979,598	654,146	1,068,232	305,649	924,998	863,843	1,892,200	1,895,672
70800	Other government grants	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-
71400	Fraud recovery	20,266	119	(2,997)	2,220	-	-	483,316	1,759
71500	Other revenue	(1,494)	(1,494)	(2,997)	2,220	(3,492)	(2,493)	(2,493)	2,079
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-
70000	Total revenue	1,040,107	853,892	1,717,223	358,912	1,045,946	1,461,426	2,288,892	1,846,641
EXPENSES									
Administrative:									
81100	Administrative salaries	20,821	101,873	140,852	42,930	-	99,892	99,313	196,312
81200	Auditing fees	435	2,269	4,700	728	4,556	3,722	4,265	3,158
81300	Management fee	346,716	90,194	190,398	28,945	-	144,450	167,890	120,309
81310	Bookkeeping fee	2,198	10,990	23,063	3,458	-	17,498	20,348	14,573
81400	Advertising and marketing	-	-	-	-	-	1,106	-	-
81500	Employee benefit contributions - administrative	7,090	48,791	63,350	17,979	44,761	44,642	75,897	28,542
81600	Office expenses	4,577	8,823	15,223	2,577	-	11,447	11,037	16,711
81700	Legal expenses	-	-	-	-	13,283	-	1,095	-
81800	Travel	30,336	2,217	1,430	300	626	467	549	1,147
81810	Allocated overhead	-	-	-	-	-	-	-	-
81900	Other fees	126,273	113,421	206,890	35,319	1,689	159,285	179,837	173,792
81000	Total administrative	598,065	376,238	647,908	131,684	6,445	484,706	685,015	457,422
82000	Asset management fee	2,890	15,000	31,090	4,500	-	18,000	24,000	28,200
Tenant services:									
82100	Salaries	-	-	-	-	-	-	-	-
82200	Relocation costs	-	598	-	10	-	-	287	827
82300	Employee benefit contributions	168	1,408	4,224	368	4,046	2,181	4,043	5,367
82400	Other	168	2,008	4,224	376	-	2,181	4,330	6,194
82500	Total tenant services	336	3,014	8,448	754	4,046	2,181	4,330	6,194
UTILITIES:									
83100	Water	3,716	90,603	45,821	21,137	41,886	22,367	36,931	142,696
83200	Electricity	9,494	19,113	66,602	3,616	-	94,411	129,998	30,740
83300	Gas	307	3,605	10,053	-	-	12,273	21,591	4,184
83400	Fuel	-	-	-	-	-	-	-	-
83500	Labor	-	-	-	-	-	-	-	-
83600	Sewer	5,513	40,832	26,662	11,215	-	30,309	69,946	49,378
83800	Other utilities expense	-	-	-	-	-	-	-	-
83000	Total utilities	19,029	124,153	147,738	36,162	41,886	177,240	247,645	141,194
Ordinary maintenance & operations:									
84100	Labor	19,081	175,189	169,915	49,574	6,291	145,500	168,069	347,178
84200	Materials and other	8,313	26,210	60,556	28,056	1,267	46,118	44,922	88,868
84300	Contracts	11,898	128,367	46,126	3,424	85,685	201,474	148,757	121,729
84500	Employee benefits contribution	8,430	78,329	73,415	23,498	2,390	69,071	71,738	148,653
84000	Total ordinary maintenance & operations	48,712	405,055	458,153	145,226	13,352	343,374	464,233	729,496

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	AMP 2310	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 7001	AMP 9002	AMP 9003
	REVENUE										
70500	Net tenant rental revenue	\$ 91,298	\$ 320,038	\$ 71,076	\$ 49,439	\$ 97,138	\$ -	\$ 180,357	\$ 315,012	\$ 246,419	\$ -
70400	Tenant revenue - other	11,295	48,177	19,422	16,616	14,806	-	5,010	5,214	4,451	-
70600	Total tenant revenue	102,593	368,215	90,498	66,055	111,944	-	185,367	320,226	250,870	-
70800	HUD PHA operating grants	290,023	358,053	919,184	432,505	659,954	323,792	139,852	291,267	263,423	1,085,349
70610	Capital grants	-	-	17,000	-	16,036	-	-	182,126	7,943	696,259
70710	Management fee	-	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-	-	-
70700	Total fee revenue	290,023	358,053	936,184	432,505	657,990	323,792	139,852	473,393	271,366	1,781,608
70800	Other government grants	-	-	-	-	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	-	3,648	9,401	(2,453)	487	1,239	18,801	14,171	-	2,007
71600	Gain or loss on sale of capital assets	-	(1,898)	(2,489)	-	(2,987)	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-
70000	Total revenue	382,616	1,323,998	1,033,690	488,069	787,434	323,031	341,020	807,790	522,236	1,783,615
	EXPENSES										
81100	Administrative:										
81200	Administrative salaries	48,749	102,298	128,240	47,244	66,806	-	64,364	58,861	68,653	24,888
81300	Auditing fees	1,061	2,842	2,542	1,379	2,033	-	1,170	1,856	2,723	-
81310	Management fee	33,066	117,771	97,649	53,809	77,640	-	47,802	86,312	72,586	74,301
81310	Bookkeeping fee	4,005	14,265	11,626	6,816	9,428	-	5,790	10,435	8,780	9,000
81400	Advertising and marketing	-	-	-	-	-	-	-	-	-	-
81500	Employee benefit contributions - administrative	19,332	32,905	56,378	21,099	28,406	-	27,746	25,015	59,043	9,731
81600	Office expenses	7,701	6,712	9,143	9,673	7,764	41	10,078	10,014	6,075	2,000
81700	Legal expense	-	-	-	-	-	-	-	-	-	-
81800	Travel	316	543	412	461	510	-	427	556	39	-
81810	Allocated overhead	-	-	-	-	-	-	-	-	-	-
81900	Other fees	59,570	143,000	183,610	81,112	128,241	184	44,471	121,896	128,983	582,992
91000	Total administrative	203,620	423,320	480,002	221,255	315,026	267	201,651	314,775	414,691	712,919
92000	Asset management fee	5,820	18,440	16,800	9,120	13,440	-	7,800	14,400	12,000	12,000
	Tenant services:										
92100	Salaries	-	10	4,894	-	90	-	-	-	14,786	(533)
92200	Relocation costs	-	-	-	-	-	-	-	-	-	-
92300	Employee benefit contributions	-	-	-	-	-	-	-	-	-	-
92400	Other	19	123	4,854	1,479	853	5,767	700	1,692	744	-
92500	Total tenant services	20	133	9,738	1,514	943	5,767	700	1,692	15,500	(533)
	UTILITIES:										
93100	Water	25,540	109,881	36,300	18,545	33,427	-	19,598	29,710	67,122	36,879
93200	Electricity	2,147	1,866	26,119	9,768	15,920	-	52,374	80,228	14,512	9,718
93300	Gas	-	-	278	1,480	1,366	-	11,917	14,098	1,349	326
93400	Fuel	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-
93600	Sewer	9,257	34,512	6,934	11,026	20,607	-	37,762	22,694	-	19,267
93600	Other utilities expense	-	-	-	-	-	-	-	-	-	-
93000	Total utilities	36,944	146,259	73,628	40,818	71,992	-	83,669	170,618	105,617	68,190
	Ordinary maintenance & operations:										
84100	Labor	62,745	200,189	305,451	119,991	204,497	-	43,274	62,433	155,647	-
94200	Materials and other	32,917	70,909	52,964	41,642	39,038	-	8,097	17,162	24,782	8,595
94300	Contracts	68,129	100,333	33,941	63,976	48,496	50	48,496	82,181	82,206	7,322
94500	Employee benefits contribution	42,223	95,563	138,156	51,631	84,354	-	19,542	28,485	-	-
94000	Total ordinary maintenance & operations	283,014	511,291	601,906	248,805	391,665	50	119,371	195,241	232,685	15,917

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	AMP 2005	AMP 2006	AMP 2007	AMP 2008	AMP 2009	AMP 2010	AMP 2011	AMP 2012	AMP 2013	Other Projects	Project Totals
REVENUE												
70300	Net tenant rental revenue	\$ 135,405	\$ 113,401	\$ 59,317	\$ 160,707	\$ 122,032	\$ 322,756	\$ 112,001	\$ 228,355	\$ -	\$ -	\$ 4,888,903
70400	Tenant revenue - other	18,728	36,720	9,045	7,662	8,911	42,387	9,335	15,181	-	-	3,557,772
70500	Total tenant revenue	154,133	150,121	68,362	168,369	130,943	365,143	121,336	243,536	-	-	5,287,675
70600	HUD PHA operating grants	413,920	566,481	249,281	184,284	427,156	496,206	216,765	333,966	-	-	15,000,647
70610	Capital grants	571,991	318,531	262,105	-	164,399	186,562	89,907	-	-	-	3,373,486
70710	Management fee	-	-	-	-	-	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-	-	-	-	-	-
70740	Front line service fee	-	-	-	-	-	-	-	-	-	-	-
70750	Other fees	-	-	-	-	-	-	-	-	-	-	-
70700	Total fee revenue	955,011	885,012	511,386	184,284	591,557	684,768	306,672	355,966	-	-	18,434,135
70800	Other government grants	-	-	-	-	-	-	-	-	-	14,135	14,135
71100	Investment income - unrestricted	-	-	-	-	-	-	-	-	-	13,514	13,514
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	363	-	-	-	-	17,183	502	-	-	326,659	901,668
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	(24,424)
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-
70000	Total revenue	1,139,464	1,038,133	578,748	352,622	729,500	1,057,974	430,910	589,522	-	354,808	24,623,460
EXPENSES												
Administrative:												
81100	Administrative salaries	81,114	87,877	24,666	46,270	56,075	65,631	50,865	39,171	-	-	1,986,497
81200	Auditing fees	2,723	2,488	917	1,375	2,892	2,892	1,281	2,892	-	-	55,472
81300	Management fees	70,892	65,882	43,155	54,674	64,330	130,025	44,628	82,845	-	-	2,435,780
81310	Bookkeeping fee	6,598	5,228	3,228	6,623	7,753	15,750	5,450	10,035	-	-	255,197
81400	Advertising and marketing	1,845	-	-	-	-	-	-	-	-	-	2,903
81500	Employee benefit contributions - administrative	89,043	37,963	10,792	20,664	23,177	34,021	16,897	18,604	-	-	906,696
81600	Office expenses	6,075	12,208	2,472	7,697	3,771	7,820	6,244	10,525	-	-	207,985
81700	Legal expenses	29,819	-	-	-	-	-	-	8,584	-	-	82,551
81800	Travel	1,284	717	825	-	559	112	632	317	-	-	44,764
81810	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81820	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81830	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81840	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81850	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81860	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81870	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81880	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81890	Allocated overhead	-	-	-	-	-	-	-	-	-	-	-
81900	Other fees	185,937	158,021	41,021	63,207	83,947	145,678	55,838	69,170	-	-	3,468,183
82000	Total administrative	497,290	396,371	129,086	200,710	241,051	418,931	182,026	239,251	-	-	8,327,918
82100	Asset management fee	12,000	14,280	7,080	9,000	10,800	21,360	7,320	13,440	-	-	350,640
Tenant services:												
82100	Salaries	-	-	11	1,333	17	657	1,104	3,570	-	-	44,403
82200	Relocation costs	-	-	-	-	-	-	-	-	-	-	-
82300	Employee benefit contributions	-	-	-	-	-	-	-	-	-	-	-
82400	Other	844	520	26	328	39	159	279	15,555	-	-	56,381
82500	Total tenant services	18,667	1,134	37	1,661	56	816	1,480	18,925	-	-	100,784
Utilities:												
83100	Water	43,832	53,282	10,669	21,516	51,740	15,663	24,446	31,282	-	-	1,079,678
83200	Electricity	11,725	10,065	6,113	8,591	9,434	12,676	9,434	24,828	-	-	987,272
83300	Gas	3,263	2,252	1,411	1,952	2,786	3,638	1,558	2,229	-	-	100,690
83400	Fuel	-	-	-	-	-	-	-	-	-	-	-
83500	Labor	-	-	-	-	-	-	-	-	-	-	-
83600	Owner	20,765	18,460	9,952	11,626	9,952	32,688	10,465	16,012	-	-	574,973
83700	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-
83800	Total utilities	79,324	84,059	27,154	43,735	75,662	64,987	45,993	74,519	-	-	2,448,701
Ordinary maintenance & operations:												
84100	Labor	155,847	144,451	36,044	91,040	131,253	271,256	74,046	36,360	-	-	3,391,004
84200	Materials and other	30,531	56,570	15,338	22,446	46,424	48,458	16,217	13,453	-	-	921,024
84300	Contract	57,196	86,366	32,791	55,864	46,341	103,561	44,226	74,812	770	-	2,007,182
84400	Employee benefits contribution	37,600	64,242	37,600	57,252	118,534	52,982	14,723	14,723	-	-	1,338,102
84500	Total ordinary maintenance & operations	243,534	351,229	171,774	208,602	281,373	541,899	169,491	136,548	750	-	7,676,342

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Accounts Description	AMP 2301	AMP 2302	AMP 2303	AMP 2304	AMP 2305	AMP 2306	AMP 2307	AMP 2308	AMP 2309
95100	Protective services:									
95200	Labor									
95300	Other contract costs	1,714	54,530	25,438			31,285	27,580	84,604	55,400
95300	Other									
95300	Employee benefit contributions									
95300	Total protective services	1,714	54,530	25,438			31,285	27,580	84,604	55,400
96110	Property insurance	2,246	7,681	10,002	3,884		3,470	3,980	17,112	9,984
96120	Liability insurance	482	2,900	5,180	1,004		3,011	4,015	5,897	4,367
96130	Workers' compensation									
96140	All other insurance	1,945	5,494	8,477	2,888	7,113	8,602	8,745	14,680	10,316
96100	Total insurance premiums	4,671	15,664	23,695	7,884	7,113	16,280	16,780	37,669	24,967
96200	General expenses:									
96200	Other general expenses		6,876	18,841	5,468		20,030	26,107	5,188	46,239
96210	Competition subsidies	6,900	43,496	50,128	1,193	(3,546)	23,828	36,832	5,434	5,148
96230	Payments in lieu of taxes	2,240	7,036	3,144	8,314		5,811	3,038	28,339	15,353
96400	Bad debt - tenant rents	3,733								
96500	Bad debt - mortgages									
96600	Bad debt - other									
96800	Severance expense									
96900	Total general expenses	12,863	63,123	72,113	14,955	(3,546)	49,286	68,197	113,097	67,740
96710	Interest of mortgage (on bonds) payable									
96720	Interest on notes payable (short and long term)	42	42	85			99	71	71	
96730	Amortization of bond issue costs									
96700	Total interest expense and amortization cost	42	42	85			99	71	71	
96800	Total operating expenses	686,237	1,057,741	1,406,417	341,027	65,200	1,074,406	1,306,481	1,820,015	1,162,411
97000	Excess of operating revenue over operating expenses	351,870	(203,746)	308,806	14,888	(65,200)	(27,580)	154,945	338,677	684,230
97100	Extraordinary maintenance	1,187	10,741	17,781	37,423		2,355	21,244	11,683	132,359
97200	Capital assets - non capitalized									
97300	Housing assistance payments									
97350	HAP portability-in									
97400	Depreciation expense									
97500	Flood losses	66,938	1,018,370	303,921	148,916	22,064	288,983	288,820	806,334	48,386
97600	Capital outlays - governmental funds									
97700	Debt principal payment - governmental funds									
97800	Dwelling units rent expense									
98000	Total expenses	758,372	2,086,632	1,730,089	520,206	87,344	1,375,354	1,616,345	2,745,222	1,341,126
10010	Other financing sources (uses):									
10020	Operating transfer in									
10030	Operating transfer out									
10040	Operating transfers from/to primary government									
10050	Operating transfers from/to component unit									
10060	Proceeds from notes, loans and bonds									
10070	Proceeds from property sales									
10080	Extraordinary items, net gains/losses									
10090	Special items (net gains/losses)									
10091	Inter project excess cash transfer in		192,132	(783,723)	22,895			(528,159)	121,845	
10092	Inter project excess cash transfer out									
10093	Transfers between program and project - in									
10094	Transfers between program and project - out									
10100	Total other financing sources (uses)		192,132	(783,723)	22,895			(528,159)	121,845	
10000	EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENSES	283,735	(1,040,729)	(606,589)	(149,459)	(87,344)	(528,588)	(684,062)	(584,385)	505,515
11020	Memo Account Information									
11030	Required annual debt principal payments									
11040	Beginning equity	1,201,280	15,026,407	6,886,193	1,508,603	789,123	5,367,069	4,484,640	8,483,050	1,285,510
11100	Prior period adjustments, equity transfers and correction of errors	268	1,500	3,108	480		1,800	2,400	2,850	2,088
11210	Number of units available	281	1,449	3,068	462		1,743	2,373	1,334	1,334
11270	Excess cash	278,796	(86,184)	(102,914)	(24,471)	(5,153)	(89,295)	(97,005)	(185,165)	(92,405)
1008804	Budgeting purchases		4,200	17,090			3,328	5,602		951,009

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Account Description	AMP 2310	AMP 2311	AMP 2312	AMP 2313	AMP 2314	AMP 2315	AMP 2316	AMP 2001	AMP 2002	AMP 2003
98100	Protective services:										
98200	Labor										
98300	Other contract costs		385	49,342	9,820	18,810		28,165	38,082		
98350	Employee benefit contributions										
98400	Total protective services		385	49,342	9,820	18,810		28,165	38,082		
98510	Property insurance	16,749	26,096	23,429	8,344	12,734	1,068	13,819	18,024	9,285	103
98520	Liability insurance	1,104	4,116	3,512	1,907	2,811	1,806	2,811	2,409	2,008	2,500
98530	Vehicle's compensation										
98540	All other insurances	4,204	9,801	8,480	5,171	6,414	1,349	2,651	9,696	4,033	17,196
98100	Total insurance premiums	22,057	39,912	35,402	15,482	21,859	3,944	17,485	30,089	15,326	18,800
98200	General expenses:										
98210	Other general expenses			3,790	2,653	12,912	284,889		14,582	47,787	(40,350)
98220	Compensated absences	13,721	37,450	30,321	17,076	6,090		9,692			
98300	Payments in lieu of taxes	6,603	21,716	9,393	3,394	13,570		2,783	8,829	15,530	
98400	Bad debt - rentiers	16,196	32,977	14,001	13,293						
98500	Bad debt - mortgages										
98600	Bad debt - other										
98800	Severance expenses										
98900	Total general expenses	36,521	99,133	54,945	36,866	33,532	284,889	12,495	23,411	68,511	(40,350)
98710	Interest of mortgage (for bonds) payable										
98720	Interest on notes payable (short and long term)		57	71		85					
98730	Amortization of bond issue costs										
98760	Total interest expense and amortization cost		57	71		85					
98900	Total operating expenses	537,905	1,231,141	1,300,041	580,752	693,224	284,889	470,128	779,893	861,650	787,951
97000	Excess of operating revenue over operating expenses	(176,260)	94,757	(268,491)	(82,693)	(101,790)	80,334	(126,106)	28,092	(336,314)	646,694
97100	Endorsary misadventure	8,534	5,383	7,284	26,710	53,866		11,784	22,976	1,237	18,838
97200	Cashier's checks - non cashed		10,827								
97300	Housing assistance payments										
97400	HAP participation										
97500	Depreciation expense	430,054	816,687	102,068	48,181	70,476	171,539	603,309	182,629	119,570	163,877
97600	Fiscal loans										
97700	Capital outlays - governmental funds										
97800	Debt principal payment - governmental funds										
97900	Dwelling unit's rent expense										
90000	Total expenses	576,934	2,054,008	1,475,377	658,643	993,365	436,236	1,046,820	995,243	993,357	959,483
10010	Other financing sources (uses):										
10020	Operating transfer in										
10030	Operating transfer from primary government										
10040	Operating transfer from component unit										
10050	Proceeds from notes, bonds and bonds										
10060	Proceeds from property sales										
10070	Extraordinary items, net gains/loss										
10080	Special items (net gains/loss)										
10091	Inter project excess cash transfer in										
10092	Inter project excess cash transfer out										
10093	Transfers between program and project - in										
10094	Transfers between program and project - out										
10100	Total other financing sources (uses)	183,885		106,410	100,070	185,824		249,442			
10000	EXCESS (DEFICIENCY) OF REVENUE OVER UNDER EXPENSES	(60,049)	(738,119)	(638,377)	(70,504)	(60,972)	(111,236)	(488,387)	(177,453)	(460,121)	814,182
11020	Memo Account Information										
11030	Retained annual debt principal payments										
11040	Retained equity										
11050	Prior period adjustments, equity transfers and correction of errors										
11210	Number of unit months available	852	1,944	1,690	812	1,344	720	780	1,449	1,200	
11220	Excess cash	(44,941)	(100,223)	(106,199)	(41,781)	(71,589)	(22,084)	(34,383)	(62,745)	1,182	
11620	Building purchases	16,808	11,142	88,387	7,378	43,087		9,891	10,106	184,915	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
PROJECT FINANCIAL DATA SCHEDULE
Year Ended September 30, 2013

Line Item #	Accounts Description	AMP 2006	AMP 2007	AMP 2008	AMP 2009	AMP 2010	AMP 2011	AMP 2012	AMP 2013	Other Projects	Project Totals
95100	Protective services:										
95200	Labor										
95300	Other contract costs		1,418	527	521	2,165	4,474	424	5,087		434,270
95400	Other										
95500	Employee benefit contributions										
95600	Total protective services		1,418	527	521	2,165	4,474	424	5,087		434,270
96100	Property insurance	12,411	90,173	11,812	6,279	15,265	30,370	6,466	14,194	26,452	325,453
96120	Liability insurance	2,506	1,491	2,966	1,596	4,502	2,811	4,502	4,502	4,141	71,210
96130	Workmen's compensation										
96140	All other insurance	4,761	3,625	6,413	5,228	4,870	13,461	6,600	2,655	5,648	100,131
96100	Total insurance premiums	19,678	18,209	25,211	19,255	19,255	48,652	16,990	19,950	35,650	593,814
96200	General expenses:										
96210	Other general expenses	46,051	23,761	44,183	27,811	72,406	96,913	10,340	32,398	5,980,338	602,787
96220	Commodities										
96230	Supplies in lieu of funds										
96240	Bad debt - credit cards	9,327	6,011	8,001	4,835	12,350	11,068	(92)	6,210		246,636
96250	Bad debt - mortgages										
96260	Bad debt - other										
96270	Service charges										
96280	Total general expenses	55,378	29,772	52,184	32,646	84,756	118,081	10,348	48,608	6,016,376	1,842,878
96710	(Interest on accounts for bonds) payable										
96720	Interest on notes payable (short and long term)										
96730	Amortization of bond issue costs										
96700	Total interest (expense and amortization cost)										
96990	Total operating expenses	816,112	383,292	824,726	513,794	642,031	1,143,262	465,732	816,318	648,824	22,865,213
97000	Excess of operating revenue over operating expenses	225,372	195,498	110,407	(191,141)	70,580	(76,289)	(35,222)	90,200	(284,149)	1,709,247
97100	Expenditure maintenance	65,319	3,142	16,827	7,194	8,418	15,982	6,456	12,254	28,346	629,263
97200	Casualty losses - non-capitalized										
97300	Housing assistance payments										
97350	High portability-in										
97400	Depreciation expense	326,864	204,098	364,047	210,530	261,740	681,733	237,471	153,967	176,073	8,705,932
97500	Fraud losses										
97600	Capital outlays - governmental funds										
97700	Cost-principal payment - governmental funds										
97800	Dwelling units rent expense										
98000	Total expenses	1,207,336	591,270	1,398,100	733,267	903,050	1,480,937	728,636	1,069,564	859,342	35,210,596
10010	Other funding sources (less):										
10020	Operating transfer in								211,627		211,627
10030	Operating transfer out									(211,627)	
10040	Operating transfers from/to primary government										
10050	Operating transfers from/to component unit										
10060	Proceeds from notes, loans and bonds										
10070	Proceeds from property sales										
10080	Secondary loans, net gift/loans										
10090	Special items (net gift/loans)										
10091	Intra-project special cash transfer in										
10092	Inter-project special cash transfer out										
10093	Transfers between program and project - in										
10094	Transfers between program and project - out										
10100	Total other funding sources (less)										
10000	EXCESS (DEFICIENCY) OF REVENUE OVER CURRENT EXPENSES	\$ (1,027,831)	\$ (12,522)	\$ (280,957)	\$ (979,854)	\$ (190,870)	\$ (273,003)	\$ (289,146)	\$ (980,849)	\$ (713,801)	\$ (7,381,682)
11070	Memorandum Information										
11070	Required annual debt principal payments										
11080	Beginning equity	3,870,222	1,001,861	2,436,400	2,035,847	1,807,133	11,023,630	5,237,520	10,928,630	1,147,536	132,128,210
11090	Prior period equipment, equity transfers and correction of errors		(1,001,861)				348,307		1,001,061		39,648
11100	Net monthly available	1,200	708	1,428	900	1,000	2,138	782	2,652	448	59,668
11110	Number of net months leased	1,148	648	1,373	882	888	2,038	681	381	381	32,032
11270	Breaks cash	546,304	269,816	355,405	20,692	167,063	559,723	107,002	7,733	(41,259)	(100,413)
11820	Building purchases										3,159,845

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
STATEMENT AND CERTIFICATION OF PROGRAM COSTS –
CAPITAL FUND PROGRAM
Year Ended September 30, 2013**

2010 Capital Fund Program - ARRA Grant

NV01800001610R

Funds approved	\$	2,207,500
Funds expended		<u>2,207,500</u>
Excess of funds approved	\$	<u>-</u>
Funds advanced	\$	2,207,500
Funds expended		<u>2,207,500</u>
Excess of funds advanced	\$	<u>-</u>

2009 Capital Fund Program Grant (CFP)

NV39P013501-09

Funds approved	\$	1,321,993
Funds expended		<u>1,321,993</u>
Excess of funds approved	\$	<u>-</u>
Funds advanced	\$	1,321,993
Funds expended		<u>1,321,993</u>
Excess of funds advanced	\$	<u>-</u>

2009 Capital Fund Program Grant (CFP)

NV39P002501-09

Funds approved	\$	4,012,143
Funds expended		<u>4,012,143</u>
Excess of funds approved	\$	<u>-</u>
Funds advanced	\$	4,012,143
Funds expended		<u>4,012,143</u>
Excess of funds advanced	\$	<u>-</u>

2010 Replacement Housing Fund Grant (RHF)

NV39R018501-10

Funds approved	\$	127,476
Funds expended		<u>127,476</u>
Excess of funds approved	\$	<u>-</u>
Funds advanced	\$	127,476
Funds expended		<u>127,476</u>
Excess of funds advanced	\$	<u>-</u>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
STATEMENT AND CERTIFICATION OF PROGRAM COSTS –
CAPITAL FUND PROGRAM
Year Ended September 30, 2013**

2010 Replacement Housing Fund Grant (RHF)

NV39R018502-10

Funds approved	\$	405,541
Funds expended		<u>405,541</u>
Excess of funds approved	\$	<u>-</u>
Funds advanced	\$	405,541
Funds expended		<u>405,541</u>
Excess of funds advanced	\$	<u>-</u>

2010 Capital Fund Program Grant (CFP)

NV39P007501-10

Funds approved	\$	374,886
Funds expended		<u>374,886</u>
Excess of funds approved	\$	<u>-</u>
Funds advanced	\$	374,886
Funds expended		<u>374,886</u>
Excess of funds advanced	\$	<u>-</u>

2005 Capital Fund Program Grant (CFP)

NV39P013501-05

Funds approved	\$	1,385,271
Funds expended		<u>1,385,271</u>
Excess of funds approved	\$	<u>-</u>
Funds advanced	\$	1,385,271
Funds expended		<u>1,385,271</u>
Excess of funds advanced	\$	<u>-</u>

1. The distribution of costs as shown on the Actual Modernization Cost Certificates submitted to HUD for approval are in agreement with the Authority's records.
2. All modernization costs have been paid and all related liabilities have been discharged through payment.

SINGLE AUDIT REPORT



CliftonLarsonAllen

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Southern Nevada Regional Housing Authority (the Authority), which comprise the statement of net position as of September 30, 2013, and the related statements of revenues, expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated June 19, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the

determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

Baltimore, Maryland

June 19, 2014



CliftonLarsonAllen

Independent Auditors' Report on Compliance with Requirements that Could Have a Direct and Material Effect on Each Major Program and on Internal Control Over Compliance in Accordance with OMB Circular A-133

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

Report on Compliance for Each Major Federal Program

We have audited the Southern Nevada Regional Housing Authority' (the Authority) compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2013. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2013.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as item 2013-001. Our opinion on each major federal program is not modified with respect to these matters.

The Authority's response to the noncompliance findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we did identify a deficiency in internal control over compliance, as described in the accompanying schedule of findings and questioned costs as item 2013-001, which we consider to be a significant deficiency.

The Authority's response to the internal control over compliance finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the it.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the result of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

CliftonLarsonAllen LLP

Baltimore, Maryland
June 19, 2014

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended September 30, 2013**

Program Title	Pass Through Number	Federal Catalog Number	Federal Expenditures
U.S. Department of Housing and Urban Development (HUD)			
Public and Indian Housing Program		14.850	\$ <u>13,291,881</u>
Capital Fund Program		14.872	5,142,252
ARRA - Capital Fund Competitive		14.884	<u>77,982</u>
Total Capital Fund Cluster			5,220,234
Housing Choice Voucher Program		14.871	109,633,199
Supportive Housing for Persons with Disabilities		14.181	725,046
Resident Opportunity Support Services		14.870	<u>429,058</u>
Total HUD Financial Assistance			<u>129,299,418</u>
State/Local Financial Pass-Through Assistance			
Clark County, Nevada			
HOME Investment Partnership Program		14.239	592,820
Community Development Block Grant (NSP)	None assigned	14.218	<u>3,985,716</u>
	None assigned		
Total State/Local Financial Pass-Through Assistance			<u>4,578,536</u>
Pass-Through Assistance			
workforce CONNECTIONS			
WIA Youth Activities	None assigned	17.259	<u>1,101,766</u>
Total Expenditures of Federal Awards			\$ <u>134,979,720</u>

This information is an integral part of the accompanying notes.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
September 30, 2013

NOTE 1 – BASIS OF PRESENTATION

The Schedule of Expenditures of Federal Awards is presented on the accrual basis of accounting and includes all expenditures of federal awards administered by the Authority. Several programs are funded jointly by the State in accordance with requirements of the various federal grants. Costs incurred for such programs are applied to Federal grant funds in accordance with the terms of the related Federal grants with the remainder applied to funds provided by the State.

All costs charged to Federal Awards are determined based on the applicable Federal grants and OMB Circular A-87, *Costs Principles Applicable to Grants and Contracts with State and Local Governments*.

NOTE 2 – FEDERAL COGNIZANT AGENCY

The Federal cognizant agency for the Authority is the U.S. Department of Housing and Urban Development.

NOTE 3 – FINDINGS AND QUESTIONED COSTS

Any findings and questioned costs identified in connection with the 2013 Single Audit would be disclosed in Schedule I.

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended September 30, 2013**

I. Summary of Independent Auditors' Results

Financial Statements

Type of auditors' report issued: Unqualified

Internal control over financial reporting:

- Material weakness(es) identified? _____ Yes X No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? _____ Yes X None reported
- Noncompliance material to financial statements noted? _____ Yes X No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? _____ Yes X No
- Significant deficiencies identified that are not considered to be material weaknesses? X Yes _____ None reported

Type of auditors' report issued on compliance for major programs: Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? X Yes _____ No

Identification of Major Programs

<u>Name of Federal Program</u>	<u>CFDA Number</u>	<u>Expenditures</u>
Housing Choice Voucher Program	14.871	\$ 109,633,199
Public and Indian Housing Program	14.850	13,291,881
Capital Fund Program Cluster	14.872/14.884/14.885	5,220,234

Dollar threshold used to distinguish between type A and type B programs: \$ 3,000,000

Auditee qualified as low-risk auditee? X Yes _____ No

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended September 30, 2013**

II. Financial Statement Findings

None noted.

III. Federal Award Findings and Questioned Costs

Finding 2013-001	Public and Indian Housing Program 14.850
Federal Agency	U.S. Department of Housing and Urban Development
Compliance Requirement:	Special Test, Tenant Participation
Type of Finding:	Noncompliance, Significant Deficiency

Condition/Context

Testing of Public Housing Tenant Participation expenditures identified multiple exceptions. Our sample reviewed 18 months of expenditures covering 12 tenant councils, the detail of which accounted for 99 individual transactions. The following was noted:

- Resident Council budget is not detailed and created in accordance with the required compliance requirement.
- There were 81 different transactions that had expenses that are not considered allowable or we could not determine due to a lack of supporting documentation.
- There were 57 transactions where there was no invoice and/or other supporting documentation noted for the expense.
- 5 of 18 monthly reviews did not have proper review and approval.
- There were 52 different transactions that were missing copies of checks disbursed, or checks contained one signature, or payee was also one of the approvers of check.

Criteria

Per PIH 2013-21 as well as OMB A-133 CFDS 14.850 Part IV Supplement, HUD has strict requirements regarding the use of these funds including administering the funds formally per written agreements, reasonably and efficiently. The agreement must require the local resident council to account to the PHA for the use of the funds and permit the PHA to inspect and audit the resident council's financial records related to the agreement (24 CFR sections 964.150) 2 CFR part 225 appendix B 14 states, "Costs of entertainment, including amusement, diversion, and social activities and any costs directly associated with such costs (such as tickets to shows or sports events, meals, lodging, rentals, transportation, and gratuities) are unallowable."

Cause

The Authority does not have adequate controls in place for reviewing and monitoring tenant participation funds.

Effect

The Authority is not in compliance with the federal regulations governing the tenant participation program.

Questioned Costs

\$13,267

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended September 30, 2013**

Recommendation

We recommend that management review its policies and procedures over the tenant participation program to ensure adequate controls over the disbursement of funds and to ensure expenditures are allowable and in accordance with approved resident council budgets.

Management's Response

This procedure has been updated in the Resident Service Department's (SOP). The Director of Finance has provided PIH Notice 2013-21 and training to all of the Asset Managers, Directors, as well as all Resident Council Officers, to discuss what costs are allowable and disallowable related to tenant participation funds. Each council is required to prepare a detail budget in accordance with the compliance requirement. Also, procedures have been put in place to address councils who are out of compliance during the monthly reviews, which were previously performed quarterly, by the Resident Service department. The Director of Finance, or his designee, will oversee all reports prepared by the Resident Service department.

Contact

Fredrick Haron

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
SCHEDULE OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
Year Ended September 30, 2013**

Finding 2012-01	Capital Fund Cluster, CFDA # 14.872/14.884/14.885
Federal Agency	U.S. Department of Housing and Urban Development
Compliance Requirement:	Cash Management
Type of Finding:	Noncompliance, Significant Deficiency

Condition/Context

We selected a sample of 3 draws from the eLOCCS system between October 1, 2011 and September 30, 2012 for the ARRA Capital Fund Formula and Competitive Grants. One of three draws tested, totaling \$306,583, had no support.

A separate sample of 8 draws from the eLOCCS system between October 1, 2011 and September 30, 2012 for the Capital Fund - non ARRA Grants identified exceptions with 3 draws, which included the following:

- One of eight draws selected for testing included 2 instances of duplicate charges to the grant. These amounts were subsequently credited against later draws, but one of four was still not properly supported.
- One of the eight draws was neither approved, nor contained any evidence of review prior to the funds being drawn from eLOCCS.
- Four of the eight draws selected lacked proper support for the entire amount of the draw.

Recommendation

We recommend that management review their procedures for drawing down funds to ensure draw requests are properly supported and approved.

Status

This finding was cleared in fiscal year 2013

TAB - 19

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Asset Management Plan

On March 31, 2014, SNRHA submitted a request to the HUD San Francisco requesting assistance and approval for AMP structure reorganization.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Summary PEL Comparison between Current AMP Structure and Proposed AMP Consolidation

Proposed AMP Consolidation

New Development Number		Number of Units in Building		New Calculated PEL	Projected Funding	Total
NV018002401	Elderly East	302		324.97	1,177,692	
NV018002402	Elderly West 1	459		320.16	1,763,436	
NV018002403	Elderly West 2	294		349.46	1,232,892	
NV018002404	Henderson	275		372.00	1,227,600	
NV018002405	Otto Meridia	60	no change	431.10	310,392	
NV018002406	Family 1	408		423.07	2,071,356	
NV018002407	Family 2	384		449.69	2,072,172	
NV018002408	Family 3	314		449.69	1,694,436	
NV018002409	Scattered Sites	386		458.88	2,125,536	
						13,675,512

Current AMP Structure

Old Development Number		Number of Units in Building	2012 PEL		Total	
NV018002301		24	317.89		91,548	
NV018002302		125	354.50		531,756	
NV018002303		220	311.86		823,308	
NV018002303		39	311.86		145,956	
NV018002304		40	453.89		217,872	
NV018002306		150	336.61		605,904	
NV018002307		200	336.38		807,312	
NV018002308		235	471.19		1,328,760	
NV018002309		154	473.12		874,320	
NV018002309		20	473.12		113,544	
NV018002310		46	448.67		247,668	
NV018002311		162	451.22		877,176	
NV018002312		80	451.22		433,176	
NV018002312		60	451.22		324,876	
NV018002313		76	426.12		388,620	
NV018002314		112	413.68		555,984	
NV018002315		60	431.10	no change	310,392	
NV018002316		65	277.49		216,444	
NV018007001		120	341.29		491,460	
NV018013002		100	334.47		401,364	
NV018013005		100	415.98		499,176	
NV018013007		59	429.38		303,996	
NV018013008		119	424.82		606,648	
NV018013009		75	320.92		288,828	
NV018013010		90	431.82		466,368	
NV018013016		40	451.22		216,588	
NV018013016		138	451.22		747,216	
NV018013020		61	440.27		322,272	
NV018013021		112	320.55		430,824	
						13,669,356

NET GAIN	6,156
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Based on our calculation the Authority would GAIN a net \$6,156 by consolidating AMPS from the current structure of 29 to the new structure of 9

TAB - 20

Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019

Statements and Certifications

- (a) **Form HUD-50077**, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (PDF- nv018a01)

- (b) **Form HUD-50070**, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (PDF- nv018b01)

- (c) **Form HUD-50071**, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (PDF- nv018c01)

- (d) **Form SF-LLL**, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (PDF- nv018d01)

- (e) **Form SF-LLL-A**, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (PDF- nv018e01)

- (f) **Resident Advisory Board (RAB) comments.** Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (PDF- nv018f01)

- (g) **Challenged Elements** (PDF- nv018g01)

A

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 10/1/2014, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Southern Nevada Regional Housing Authority

NV-18

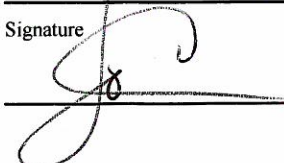
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2015 - 2019

Annual PHA Plan for Fiscal Years 2015 - 2019

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
John N. Hill	Executive Director
Signature	Date
	7/15/14

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

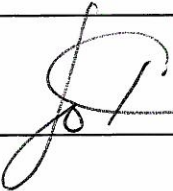
Southern Nevada Regional Housing Authority

NV-18

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

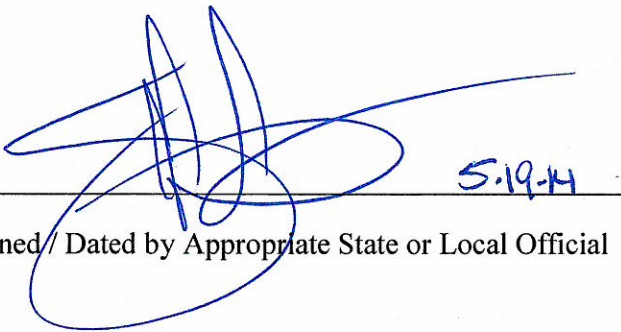
Name of Authorized Official John N. Hill		Title Executive Director	
Signature 		Date 7/19/14	

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Stephen K. Harsin, AICP the Director, Parks, Recreation and Neighborhoods
Services certify that the Five Year and
Annual PHA Plan of the Southern Nevada Regional Housing Authority is consistent with the Consolidated Plan of
the city of Las Vegas prepared pursuant to 24 CFR Part 91.


5.19.11

Signed/ Dated by Appropriate State or Local Official

APR 15 2011
DEAN HOUDEBI
PHOENIX

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Michael Pawlak the Manager, Community Resources certify that the Five Year and
Annual PHA Plan of the Southern Nevada Regional Housing Authority is consistent with the Consolidated Plan of
Clark County prepared pursuant to 24 CFR Part 91.

Michael J Pawlak 5.13.14

Signed / Dated by Appropriate State or Local Official

RESOLUTION NO. SNRHA-44

**APPROVAL OF RESOLUTION NO. SNRHA-44
OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY'S
FY 2015 ANNUAL AGENCY PLAN UPDATE AND 5-YEAR ACTION PLAN FY 2015-2019**

WHEREAS, the Congress of the United States passed the Quality Housing and Work Responsibility Act of 1998 (QHWRA) that requires the Southern Nevada Regional Housing Authority to make changes in its operations; and

WHEREAS, one of the changes in the QWHRA is a requirement that the Authority prepare and submit a Five-Year and an Annual Agency Plan to the U.S. Department of Housing and Urban Development 75 days before the end of each Federal Fiscal year;

WHEREAS, the Authority has met the requirements of making the update to the Annual Agency Plan available to residents, local government, and the general public; and

WHEREAS, the Authority held a Public Hearing on June 18, 2014, to accept any comments on the update to the Annual Agency Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY:

Section 1: That the Board of Commissioners does hereby approve the adoption of the Southern Nevada Regional Housing Authority's update to the Annual Agency Plan as required under the Quality Housing and Work Responsibility Act of 1998.

Section 2: That the Chairperson of the Board and the Executive Director are hereby authorized and directed to execute all legal and other documents necessary to implement and effectuate the update to the Annual Agency Plan.

Section 3: That this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this 17th day of July, 2014.

BY: 
FR. DAVE CASALEGGIO
Chairperson

ATTEST: 
JOHN N. HILL
Executive Director/Secretary

B

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

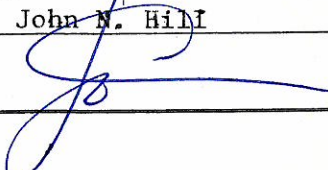
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
John N. Hill	Executive Director
Signature	Date
	7/15/14

C

**Certification of Payments
to Influence Federal Transactions**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Southern Nevada Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Funds & Capitol Grant Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

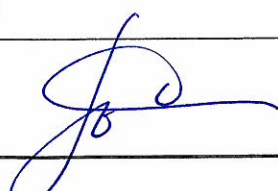
Name of Authorized Official

John N. Hill

Title

Executive Director

Signature



Date (mm/dd/yyyy)

7/15/14

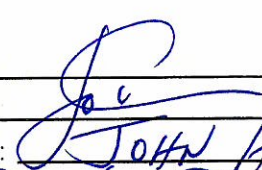
D

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>JOHN HILL</u> Title: <u>Executive Director</u> Telephone No.: <u>702-922-6855</u> Date: <u>7/15/14</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Interoffice Memo

DATE: June 26, 2014
TO: **Chairman Father Dave Casaleggio**
FROM: Resident Advisory Board (RAB) Members
RE: SNRHA 5-Year Plan

We, the members of the Resident Advisory Board (RAB), have reviewed the proposed revisions to the Southern Nevada Regional Housing Authority Annual Agency Plan for **FY2015** and Five Year Plan for **FY 2015** through **FY2019** and are in agreement with all the proposed changes.

We commend the SNRHA on preparing the Plan in house utilizing staff instead of paying an outside firm

Please contact Teresa Culbreath, RAB Chair 702.873.1506 or 702.812.2331 if you require additional information.

	Print Name	Signature
1	Sandra M LeBlanc	Sandra M LeBlanc
2	ALBERTO ESTREMER	Alberto Estremera
3	Ronald C Garrison	Ronald C Garrison
4	Teresa Culbreath	Teresa Culbreath
5	FRANK R WOODS	Frank R Woods
6	Joyce DAVIS	Joyce Davis
7	Christina Johnson	Christina Johnson
8		
9		
10		
11		

cc: John Hill, Executive Director
Dwayne Alexander, CPM Deputy Executive Director

G

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

CHALLENGED ELEMENTS

None

TAB - 21

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information

PHA Name: **Southern Nevada Regional Housing Authority (SNRHA)** PHA Code: **NV-18**
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: **10/01/2014**: FYE: **9/30/2015**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: **2882** Number of HCV units: **10,494**

3.0 Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia

PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

To realize its vision Southern Nevada Regional Housing Authority conducts its business in an open manner, soliciting partners who share its values, maintain high standards, are sensitive to cultural meshing, understand the need to provide economic opportunity, and believe in empowering people to achieve self-sufficiency. As a premier leader in Southern Nevada for quality housing for all people, Southern Nevada Regional Housing Authority constantly seeks innovative ways to provide its services and to be a model steward of the public trust.

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional housing choice vouchers:
- Continue to reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) New agency has not been scored to date
- Improve voucher management: (SEMAP score) New agency has not been scored to date
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:

- Provide replacement public housing.
- Provide replacement vouchers.
- Increase the percentage of fully accessible units within our inventory as required.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Expand voucher homeownership program
- Expand public housing or other homeownership programs
- Develop mixed income communities and innovative homeownership programs

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- SNRHA

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Provide or attract supportive services to improve assisted recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Continue the customer care initiative.
- Promote resident empowerment.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other PHA Goals and Objectives: (list below)

GOALS AND OBJECTIVES

Five-Year Goal: Expand the supply of Low Income and Affordable housing.

Objectives:

- Apply for additional Housing Choice Vouchers, if funding is announced.
- Develop public/private partnerships to create affordable housing opportunities.
- Utilize SNRHA resources to leverage and encourage new development initiatives.
- Expand homeownership initiatives to SNRHA residents and program participants.

FY 2014 Progress:

- SNRHA will explore and implement various models of mixed-financing with innovative partnerships to assist with the re-development and/or modernization of public housing developments. Options will include but not be limited to HOPE VI, Choice Neighborhood Initiatives (CNI), Rental Assistance Demonstration (RAD) Program, Capital Fund Financing (CFFP), Low Income Housing Tax Credits (LIHTC), various bonds types and other leveraging options as identifies in HUD's Transforming Public Housing plan.
- SNRHA will explore opportunities of various types of bond issuance.
- The SNRHA is exploring a Choice Neighborhoods Initiative (CNI) planning, as well as, implementation grant to address some of the redevelopment needs of the neighborhood of Sherman Gardens, Sherman Gardens Annex and Villa Capri, and Rose Gardens sites.
- The SNRHA is planning submit in upcoming years a tax credit application to develop Phase II of Bennett Plaza and may utilize Replacement Housing Factor (RHF) Funds, adding 35 additional public housing units. The SNRHA may self develop or partner with a developer for this project.
- SNRHA has submitted a Bond/4% Tax Credit Application to assist with the funding gap in the rehabilitation of Landsman Gardens, which is the first FHA-financed, HUD Rental Assistance Demonstration (RAD) project to close in the United States. The SNRHA has begun this project and expects to reintroduce the units in late 2014.
- The SNRHA submitted on 12/2013 a RAD application for Vera Johnson Manor B (AMP 314). The SNRHA is also planning to submit in FY 2014 a 9% Tax Credit Application for the Rehabilitation of all 112 units at this site. The SNRHA is partnering with a developer for this project.
- Enhance the SNRHA's Scattered Site Homeownership Program as lender options are available.

Five-Year Goal: Improve the quality of assisted housing.

Objectives:

- Improve program management and fiscal accountability by utilizing SEMAP and PHAS indicators.
- Increase customer satisfaction.

FY 2014 Progress:

- The Authority's other modernization activities are addressing necessary work items in order of priority as established in the Capital Plan.
- SNRHA will develop customer service surveys and analyze them to develop proactive measures.
- SNRHA continues implementing the approved 5-Year Strategic plan.
- SNRHA has introduced a training model to all agency staff designed to improve customer satisfaction

Five-Year Goal: Increase assisted housing choices.

Objectives:

- Conduct outreach efforts to potential vouchers landlords.
- Develop a strong Affirmatively Furthering Fair Housing and Limited English Proficiency Plan.
- Further the development of the Housing Choice Voucher Homeownership Program.
- In keeping with goal two of the Southern Nevada Regional Housing Authority's 2010-2015 Strategic Plan, which provides for the improvement of the quality of life for clients, the Southern Nevada Regional Housing Authority has joined the consortium of the Southern Nevada Regional Plan for Sustainable Development. The plan of the consortium is to ensure that long range land use planning will incorporate principles for transit-oriented development, healthy communities, sustainable design, and promote access to jobs, housing, and services for those traditionally in greatest need. Additionally, Southern Nevada Regional Plan for Sustainable Development will provide employment for up to three Residents in the planning stages of the project for data collection.

FY2014 Progress:

- The Authority sold Fifty seven (57) public housing scattered site units under its Public Housing Homeownership Program in FY03, FY04, FY 05, FY 06, FY 07 FY08 and FY 2012. Additionally, forty-two (42) Section 8 Housing Choice Voucher Homeowners are under contract.

Five-Year Goal: *Improve marketability of SNRHA owned units.*

Objectives:

- Enhance and maintain site appearance to increase curb appeal.
- Provide amenities and services to complete with private sector property owners to the extent that budgets permit.
- Further develop partnerships with law enforcement agencies to provide a safe living environment.

FY2014 Progress:

- The Capital Fund Program continues to include other provisions that are aimed to increase the marketability of Authority-owned units. Non-viable units and developments are identified and continue to be revitalized through various approaches.
- Where marketability cannot be achieved; the Authority is requesting approval for the demolition of units and/or identifying other sources of funds to accommodate the capital needs.
- Updated Physical Needs and Portfolio Assessment to identify current capital improvement needs.
- SNRHA will seek HUD approval to implement a Force Account to perform vacancy reduction duties as well as select other capital improvement duties. The initiative will reduce the need for contractors; create new jobs of which one or more qualified residents may be hired to promote economic self-sufficiency.

Five- Year Goal: *Promote self-sufficiency and economic independence of assisted households.*

Objectives:

- Increase the number and percentage of employed program participants.
- Further develop and enhance educational opportunities and prevention programs for youth.
- Increase partnerships in the community.
- Conduct resident rights & responsibilities training.

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

- Provide and attract supportive services to increase program participant's employability through job training and educational opportunities.
- Provide public/private partnerships to further enhance resident initiatives at no cost to the agency (i.e. Sunrise Hospital, Girl Scouts, United Way and Juvenile Justice Department) through fund raising and grant application submission.
- Promote homeownership opportunities through the Scattered Site Homeownership Program, the Housing Choice Voucher Program, and the supportive service program for potential home buyers.

FY 2014 Progress:

- The Authority currently has approximately **375** participants in the Family Self-Sufficiency Program Housing Choice Voucher Program. The Section 8 Program mandatory size is now **190** due to having **368** graduates as of **3/6/2014**. The number over **190** is the results of our operating a voluntary FSS program.
- The Public Housing Family Self-Sufficiency (FSS) Program has 159 participates and 111 graduates as of March 28, 2012. In order to increase enrollment into the FSS Program, on-going outreach activities are achieved through monthly orientation sessions, resident meetings and special recruitment efforts.
- The Authority continues to develop partnerships with local service providers, training resources and educational institutions with the goal of making self-sufficiency available to all residents and participants. Year to date, we have established partnerships with a total of 89 community service providers. Commitments with these organizations are established either verbally or through MOU's.
- The Authority has two homeownership programs under the Housing Choice Voucher and Public Housing Programs; each program continues to assist low-income families reach the dream of owning a home of their own.
- The Authority continues to develop partnerships with local service providers, training resources and educational institutions with the goal of making self-sufficiency available to all residents and participants. Year to date, we have established partnerships with a total of 89 community service providers. Commitments with these organizations are established either verbally or through MOU's.
- SNRHA expects to expand its Community Partners program with public, private and faith-based agencies.
- SNRHA will enter into Memorandum of Understanding offering public housing units and/or turnover vouchers with recognized homeless shelter providers who provide supportive services for the homeless in efforts to eliminate homelessness in the Southern Nevada Region.

Five-Year Goal: Increase affordable housing resources.

Objectives:

- Develop a detailed plan for the Replacement Housing Fund.
- Continue to identify partners for affordable housing development.
- Explore the opportunity for conversion of assistance from unit-based to tenant-based. Consider the development of a Conversion Plan.
- Increase affordable housing in Southern Nevada by utilizing BLM Land to develop mixed income, mixed use properties using various financial strategies (i.e.: tax credit, bonds, project based Section 8).

FY 2014 Progress:

- Continue to evaluating SNRHA portfolio for redevelopment opportunities.
- SNRHA conducted a PNA and will develop a consolidated plan to identify sites for modernization, upgrades and improvements.
- SNRHA continues implementing the approved 5-Year Strategic plan.
- Continue updating the detailed plan for the replacement Housing Fund.
- Identify method to leverage funding resources; including using up to the allowable 20% of HCV tenant based vouchers, for project based, starting in 2014 or as they become available.
- SNRHA will identify certain public housing and affordable housing sites/units for project-based assistance.

6.0 PHA Plan Update

Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Executive Summary of the Annual PHA Plan

OVERVIEW

In an effort to ensure compliance with the program and regulatory changes implanted through the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the Southern Nevada Regional Housing Authority was form in January 1, 2010. The regionalization includes the former Clark County and City of Las Vegas Housing Authorities. On January 1, 2011 the former North Las Vegas Housing Authority joined also the SNRHA. During the short time period in which the SNRHA has been in effect, the senior staff and Executive Director have begun the five year planning process, with the consultation of the Resident Advisory Board. By involving all stakeholders in various aspects of the planning process, the Authority has not only received

valuable input from both the residents and the community but also from representatives from the City of Las Vegas, City of North Las Vegas, Clark County and City of Henderson.

II. PURPOSE AND STRUCTURE OF THE AGENCY PLAN

This Agency Plan contains the 2014 Annual Plan which provides information regarding the establishment of goals, objectives, policies, and procedures required to achieve the Authority's overall mission. The Authority plans to update the Five-Year Plan at least every five years or more as deemed appropriate during the annual planning process.

III. STATUS IN MEETING GOALS AND OBJECTIVES

The Authority has been successful in both obtaining and accelerating its long-range goals and objectives. The specific progress for each established goals is summarized in Section 5.2 in this updated document.

IV. "SUBSTANTIAL DEVIATION" AND SIGNIFICANT AMENDMENT OR MODIFICATION

The Code of Federal Regulations (CFR) at 24 CFR Part 903, Section 7, Public Housing Agency Plan; Final Rule issued on October 21, 1999 is very specific with respect to the information a PHA must provide in its Annual Plan. Part 903 Section 7 I (2) states that a PHA must identify the basic criteria the PHA will use for determining:

- a. A substantial deviation from its Five-Year Plan; and
- b. A significant amendment or modification to its Five-Year Plan and Annual Plan.

Notice PIH 99-51 states that PHAs must define the terms "Substantial Deviation" and "Significant Amendment or Modification" by stating the basic criteria for such definitions in an annual plan that has met full public process and Resident Advisory Board Review.

The Southern Nevada Regional Housing Authority considers the following actions to be Significant Amendments or Modifications:

1. Significant changes to rent or admissions policies or organization of the waiting list with the exception of Federally declared disasters.
2. Additions of non-emergency work items (items not included in the current Annual Statement, Five-Year Action Plan, or Physical Needs Assessment) or change in use of replacement reserve funds under the Capital Fund;
3. Any change with regard to demolition or disposition, designation, homeownership program or conversion activities.

Furthermore, the Southern Nevada Regional Housing Authority considers the following actions to be excluded from Significant Amendment or Modifications:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion,

- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency's financial situation will be documented in subsequent Agency Plans.

An exception to this definition will be made for any of the above that are adopted to reflect changes in Federal Law or HUD regulatory requirements; such changes will not be considered significant amendments.

V. SUMMARY OF PLAN CONTENTS

This annual plan will outline the new agency's policies.

Five Year Plan:

This section includes the mission statement, goals, and objectives.

Assessment of Housing Needs:

The Authority has reviewed data utilized in the Housing Needs Assessment, incorporated new data where available, and has found no significant changes in the housing needs in Southern Nevada.

The Authority continues to incorporate an assessment of specific need when considering any significant modernization, revitalization, or development initiatives. The Authority shall also increase the percentage of fully accessible units for disabled tenants as well as develop and implement a strong Affirmative Fair Marketing Plan. This Plan shall include Limited English Proficiency (LEP) strategies to ensure LEP persons have full access to housing, including homeowners and other services. All activities remain consistent with the City of Las Vegas, City of North Las Vegas, Clark County and City of Henderson Consolidation Plans.

Assessment of Financial Resources: New financial data was generated and incorporated into the Assessment of Financial Resources. Refer to the template for information.

Eligibility, Selection and Admission Policy (ACOP): The ACOP was revised, with multiple changes made. Please refer to Section 6-PHA Update

The Administrative Plan: Changes to the administrative plan were made to chapters 4, 5, 7, 8, 9, 10, 12, 14, 16, and 18.

Changes to the Lease: The SNRHA intends to review its current lease and will make necessary modifications.

Rent Determination Policy: Rent determination is incorporated.

Operation and Management: As of March 31, 2014 the total number of public housing units is 2,882

Grievance Procedure: The Grievance Procedure is being updated to indicate current and correct address for Applicant to request an Informal Review, correct contact information of HUD Fair

Housing Office in San Francisco, and contact address for SNRHA Hearing Officer, as well as deleting redundant verbiage.

Capital Improvement Plan: The Capital Improvement Plan has been updated to include the following specific grant budgets. Copies of the budgets or plans are included in Section 9 – Capital Improvement Plan, as applicable. Copies of Performance and Evaluation Reports for open capital grants are also included in this section for the period ending March 31, 2014.

New Capital Fund Rule - 24 CFR Part 905, effective November 25, 2013.

This final rule combines and streamlines the former legacy public housing modernization programs, including the Comprehensive Grant Program (CGP), the Comprehensive Improvement Assistance Program (CIAP), and the Public Housing Development Program (which encompasses mixed-finance development), into the Capital Fund Program. It also updates and streamlines many of the Capital Fund and development requirements, incorporates recent energy requirements, and directs more funding towards modernization. Some of the major changes are as follows:

- Decouples Capital Fund forms from the larger PHA Plan submission.
- Implements Demolition Disposition Transitional Funding (DDTF), which can be used more flexible, to replace Replacement Housing Factor Funds (RHF).
 - Allows, PHA to use the funding for any eligible Capital Fund activities, including modernization.
 - Eliminated separate RHF grants with separate use and reporting requirements
 - By reducing eligibility from 10 years to 5 years, it increases funding levels for PHAs generally
- Target more funds to maintain physical inventory by reducing Management Improvement budget line item from 20% to 10% over a 5-year period
- Streamlines Mixed Finance Requirements

Under the Rental Assistance Demonstration (RAD) Program it is anticipated that the current and future Capital Fund Budget grants will be reduced by \$160,914 per year as a result of the Landsman Gardens project converting to RAD, requiring revised Annual and Five-Year Plans (Please see attached updated forms). Landsman Gardens Comprehensive Modernization was initially planned in phases utilizing CFP 2010 through CFP 2015. The approval of RAD allows the SNRHA to reallocated CFP 2014 and 2015 for the scheduled comprehensive modernization of Vera Johnson B (Lamb Boulevard) impacting favorably this property.

- Annual Statement Capital Fund Grant (Grant Number NV39P018501-14). Total funds of \$3,497,989.
- Annual Statement Capital Fund Replacement Housing Factor (RHF) Grant - 1st 5Yr Increment (Grant #NV39R018501-14) Total Funds of \$410,238.
- Annual Statement Capital Fund Replacement Housing Factor (RHF) Grant - 2nd 5Yr Increment (Grant #NV39R018502-14) Total Funds of \$170,192.
- Five Year Plan of the Capital Fund Grant including work items based on funding allocation received from FY2014 Capital Funds and Replacement Housing Factor (RHF) Funds, as of April 04, 2014

- Performance and Evaluation Reports for open grants as of March 31, 2014 These include:
 - FFY 2013
 - CFP NV39P018501-13 – Total funds of \$3,666,347. The SNRHA will be utilizing the funds already allocated for Landsman Gardens in this grant for the RAD Conversion.
 - RHF 1st 5YR Inc./CFP NV39R018501-12. Total funds of \$550,458. The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
 - RHF 2nd 5YR Inc./CFP NV39R018502-12. Total funds of \$186,504. The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
 - FFY 2012
 - CFP NV39P018501-12 – Total funds of \$3,745,945. The SNRHA will be utilizing the funds already allocated for Landsman Gardens in this grant for the RAD Conversion.
 - RHF 1st 5YR Inc./CFP NV39R018501-12. Total funds of \$499,413. The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
 - RHF 2nd 5YR Inc./CFP NV39R018502-12. Total funds of \$189,875. The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
 - FFY 2011
 - CFP NV39P018501-11 – Total funds of \$4,243,634. The SNRHA will be utilizing the funds already allocated for Landsman Gardens in this grant for the RAD Conversion.
 - RHF 1st 5YR Inc./CFP NV39R018501-11. Total funds of \$384,498. The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
 - RHF 2nd 5YR Inc./CFP NV39R018502-11. Total funds of \$210,683. The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
- Capital Fund Grants closed between March 2013 and March 2014 are as follows:
 - FFY 2010
 - CFP NV39P018501-10 – Total funds of \$5,321,878.

The following information updates the agency plan to provide detailed information regarding units scheduled for units scheduled from comprehensive modernization and/or modernization/ energy upgrades, for the public housing properties previously identified in the Capital Funds Program Grants.

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

Units scheduled for construction work that will required PIC unit status update to “Undergoing Modernization” are listed in the following tables:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY UNITS SCHEDULED FOR MODERNIZATION CFP 2011 - CFP 2018					
AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
LANDSMAN GARDENS On January 25, 2013 the SHNRA received approval from HUD for the conversion of assistance of 100 public housing units at Development No. NV018013003, Al Landsman Gardens (portion of AMP 317) under the RAD Program. Construction NTP Date: December 2013. Anticipated completion December 2014					
317	0AV750	750 ALTA VISTA PLACE	Comprehensive Modernization	08/26/14	1
317	0AV751	751 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV752	752 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV753	753 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV754	754 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV755	755 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV756	756 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV757	757 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV758	758 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV759	759 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV760	760 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV761	761 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV762	762 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV763	763 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV764	764 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV765	765 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV766	766 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV767	767 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV768	768 ALTA VISTA PLACE	Comprehensive Modernization		1
317	0AV769	769 ALTA VISTA PLACE	Comprehensive Modernization	1	
317	0LL301	301 LOMA LINDA	Comprehensive Modernization	07/01/14	1
317	0LL302	302 LOMA LINDA	Comprehensive Modernization		1
317	0LL303	303 LOMA LINDA	Comprehensive Modernization		1
317	0LL304	304 LOMA LINDA	Comprehensive Modernization		1
317	0LL305	305 LOMA LINDA	Comprehensive Modernization		1
317	0LL306	306 LOMA LINDA	Comprehensive Modernization		1
317	0LL307	307 LOMA LINDA	Comprehensive Modernization		1
317	0LL308	308 LOMA LINDA	Comprehensive Modernization		1
317	0RB750	750 RAINBOW LANE	Comprehensive Modernization	07/31/14	1
317	0RB751	751 RAINBOW LANE	Comprehensive Modernization		1
317	0RB752	752 RAINBOW LANE	Comprehensive Modernization		1
317	0RB753	753 RAINBOW LANE	Comprehensive Modernization		1
317	0RB754	754 RAINBOW LANE	Comprehensive Modernization		1
317	0RB755	755 RAINBOW LANE	Comprehensive Modernization		1
317	0RB756	756 RAINBOW LANE	Comprehensive Modernization		1
317	0RB757	757 RAINBOW LANE	Comprehensive Modernization	1	
317	0RB758	758 RAINBOW LANE	Comprehensive Modernization	1	
317	0RB759	759 RAINBOW LANE	Comprehensive Modernization	1	

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

317	ORB760	760 RAINBOW LANE	Comprehensive Modernization	07/31/14	1	
317	ORB761	761 RAINBOW LANE	Comprehensive Modernization		1	
317	ORB762	762 RAINBOW LANE	Comprehensive Modernization		1	
317	ORB763	763 RAINBOW LANE	Comprehensive Modernization		1	
317	ORB764	764 RAINBOW LANE	Comprehensive Modernization		1	
317	ORB765	765 RAINBOW LANE	Comprehensive Modernization		1	
317	ORB767	767 RAINBOW LANE	Comprehensive Modernization		1	
317	ORB769	769 RAINBOW LANE	Comprehensive Modernization		1	
317	OSA350	350 SANTA ANNA CIR	Comprehensive Modernization	10/30/14	1	
317	OSA352	352 SANTA ANNA CIR	Comprehensive Modernization		1	
317	OSA354	354 SANTA ANNA CIR	Comprehensive Modernization		1	
317	OSA355	355 SANTA ANNA CIR	Comprehensive Modernization		1	
317	OSA356	356 SANTA ANNA CIR	Comprehensive Modernization		1	
317	OSA357	357 SANTA ANNA CIR	Comprehensive Modernization		1	
317	OSA357	357 SANTA ANNA CIR	Comprehensive Modernization		1	
317	OSG350	350 SAGE CIRCLE	Comprehensive Modernization	10/19/14	1	
317	OSG351	351 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG352	352 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG353	353 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG354	354 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG355	355 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG356	356 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG357	357 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG359	359 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSG361	361 SAGE CIRCLE	Comprehensive Modernization		1	
317	OSO302	302 SONOMA DRIVE	Comprehensive Modernization	07/11/14	1	
317	OSO304	304 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO306	306 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO308	308 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO310	310 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO312	312 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO314	314 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO316	316 SONOMA DRIVE	Comprehensive Modernization	07/11/14	1	
317	OSO318	318 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO320	320 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO322	322 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSO324	324 SONOMA DRIVE	Comprehensive Modernization		1	
317	OSP350	350 SANTA PAULA	Comprehensive Modernization		10/30/14	1
317	OSP351	351 SANTA PAULA	Comprehensive Modernization			1
317	OSP352	352 SANTA PAULA	Comprehensive Modernization	1		
317	OSP353	353 SANTA PAULA	Comprehensive Modernization	1		
317	OSP354	354 SANTA PAULA	Comprehensive Modernization	1		
317	OSP355	355 SANTA PAULA	Comprehensive Modernization	1		
317	OSP356	356 SANTA PAULA	Comprehensive Modernization	1		
317	OSP357	357 SANTA PAULA	Comprehensive Modernization	1		
317	OSP358	358 SANTA PAULA	Comprehensive Modernization	1		
317	OSP359	359 SANTA PAULA	Comprehensive Modernization	10/30/14	1	
317	OSP360	360 SANTA PAULA	Comprehensive Modernization		1	
317	OSP361	361 SANTA PAULA	Comprehensive Modernization		1	
317	OSP362	362 SANTA PAULA	Comprehensive Modernization		1	

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

317	OSP363	363 SANTA PAULA	Comprehensive Modernization		1	
317	OSP364	364 SANTA PAULA	Comprehensive Modernization		1	
317	OSP365	365 SANTA PAULA	Comprehensive Modernization		1	
317	0TW350	350 TWILIGHT LANE	Comprehensive Modernization	12/15/14	1	
317	0TW351	351 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW352	352 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW353	353 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW354	354 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW355	355 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW356	356 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW357	357 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW358	358 TWILIGHT LANE	Comprehensive Modernization		1	
317	0TW360	360 TWILIGHT LANE	Comprehensive Modernization		1	
					100	

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count	
VERA JOHNSON B - Rental Assistance Demonstration (RAD) Demonstration application submitted December, 2013. Anticipated approval by or before November 2014. On schedule to submit a 9% Low Income Housing Tax Credit proposal by May 2, 2014. Deadline. SNRHA is partnering with a developer for this project. Estimated Construction NTP Date: May 2015. Anticipated Completion: July 2016						
314	299077	505 N. LAMB BLVD # 1	Comprehensive Modernization	07/31/16	1	
314	299078	505 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299079	505 N. LAMB BLVD # 3	Comprehensive Modernization		1	
314	299080	505 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299081	505 N. LAMB BLVD # 5	Comprehensive Modernization		1	
314	299082	505 N. LAMB BLVD # 6	Comprehensive Modernization		1	
314	299083	507 N. LAMB BLVD # 1	Comprehensive Modernization	07/31/16	1	
314	299084	507 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299085	507 N. LAMB BLVD # 3	Comprehensive Modernization		1	
314	299086	507 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299087	507 N. LAMB BLVD # 5	Comprehensive Modernization		1	
314	299088	507 N. LAMB BLVD # 6	Comprehensive Modernization		1	
314	299089	507 N. LAMB BLVD # 7	Comprehensive Modernization		1	
314	299090	507 N. LAMB BLVD # 8	Comprehensive Modernization		1	
314	299091	507 N. LAMB BLVD # 9	Comprehensive Modernization		1	
314	299092	509 N. LAMB BLVD # 1	Comprehensive Modernization		06/30/16	1
314	299093	509 N. LAMB BLVD # 2	Comprehensive Modernization			1
314	299094	509 N. LAMB BLVD # 3	Comprehensive Modernization	1		
314	299095	509 N. LAMB BLVD # 4	Comprehensive Modernization	1		
314	299096	509 N. LAMB BLVD # 5	Comprehensive Modernization	1		
314	299097	511 N. LAMB BLVD # 1	Comprehensive Modernization	06/30/16	1	
314	299098	511 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299099	511 N. LAMB BLVD # 3	Comprehensive Modernization		1	
314	299100	511 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299101	511 N. LAMB BLVD # 5	Comprehensive Modernization		1	
314	299102	511 N. LAMB BLVD # 6	Comprehensive Modernization		1	
314	299103	511 N. LAMB BLVD # 7	Comprehensive Modernization		1	
314	299104	511 N. LAMB BLVD # 8	Comprehensive Modernization		1	
314	299105	511 N. LAMB BLVD # 9	Comprehensive Modernization		1	
314	299106	513 N. LAMB BLVD # 1	Comprehensive Modernization		1	

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

314	299107	513 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299108	513 N. LAMB BLVD # 3	Comprehensive Modernization	05/31/16	1	
314	299109	513 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299110	513 N. LAMB BLVD # 5	Comprehensive Modernization		1	
314	299111	513 N. LAMB BLVD # 6	Comprehensive Modernization		1	
314	299112	513 N. LAMB BLVD # 7	Comprehensive Modernization		1	
314	299113	513 N. LAMB BLVD # 8	Comprehensive Modernization		1	
314	299114	515 N. LAMB BLVD # 1	Comprehensive Modernization		05/31/16	1
314	299115	515 N. LAMB BLVD # 2	Comprehensive Modernization			1
314	299116	515 N. LAMB BLVD # 3	Comprehensive Modernization	1		
314	299117	515 N. LAMB BLVD # 4	Comprehensive Modernization	1		
314	299118	515 N. LAMB BLVD # 5	Comprehensive Modernization	1		
314	299119	515 N. LAMB BLVD # 6	Comprehensive Modernization	1		
314	299120	515 N. LAMB BLVD # 7	Comprehensive Modernization	1		
314	299121	515 N. LAMB BLVD # 8	Comprehensive Modernization	1		
314	299122	515 N. LAMB BLVD # 9	Comprehensive Modernization	04/30/16	1	
314	299123	517 N. LAMB BLVD # 1	Comprehensive Modernization		1	
314	299124	517 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299125	517 N. LAMB BLVD # 3	Comprehensive Modernization		1	
314	299126	517 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299127	517 N. LAMB BLVD # 5	Comprehensive Modernization		1	
314	299128	517 N. LAMB BLVD # 6	Comprehensive Modernization		1	
314	299129	519 N. LAMB BLVD # 1	Comprehensive Modernization		04/30/16	1
314	299130	519 N. LAMB BLVD # 2	Comprehensive Modernization	1		
314	299131	519 N. LAMB BLVD # 3	Comprehensive Modernization	1		
314	299132	519 N. LAMB BLVD # 4	Comprehensive Modernization	1		
314	299133	519 N. LAMB BLVD # 5	Comprehensive Modernization	1		
314	299134	521 N. LAMB BLVD # 1	Comprehensive Modernization	03/31/16	1	
314	299135	521 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299136	521 N. LAMB BLVD # 3	Comprehensive Modernization		1	
314	299137	521 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299138	521 N. LAMB BLVD # 5	Comprehensive Modernization		1	
314	299139	521 N. LAMB BLVD # 6	Comprehensive Modernization		1	
314	299140	521 N. LAMB BLVD # 7	Comprehensive Modernization		1	
314	299141	521 N. LAMB BLVD # 8	Comprehensive Modernization		1	
314	299142	521 N. LAMB BLVD # 9	Comprehensive Modernization		1	
314	299143	523 N. LAMB BLVD # 1	Comprehensive Modernization	03/31/16	1	
314	299144	523 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299145	523 N. LAMB BLVD # 3	Comprehensive Modernization		1	
314	299146	523 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299147	523 N. LAMB BLVD # 5	Comprehensive Modernization		1	
314	299148	523 N. LAMB BLVD # 6	Comprehensive Modernization		1	
314	299149	523 N. LAMB BLVD # 7	Comprehensive Modernization		1	
314	299150	523 N. LAMB BLVD # 8	Comprehensive Modernization		1	
314	299151	525 N. LAMB BLVD # 1	Comprehensive Modernization	02/29/16	1	
314	299152	525 N. LAMB BLVD # 2	Comprehensive Modernization		1	
314	299153	525 N. LAMB BLVD # 3	Comprehensive Modernization		1	
314	299154	525 N. LAMB BLVD # 4	Comprehensive Modernization		1	
314	299155	525 N. LAMB BLVD # 5	Comprehensive Modernization		1	

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

314	299156	525 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299157	527 N. LAMB BLVD # 1	Comprehensive Modernization	02/29/16	1
314	299158	527 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299159	527 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299160	527 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299161	527 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299162	527 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299163	529 N. LAMB BLVD # 1	Comprehensive Modernization	01/31/16	1
314	299164	529 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299165	529 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299166	529 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299167	529 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299168	529 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299169	529 N. LAMB BLVD # 7	Comprehensive Modernization	01/31/16	1
314	299170	529 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299171	531 N. LAMB BLVD # 1	Comprehensive Modernization		1
314	299172	531 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299173	531 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299174	531 N. LAMB BLVD # 4	Comprehensive Modernization	01/31/16	1
314	299175	531 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299176	531 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299177	531 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299178	531 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299179	531 N. LAMB BLVD # 9	Comprehensive Modernization	12/31/15	1
314	299180	533 N. LAMB BLVD # 1	Comprehensive Modernization		1
314	299181	533 N. LAMB BLVD # 2	Comprehensive Modernization		1
314	299182	533 N. LAMB BLVD # 3	Comprehensive Modernization		1
314	299183	533 N. LAMB BLVD # 4	Comprehensive Modernization		1
314	299184	533 N. LAMB BLVD # 5	Comprehensive Modernization		1
314	299185	533 N. LAMB BLVD # 6	Comprehensive Modernization		1
314	299186	533 N. LAMB BLVD # 7	Comprehensive Modernization		1
314	299187	533 N. LAMB BLVD # 8	Comprehensive Modernization		1
314	299188	533 N. LAMB BLVD # 9	Comprehensive Modernization	1	
					112

AMP No	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
Vera Johnson A: A/E Contract to be presented at the December 2014 Board Meeting. CompMod it is anticipated to be completed in Phases. Estimated Contractor approval at the September 2015 Board Meeting. Estimated NTP for Phase I & Phase II (32 Units) September 2015, Phase III (24 Units) and Phase IV (20 Units) April 2017					
313	222001	1200 E HARRIS # 1	Comprehensive Modernization	04/31/16	1
313	222002	1200 E HARRIS # 2	Comprehensive Modernization		1
313	222003	1210 E HARRIS # 1	Comprehensive Modernization		1
313	222004	1210 E HARRIS # 2	Comprehensive Modernization		1
313	222005	1220 E HARRIS # 1	Comprehensive Modernization		1
313	222006	1220 E HARRIS # 2	Comprehensive Modernization		1
313	222007	1300 E HARRIS # 1	Comprehensive Modernization		1
313	222008	1300 E HARRIS # 2	Comprehensive Modernization		1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

313	222009	1300 E HARRIS # 3	Comprehensive Modernization		1
313	222010	1300 E HARRIS # 4	Comprehensive Modernization		1
313	222011	1300 E HARRIS # 5	Comprehensive Modernization		1
313	222012	1300 E HARRIS # 6	Comprehensive Modernization		1
313	222013	1300 E HARRIS # 7	Comprehensive Modernization		1
313	222014	1300 E HARRIS # 8	Comprehensive Modernization		1
313	222015	1300 E HARRIS # 9	Comprehensive Modernization		1
313	222016	1300 E HARRIS # 10	Comprehensive Modernization		1
313	222017	1310 E HARRIS # 1	Comprehensive Modernization		1
313	222018	1310 E HARRIS # 2	Comprehensive Modernization		1
313	222019	1310 E HARRIS # 3	Comprehensive Modernization		1
313	222020	1310 E HARRIS # 4	Comprehensive Modernization		1
313	222021	1310 E HARRIS # 5	Comprehensive Modernization		1
313	222022	1310 E HARRIS # 6	Comprehensive Modernization		1
313	222023	1310 E HARRIS # 7	Comprehensive Modernization	04/31/16	1
313	222024	1310 E HARRIS # 8	Comprehensive Modernization		1
313	222025	1310 E HARRIS # 9	Comprehensive Modernization		1
313	222026	1310 E HARRIS # 10	Comprehensive Modernization		1
313	222027	1400 E HARRIS # 1	Comprehensive Modernization		1
313	222028	1400 E HARRIS # 2	Comprehensive Modernization		1
313	222029	1400 E HARRIS # 3	Comprehensive Modernization		1
313	222030	1400 E HARRIS # 4	Comprehensive Modernization		1
313	222031	1400 E HARRIS # 5	Comprehensive Modernization		1
313	222032	1400 E HARRIS # 6	Comprehensive Modernization		1
313	222033	1400 E HARRIS # 7	Comprehensive Modernization	09/31/16	1
313	222034	1400 E HARRIS # 8	Comprehensive Modernization		1
313	222035	1400 E HARRIS # 9	Comprehensive Modernization		1
313	222036	1400 E HARRIS # 10	Comprehensive Modernization		1
313	222037	1420 E HARRIS # 1	Comprehensive Modernization		1
313	222038	1420 E HARRIS # 2	Comprehensive Modernization		1
313	222039	1420 E HARRIS # 3	Comprehensive Modernization		1
313	222040	1420 E HARRIS # 4	Comprehensive Modernization		1
313	222041	1420 E HARRIS # 5	Comprehensive Modernization		1
313	222042	1420 E HARRIS # 6	Comprehensive Modernization		1
313	222043	1420 E HARRIS # 7	Comprehensive Modernization		1
313	222044	1420 E HARRIS # 8	Comprehensive Modernization		1
313	222045	1420 E HARRIS # 9	Comprehensive Modernization		1
313	222046	1420 E HARRIS # 10	Comprehensive Modernization		1
313	222047	1500 E HARRIS # 1	Comprehensive Modernization		1
313	222048	1500 E HARRIS # 2	Comprehensive Modernization		1
313	222049	1500 E HARRIS # 3	Comprehensive Modernization		1
313	222050	1500 E HARRIS # 4	Comprehensive Modernization	1	

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

313	222051	1500 E HARRIS # 5	Comprehensive Modernization		1
313	222052	1500 E HARRIS # 6	Comprehensive Modernization		1
313	222053	1500 E HARRIS # 7	Comprehensive Modernization		1
313	222054	1500 E HARRIS # 8	Comprehensive Modernization		1
313	222055	1500 E HARRIS # 9	Comprehensive Modernization		1
313	222056	1500 E HARRIS # 10	Comprehensive Modernization		1
313	222057	1600 E HARRIS # 1	Comprehensive Modernization	08/31/17	1
313	222058	1600 E HARRIS # 2	Comprehensive Modernization		1
313	222059	1600 E HARRIS # 3	Comprehensive Modernization		1
313	222060	1600 E HARRIS # 4	Comprehensive Modernization		1
313	222061	1600 E HARRIS # 5	Comprehensive Modernization		1
313	222062	1600 E HARRIS # 6	Comprehensive Modernization		1
313	222063	1600 E HARRIS # 7	Comprehensive Modernization		1
313	222064	1600 E HARRIS # 8	Comprehensive Modernization		1
313	222065	1600 E HARRIS # 9	Comprehensive Modernization	08/31/17	1
313	222066	1600 E HARRIS # 10	Comprehensive Modernization		1
313	222067	1610 E HARRIS # 1	Comprehensive Modernization		1
313	222068	1610 E HARRIS # 2	Comprehensive Modernization		1
313	222069	1610 E HARRIS # 3	Comprehensive Modernization		1
313	222070	1610 E HARRIS # 4	Comprehensive Modernization		1
313	222071	1610 E HARRIS # 5	Comprehensive Modernization		1
313	222072	1610 E HARRIS # 6	Comprehensive Modernization		1
313	222073	1610 E HARRIS # 7	Comprehensive Modernization		1
313	222074	1610 E HARRIS # 8	Comprehensive Modernization		1
313	222075	1610 E HARRIS # 9	Comprehensive Modernization		1
313	222076	1610 E HARRIS # 10	Comprehensive Modernization		1
					76

AMP	Unit	Unit Address	Scope Of work	Estimated Completion	Count
SCATTERED SITE UNITS - A/E & Energy Consultants Contracts will be required. Work to be completed in phases and as permitted by funding.					
319	00200F	200 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00212F	212 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00220F	220 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00234F	234 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00235C	235 CONCHO DR	Modernization/Energy Upg.	2030	1
319	00247F	247 FULLERTON AVE	Modernization/Energy Upg.	2030	1
319	00248W	248 WINONA CT	Modernization/Energy Upg.	2030	1
319	00251W	251 WINONA DR	Modernization/Energy Upg.	2030	1
319	00369M	369 MANZANITA STREET	Modernization/Energy Upg.	2030	1
319	00408D	408 DAFFODIL DR	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

319	00424D	424 DAFFODIL DR	Modernization/Energy Upg.	2030	1
319	00428B	428 BOTTLE BRUSH WAY	Modernization/Energy Upg.	2030	1
319	00447B	447 BELL AVE	Modernization/Energy Upg.	2030	1
319	00450C	450 CRESTWAY RD	Modernization/Energy Upg.	2030	1
319	00452C	452 CRESTWAY RD	Modernization/Energy Upg.	2030	1
319	00467B	467 BELL AVE	Modernization/Energy Upg.	2030	1
319	00501B	501 BASTANCHURY AVE	Modernization/Energy Upg.	2030	1
319	00508D	508 DUTCHMAN AVE	Modernization/Energy Upg.	2030	1
319	00518H	518 HOLICK AVE	Modernization/Energy Upg.	2030	1
319	00525B	525 BARRET	Modernization/Energy Upg.	2030	1
319	00529Z	529 ZUBER AVE	Modernization/Energy Upg.	2030	1
319	00531H	531 HOLICK AVE	Modernization/Energy Upg.	2030	1
319	00533H	533 HOLICK AVE	Modernization/Energy Upg.	2030	1
319	00536V	536 VAN DORNUM	Modernization/Energy Upg.	2030	1
319	00548R	548 ROLLY STREET	Modernization/Energy Upg.	2030	1
319	00549E	549 ENGEL AVE	Modernization/Energy Upg.	2030	1
319	00937M	937 MAJOR	Modernization/Energy Upg.	2030	1
319	01003D	1003 DRIFTWOOD CT	Modernization/Energy Upg.	2030	1
319	01003W	1003 WOODSIDE CT	Modernization/Energy Upg.	2030	1
319	01006B	1006 BROOKSIDE CT	Modernization/Energy Upg.	2030	1
319	01015T	1015 TIMBERLINE CT	Modernization/Energy Upg.	2030	1
319	01449P	1449 PRICE STREET	Modernization/Energy Upg.	2030	1
319	01453P	1453 PRICE STREET	Modernization/Energy Upg.	2030	1
319	01601C	1601 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
319	01713C	1713 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
319	01728C	1728 CARITA	Modernization/Energy Upg.	2030	1
319	01833M	1833 MARGARITA	Modernization/Energy Upg.	2030	1
319	01931R	1931 RED SAND CT	Modernization/Energy Upg.	2030	1
319	01940D	1940 DUNNAM STREET	Modernization/Energy Upg.	2030	1
319	01941D	1941 DUNNAM STREET	Modernization/Energy Upg.	2030	1
					40
318	00049P	49 PARRISH	Modernization/Energy Upg.	2030	1
318	00066P	66 PARRISH	Modernization/Energy Upg.	2030	1
318	00138P	138 PARRISH	Modernization/Energy Upg.	2030	1
318	00436L	436 LINN LANE	Modernization/Energy Upg.	2030	1
318	00489B	489 BATTLE MOUNTAIN	Modernization/Energy Upg.	2030	1
318	00732B	732 BETTY LANE	Modernization/Energy Upg.	2030	1
318	01173C	1173 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01253E	1253 EBBETTS PASS	Modernization/Energy Upg.	2030	1
318	01288C	1288 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01320P	1320 PLEASANT BROOK	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

318	01325N	1325 NAY COURT	Modernization/Energy Upg.	2030	1
318	01373B	1373 BRADHURST	Modernization/Energy Upg.	2030	1
318	01388C	1388 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01488C	1488 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01502M	1502 MAPLE LEAF	Modernization/Energy Upg.	2030	1
318	01527C	1527 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01608S	1608 STARRIDGE WAY	Modernization/Energy Upg.	2030	1
318	01678S	1678 STARRIDGE	Modernization/Energy Upg.	2030	1
318	01687C	1687 CHRISTY LANE	Modernization/Energy Upg.	2030	1
318	01688L	1688 LABRADOR DRIVE	Modernization/Energy Upg.	2030	1
318	01831S	1831 SKYWOOD	Modernization/Energy Upg.	2030	1
318	01838V	1838 VENALYNNE	Modernization/Energy Upg.	2030	1
318	01868W	1868 WINTERWOOD	Modernization/Energy Upg.	2030	1
318	01877C	1877 CORVETTE	Modernization/Energy Upg.	2030	1
318	01881C	1881 CORVETTE	Modernization/Energy Upg.	2030	1
318	01901T	1901 TURLEROCK ST	Modernization/Energy Upg.	2030	1
318	01910C	1910 CITROEN	Modernization/Energy Upg.	2030	1
318	01933S	1933 SPINDRIFT CT	Modernization/Energy Upg.	2030	1
318	01956P	1956 PASADENA	Modernization/Energy Upg.	2030	1
318	02091B	2091 BOWSTRING DRIVE	Modernization/Energy Upg.	2030	1
318	02253S	2253 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
318	02262S	2262 SABROSO	Modernization/Energy Upg.	2030	1
318	02289S	2289 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
318	02296S	2296 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
318	02334S	2334 SABROSO	Modernization/Energy Upg.	2030	1
318	02339S	2339 SABROSO	Modernization/Energy Upg.	2030	1
318	02363S	2363 SABROSO	Modernization/Energy Upg.	2030	1
318	02429P	2429 PINE CREEK	Modernization/Energy Upg.	2030	1
318	02459P	2459 PINE CREEK	Modernization/Energy Upg.	2030	1
318	02551O	2551 OAK GLEN WAY	Modernization/Energy Upg.	2030	1
318	02580O	2580 OAK GLEN WAY	Modernization/Energy Upg.	2030	1
318	02751S	2751 SANDY LANE	Modernization/Energy Upg.	2030	1
318	02823P	2823 PISCES	Modernization/Energy Upg.	2030	1
318	02860B	2860 BEACONFALLS	Modernization/Energy Upg.	2030	1
318	03250R	3250 RIO GRANDE	Modernization/Energy Upg.	2030	1
318	03620W	3620 WALNUT	Modernization/Energy Upg.	2030	1
318	03624S	3624 SAN FRANCISCO	Modernization/Energy Upg.	2030	1
318	03624W	3624 WHISPERING NTV	Modernization/Energy Upg.	2030	1
318	03651B	3651 BRIARCLIFF	Modernization/Energy Upg.	2030	1
318	03664L	3664 LONE OAK	Modernization/Energy Upg.	2030	1
318	03680N	3680 NEW HORIZON	Modernization/Energy Upg.	2030	1
318	03744B	3744 BRIARCLIFF	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

318	03754B	3754 BRIARCLIFF	Modernization/Energy Upg.	2030	1
318	03761G	3761 GEIST	Modernization/Energy Upg.	2030	1
318	03780K	3780 KELLOGG	Modernization/Energy Upg.	2030	1
318	03828K	3828 KELLOGG	Modernization/Energy Upg.	2030	1
318	03874J	3874 JONTUE	Modernization/Energy Upg.	2030	1
318	03876K	3876 KELLOGG	Modernization/Energy Upg.	2030	1
318	03877K	3877 KELLOGG	Modernization/Energy Upg.	2030	1
318	03884L	3884 LINCOLN	Modernization/Energy Upg.	2030	1
318	03896T	3896 TATIANA	Modernization/Energy Upg.	2030	1
318	03908T	3908 TATIANA	Modernization/Energy Upg.	2030	1
318	03909J	3909 JONTUE	Modernization/Energy Upg.	2030	1
318	03915J	3915 JONTUE	Modernization/Energy Upg.	2030	1
318	03926S	3926 STEINBECK	Modernization/Energy Upg.	2030	1
318	03934J	3934 JONTUE	Modernization/Energy Upg.	2030	1
318	03950W	3950 WOODSIDE	Modernization/Energy Upg.	2030	1
318	03951L	3951 LINCOLN	Modernization/Energy Upg.	2030	1
318	03964W	3964 WHITEHORSE	Modernization/Energy Upg.	2030	1
318	03974B	3974 BADILLO	Modernization/Energy Upg.	2030	1
318	03987G	3987 GULLIVER	Modernization/Energy Upg.	2030	1
318	03992L	3992 LINCOLN	Modernization/Energy Upg.	2030	1
318	04041B	4041 BRIGHT STAR	Modernization/Energy Upg.	2030	1
318	04089S	4089 STUDIO	Modernization/Energy Upg.	2030	1
318	04149S	4149 STUDIO	Modernization/Energy Upg.	2030	1
318	04187B	4187 BORATKO	Modernization/Energy Upg.	2030	1
318	04190S	4190 STUDIO	Modernization/Energy Upg.	2030	1
318	04201C	4201 CALIMESA	Modernization/Energy Upg.	2030	1
318	04230S	4230 STUDIO	Modernization/Energy Upg.	2030	1
318	04237B	4237 BORATKO	Modernization/Energy Upg.	2030	1
318	04249W	4249 WENDY LANE	Modernization/Energy Upg.	2030	1
318	04251C	4251 CALIMESA	Modernization/Energy Upg.	2030	1
318	04254T	4254 TOLKIEN	Modernization/Energy Upg.	2030	1
318	04270S	4270 STUDIO	Modernization/Energy Upg.	2030	1
318	04282P	4282 PARAMOUNT	Modernization/Energy Upg.	2030	1
318	04292P	4292 PARAMOUNT	Modernization/Energy Upg.	2030	1
318	04336F	4336 FABERGE	Modernization/Energy Upg.	2030	1
318	04343F	4343 FABERGE	Modernization/Energy Upg.	2030	1
318	04347B	4347 BORATKO	Modernization/Energy Upg.	2030	1
318	04372S	4372 SHALIMAR	Modernization/Energy Upg.	2030	1
318	04399W	4399 WENDY	Modernization/Energy Upg.	2030	1
318	04409F	4409 FABERGE	Modernization/Energy Upg.	2030	1
318	04427F	4427 FAIRMONT CIRCLE	Modernization/Energy Upg.	2030	1
318	04439M	4439 MICHIGAN	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

318	04469F	4469 FABERGE	Modernization/Energy Upg.	2030	1
318	04469M	4469 MICHIGAN	Modernization/Energy Upg.	2030	1
318	04496P	4496 PUREZA	Modernization/Energy Upg.	2030	1
318	04658A	4658 ALEXANDER	Modernization/Energy Upg.	2030	1
318	04673B	4673 BUMBLEBEE CIR	Modernization/Energy Upg.	2030	1
318	04747I	4747 IMPERIAL	Modernization/Energy Upg.	2030	1
318	05225S	5225 SANDSTONE	Modernization/Energy Upg.	2030	1
318	05241G	5241 GAINSMILL ST	Modernization/Energy Upg.	2030	1
318	05260B	5260 BLOSSOM	Modernization/Energy Upg.	2030	1
318	05307W	5307 WELLESLEY	Modernization/Energy Upg.	2030	1
318	05308P	5308 PLAINVIEW	Modernization/Energy Upg.	2030	1
318	05330P	5330 PLAINFIELD	Modernization/Energy Upg.	2030	1
318	05347S	5347 SIGNET CT	Modernization/Energy Upg.	2030	1
318	05360S	5360 SIGNET CT.	Modernization/Energy Upg.	2030	1
318	05365S	5365 SIGNET COURT	Modernization/Energy Upg.	2030	1
318	05421E	5421 EASTBROOK	Modernization/Energy Upg.	2030	1
318	05423P	5423 POMEROY CIRCLE	Modernization/Energy Upg.	2030	1
318	05459R	5459 REQUA	Modernization/Energy Upg.	2030	1
318	05469E	5469 EASTBROOK	Modernization/Energy Upg.	2030	1
318	05503W	5503 WHITE CAP	Modernization/Energy Upg.	2030	1
318	05526B	5526 BLUE SEA	Modernization/Energy Upg.	2030	1
318	05545W	5545 WHITE CAP	Modernization/Energy Upg.	2030	1
318	05606B	5606 BIG SEA	Modernization/Energy Upg.	2030	1
318	05607B	5607 BIG SEA	Modernization/Energy Upg.	2030	1
318	05611B	5611 BIG SEA	Modernization/Energy Upg.	2030	1
318	05632G	5632 GAZEBO WAY	Modernization/Energy Upg.	2030	1
318	05661O	5661 ODESSA	Modernization/Energy Upg.	2030	1
318	05671W	5671 WHITE CAP	Modernization/Energy Upg.	2030	1
318	05714B	5714 BALLINGER	Modernization/Energy Upg.	2030	1
318	05721O	5721 ODESSA	Modernization/Energy Upg.	2030	1
318	05723F	5723 FORSYTHE DRIVE	Modernization/Energy Upg.	2030	1
318	05750B	5750 BLUE SEA	Modernization/Energy Upg.	2030	1
318	05756B	5756 BLUE SEA	Modernization/Energy Upg.	2030	1
318	05819E	5819 EMERALD CANYON	Modernization/Energy Upg.	2030	1
318	06360P	6360 PINE HILL ST	Modernization/Energy Upg.	2030	1
318	06368P	6368 PINEHILL	Modernization/Energy Upg.	2030	1
318	06380P	6380 PINEHILL	Modernization/Energy Upg.	2030	1
318	06382D	6382 DALLASWOOD LN	Modernization/Energy Upg.	2030	1
318	06752T	6752 TIFFOLLO	Modernization/Energy Upg.	2030	1
318	06777A	6777 ARROYO	Modernization/Energy Upg.	2030	1
318	06781L	6781 LA RONDA	Modernization/Energy Upg.	2030	1
318	06871J	6871 JUDSON AVE.	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

318	06880A	6880 ARROYO	Modernization/Energy Upg.	2030	1
318	07325V	7325 VIREO DR	Modernization/Energy Upg.	2030	1
					138
310	226005	3933 NEW HOPE WAY	Modernization/Energy Upg.	2030	1
310	226006	2933 BRADY AV	Modernization/Energy Upg.	2030	1
310	226010	4449 COOL VALLY DR	Modernization/Energy Upg.	2030	1
310	226011	2624 DEMETRIUS AVE	Modernization/Energy Upg.	2030	1
310	226014	17 MINNESOTA STREET	Modernization/Energy Upg.	2030	1
310	226015	1532 ARTHUR AV	Modernization/Energy Upg.	2030	1
310	226017	3624 PARK OLIVER DR	Modernization/Energy Upg.	2030	1
310	226018	4044 LA BREA CT	Modernization/Energy Upg.	2030	1
310	226024	1001 NEWPORT ST	Modernization/Energy Upg.	2030	1
310	226025	47 NORTH SANDHILL ROAD	Modernization/Energy Upg.	2030	1
310	226028	59 NORTH SANDHILL ROAD	Modernization/Energy Upg.	2030	1
310	226032	583 REEF DRIVE	Modernization/Energy Upg.	2030	1
310	226033	1128 NASSAU DRIVE	Modernization/Energy Upg.	2030	1
310	226037	701 NORTH 22ND STREET	Modernization/Energy Upg.	2030	1
310	226041	917 NORTH 22ND STREET	Modernization/Energy Upg.	2030	1
310	226042	2000 WENDELL AVE	Modernization/Energy Upg.	2030	1
					16
310	230004	1433 PATRIOT	Modernization/Energy Upg.	2030	1
310	230005	3625 BROOKDALE	Modernization/Energy Upg.	2030	1
310	230007	121 DAISSETTA	Modernization/Energy Upg.	2030	1
310	230009	3629 PARK OLIVER	Modernization/Energy Upg.	2030	1
310	230011	221 BEECHGATE	Modernization/Energy Upg.	2030	1
310	230012	3601 SEQUOIA	Modernization/Energy Upg.	2030	1
310	230013	908 SCARLETT RIDGE	Modernization/Energy Upg.	2030	1
310	230015	221 OAKFORD	Modernization/Energy Upg.	2030	1
310	230017	6724 SHEFFIELD	Modernization/Energy Upg.	2030	1
310	230023	732 LINCOLN	Modernization/Energy Upg.	2030	1
310	230025	4617 CURDSEN	Modernization/Energy Upg.	2030	1
310	230026	6617 GAZELLE	Modernization/Energy Upg.	2030	1
310	230027	1705 AMBOY	Modernization/Energy Upg.	2030	1
					13
310	232001	551 BAY BERRY	Modernization/Energy Upg.	2030	1
310	232002	4109 HARRIS	Modernization/Energy Upg.	2030	1
310	232004	6636 ESCALON	Modernization/Energy Upg.	2030	1
310	232006	4805 LANCEWOOD	Modernization/Energy Upg.	2030	1
310	232007	4737 CONCORD VILLAGE	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

310	232008	4613 BRISTOL MANOR	Modernization/Energy Upg.	2030	1
310	232009	7005 CORNFLOWER	Modernization/Energy Upg.	2030	1
310	232013	2348 BRISTOL BRUSH	Modernization/Energy Upg.	2030	1
310	232015	736 TAFT	Modernization/Energy Upg.	2030	1
310	232016	6712 WENATCHEE DR	Modernization/Energy Upg.	2030	1
310	232017	7924 FANCIFUL	Modernization/Energy Upg.	2030	1
310	232019	1929 RIDGEFIELD	Modernization/Energy Upg.	2030	1
310	232020	4204 TIMPANI DR	Modernization/Energy Upg.	2030	1
310	232022	1840 RIDGEFIELD	Modernization/Energy Upg.	2030	1
310	232023	507 PRESCOTT	Modernization/Energy Upg.	2030	1
310	232026	1105 PARLIAMENT	Modernization/Energy Upg.	2030	1
310	232028	6541 MIRAGRANDE	Modernization/Energy Upg.	2030	1
					17
311	246001	2309 BRISTOL VIEW	Modernization/Energy Upg.	2030	1
311	246002	1020 BIRD SPRINGS	Modernization/Energy Upg.	2030	1
311	246003	7133 LARKVALE	Modernization/Energy Upg.	2030	1
311	246004	3213 TERRA BELLA	Modernization/Energy Upg.	2030	1
311	246005	1232 SILVER PROSPECT	Modernization/Energy Upg.	2030	1
311	246006	505 LIGHT BEAM	Modernization/Energy Upg.	2030	1
311	246007	736 LINCOLN	Modernization/Energy Upg.	2030	1
311	246008	7289 GOLDEN STAR	Modernization/Energy Upg.	2030	1
311	246009	3809 VALLEY FORGE	Modernization/Energy Upg.	2030	1
311	246010	9313 CHILLY POND	Modernization/Energy Upg.	2030	1
311	246011	409 TOBLER	Modernization/Energy Upg.	2030	1
311	246012	4116 HAZELRIDGE	Modernization/Energy Upg.	2030	1
311	246013	4832 MONTEBELLO	Modernization/Energy Upg.	2030	1
311	246014	4128 COMPASS ROSE	Modernization/Energy Upg.	2030	1
311	246015	2328 BRISTOL BRUSH	Modernization/Energy Upg.	2030	1
311	246016	1445 LILAC BREEZE	Modernization/Energy Upg.	2030	1
311	246017	6512 RAIN FOREST	Modernization/Energy Upg.	2030	1
311	246018	9144 GREEN FROST DRIVE	Modernization/Energy Upg.	2030	1
311	246019	5517 TINCUP DRIVE	Modernization/Energy Upg.	2030	1
311	246020	2245 FLORISSANT DRIVE	Modernization/Energy Upg.	2030	1
311	246021	5321 LAMBROOK DRIVE	Modernization/Energy Upg.	2030	1
311	246022	6724 CHEHALIS CIRCLE	Modernization/Energy Upg.	2030	1
311	246023	4216 ESTABAN CT	Modernization/Energy Upg.	2030	1
311	246024	7624 VELVET CANYON	Modernization/Energy Upg.	2030	1
311	246025	1913 HARVEST DRIVE	Modernization/Energy Upg.	2030	1
311	246026	6545 LEMITAR DRIVE	Modernization/Energy Upg.	2030	1
311	246027	3217 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
311	246028	8244 WILLETA AVE	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

311	246029	9124 BUCKSPRINGS DRIVE	Modernization/Energy Upg.	2030	1
311	246030	501 LIGHT BEAM	Modernization/Energy Upg.	2030	1
311	246031	2304 BRISTOL BRUSH WAY	Modernization/Energy Upg.	2030	1
311	246032	2808 WHISTLING VINE	Modernization/Energy Upg.	2030	1
311	246033	7937 COPPER CANYON ROAD	Modernization/Energy Upg.	2030	1
311	246034	7433 SAYBROOK POINT DRIVE	Modernization/Energy Upg.	2030	1
311	246035	8352 COVE LANDING	Modernization/Energy Upg.	2030	1
311	246036	8100 SICKLE LANE	Modernization/Energy Upg.	2030	1
311	246037	917 ROCKAWAY	Modernization/Energy Upg.	2030	1
311	246038	9149 SPARKLEWOOD COURT	Modernization/Energy Upg.	2030	1
311	246039	1233 SILVER PROSPECT	Modernization/Energy Upg.	2030	1
311	246040	529 CROFT WAY	Modernization/Energy Upg.	2030	1
311	246041	4145 COMPASS ROSE WAY	Modernization/Energy Upg.	2030	1
311	246042	732 TAFT COURT	Modernization/Energy Upg.	2030	1
311	246043	3209 TERRA BELLA	Modernization/Energy Upg.	2030	1
311	246044	9178 JEWEL CRYSTAL COURT	Modernization/Energy Upg.	2030	1
311	246045	6320 COPPER FIELD	Modernization/Energy Upg.	2030	1
311	246046	109 LUCY THOMPSON	Modernization/Energy Upg.	2030	1
311	246047	709 MARIE FENLON DRIVE	Modernization/Energy Upg.	2030	1
311	246048	3229 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
311	246049	4241 TIMPANI DRIVE	Modernization/Energy Upg.	2030	1
311	246050	6309 GREYHAWK AVENUE	Modernization/Energy Upg.	2030	1
311	246051	5517 LIVERPOOL	Modernization/Energy Upg.	2030	1
311	246052	7412 LATTIMORE	Modernization/Energy Upg.	2030	1
311	246053	4037 HAZELRIDGE	Modernization/Energy Upg.	2030	1
311	246054	6225 BURNT HILLS DRIVE	Modernization/Energy Upg.	2030	1
311	246055	4116 BROWNDEER	Modernization/Energy Upg.	2030	1
311	246056	4120 HAZELRIDGE	Modernization/Energy Upg.	2030	1
311	246057	6517 CAPRICORN	Modernization/Energy Upg.	2030	1
311	246058	2328 REDDON CIRCLE	Modernization/Energy Upg.	2030	1
311	246059	1721 VILLA VISTA WAY	Modernization/Energy Upg.	2030	1
311	246060	9305 Dancing Daffodil	Modernization/Energy Upg.	2030	1
311	246061	4540 ARROWROOT AVE	Modernization/Energy Upg.	2030	1
311	246062	1313 LUCIA DRIVE	Modernization/Energy Upg.	2030	1
311	246063	4009 BROADRIVER	Modernization/Energy Upg.	2030	1
311	246064	6329 CARMEN BLVD	Modernization/Energy Upg.	2030	1
311	246065	2213 WILHELMINA	Modernization/Energy Upg.	2030	1
311	246066	8249 WILLETA AVE	Modernization/Energy Upg.	2030	1
311	246067	8004 MOUNT ROYAL COURT	Modernization/Energy Upg.	2030	1
311	246068	4233 TIMPANI DRIVE	Modernization/Energy Upg.	2030	1
311	246069	1437 BLUSHING BRIDE ST	Modernization/Energy Upg.	2030	1
311	246070	4056 HAZELRIDGE	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

311	246071	416 SARAJANE LANE	Modernization/Energy Upg.	2030	1
311	246072	628 THRUSH DRIVE	Modernization/Energy Upg.	2030	1
311	246073	9161 SPARKLEWOOD	Modernization/Energy Upg.	2030	1
311	246074	7504 CRYSTAL ISLE WAY	Modernization/Energy Upg.	2030	1
311	246075	7209 LONESOME CIRCLE	Modernization/Energy Upg.	2030	1
311	246076	3512 GOLDEN PEDAL	Modernization/Energy Upg.	2030	1
311	246077	6596 SOCORRO DRIVE	Modernization/Energy Upg.	2030	1
311	246078	1828 NAVAJO LAKE WAY	Modernization/Energy Upg.	2030	1
311	246079	2713 COFFEE POT COURT	Modernization/Energy Upg.	2030	1
311	246080	6708 PAINTED CANYON COURT	Modernization/Energy Upg.	2030	1
311	246081	1833 VILLA VISTA WAY	Modernization/Energy Upg.	2030	1
311	246082	5428 KETTERING PLACE	Modernization/Energy Upg.	2030	1
311	246083	2820 WHISTLING VINES	Modernization/Energy Upg.	2030	1
311	246084	6368 CANYON DAWN	Modernization/Energy Upg.	2030	1
311	246085	449 WARMSIDE DRIVE	Modernization/Energy Upg.	2030	1
311	246086	4016 COMPASS ROSE WAY	Modernization/Energy Upg.	2030	1
311	246087	2809 WINDSTORM AVE	Modernization/Energy Upg.	2030	1
311	246088	8332 SAN GRAIL CT	Modernization/Energy Upg.	2030	1
311	246089	7417 SAYBROOK POINT DRIVE	Modernization/Energy Upg.	2030	1
311	246090	6700 SHEFFIELD	Modernization/Energy Upg.	2030	1
311	246091	3901 PROCLAMATION PLACE	Modernization/Energy Upg.	2030	1
311	246092	3328 HYANNIS CIR	Modernization/Energy Upg.	2030	1
311	246093	1305 LITTLE DIPPER ST	Modernization/Energy Upg.	2030	1
311	246094	6336 GREYHAWK AVE	Modernization/Energy Upg.	2030	1
311	246095	6604 LEMITAR	Modernization/Energy Upg.	2030	1
311	246097	1300 SunPoint Drive	Modernization/Energy Upg.	2030	1
311	246098	7748 BROTHERS BAY CT	Modernization/Energy Upg.	2030	1
311	246099	1880 ANN GRETA DR	Modernization/Energy Upg.	2030	1
311	246100	6912 DELOREAN CIRCLE	Modernization/Energy Upg.	2030	1
311	246101	6376 VIOLET BLOSSOM DRIVE	Modernization/Energy Upg.	2030	1
311	246102	4404 NARIT DRIVE	Modernization/Energy Upg.	2030	1
311	246103	6825 SHEFFIELD DR	Modernization/Energy Upg.	2030	1
311	246104	7717 PARAKEET AVE	Modernization/Energy Upg.	2030	1
311	246105	6253 SPANISH MOSS	Modernization/Energy Upg.	2030	1
311	246106	208 COCONUT GROVE	Modernization/Energy Upg.	2030	1
311	246107	8440 STAPLETON AVE	Modernization/Energy Upg.	2030	1
311	246108	7820 TOMICH AVE	Modernization/Energy Upg.	2030	1
311	246109	3429 Trilogy Dr	Modernization/Energy Upg.	2030	1
311	246110	1344 WHEATLAND WY	Modernization/Energy Upg.	2030	1
311	246111	7000 CORNFLOWER DR	Modernization/Energy Upg.	2030	1
311	246112	1125 CORAL ISLE	Modernization/Energy Upg.	2030	1
311	246113	1961 COSTELLO	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

311	246114	8200 Carmen	Modernization/Energy Upg.	2030	1
311	246115	7708 VELVET CANYON AVE	Modernization/Energy Upg.	2030	1
311	246116	9304 JUMPIN JUNIPER AVE	Modernization/Energy Upg.	2030	1
311	246117	9352 RED ROSE AVE	Modernization/Energy Upg.	2030	1
311	246118	907 VANTAGE POINT ROAD	Modernization/Energy Upg.	2030	1
311	246119	6732 THEUS CIRCLE	Modernization/Energy Upg.	2030	1
311	246120	6936 MANISTEE COURT	Modernization/Energy Upg.	2030	1
311	246121	1708 Golden Sky Drive	Modernization/Energy Upg.	2030	1
311	246122	3405 MISTY EVENING STREET	Modernization/Energy Upg.	2030	1
311	246123	6609 OUIDA WAY	Modernization/Energy Upg.	2030	1
311	246124	5505 LIVERPOOL	Modernization/Energy Upg.	2030	1
311	246125	4132 GLENFIELD CIRCLE	Modernization/Energy Upg.	2030	1
311	246126	6532 Wild River	Modernization/Energy Upg.	2030	1
311	246127	6217 Caprino Avenue	Modernization/Energy Upg.	2030	1
311	246128	6644 Messenger	Modernization/Energy Upg.	2030	1
311	246129	7137 Village Shore	Modernization/Energy Upg.	2030	1
311	246130	7124 Desert Clover	Modernization/Energy Upg.	2030	1
311	246131	9513 Sweet Sage Avenue	Modernization/Energy Upg.	2030	1
311	246132	4433 MOSSY ROCK COURT	Modernization/Energy Upg.	2030	1
311	246133	1408 DRESDEN DOLL	Modernization/Energy Upg.	2030	1
311	246134	6741 BREMERTON CR	Modernization/Energy Upg.	2030	1
311	246135	4116 Talavera Court	Modernization/Energy Upg.	2030	1
311	246136	4124 TALAVERA COURT	Modernization/Energy Upg.	2030	1
311	246137	5521 CLEARY COURT	Modernization/Energy Upg.	2030	1
311	246138	2020 JADE HILLS COURT	Modernization/Energy Upg.	2030	1
311	246139	6220 LA MADRE WAY	Modernization/Energy Upg.	2030	1
311	246140	1201 RAINBOW MEADOWS DRIV	Modernization/Energy Upg.	2030	1
311	246141	5320 RANCHER AVENUE	Modernization/Energy Upg.	2030	1
311	246142	9512 Fox Forest Ave	Modernization/Energy Upg.	2030	1
311	246143	532 RIVER BED STREET	Modernization/Energy Upg.	2030	1
311	246144	5101 YELLOW DAWN	Modernization/Energy Upg.	2030	1
311	246145	6568 SWEETZER WAY	Modernization/Energy Upg.	2030	1
311	246146	7005 BALLROOM COURT	Modernization/Energy Upg.	2030	1
311	246147	5708 ROYAL CASTLE LANE	Modernization/Energy Upg.	2030	1
311	246148	7257 CREST PEAK AVENUE	Modernization/Energy Upg.	2030	1
311	246149	5701 GRAND ENTRIES DRIVE	Modernization/Energy Upg.	2030	1
311	246150	8524 LAST POINT AVENUE	Modernization/Energy Upg.	2030	1
311	246151	6600 WOODSWORTH AVENUE	Modernization/Energy Upg.	2030	1
311	246152	8133 HYDRA LANE	Modernization/Energy Upg.	2030	1
311	246153	6653 PROSPECT CLAIM COURT	Modernization/Energy Upg.	2030	1
311	246154	4521 Soda Ash Ave	Modernization/Energy Upg.	2030	1
311	246155	4572 MORNING JEWEL AVENUE	Modernization/Energy Upg.	2030	1

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

311	246156	1236 LUCKY GOLD COURT	Modernization/Energy Upg.	2030	1
					155
311	247001	2712 RISING LEGEND WAY	Modernization/Energy Upg.	2030	1
311	247002	2349 HEATHER MEADOWS COURT	Modernization/Energy Upg.	2030	1
311	247003	1425 HELEN BELLE DRIVE	Modernization/Energy Upg.	2030	1
311	247004	740 CONCRETE COURT	Modernization/Energy Upg.	2030	1
311	247005	4801 LINKWOOD DRIVE	Modernization/Energy Upg.	2030	1
311	247006	4568 ROSS AVE	Modernization/Energy Upg.	2030	1
311	247007	4420 BRISTOL MANOR DR	Modernization/Energy Upg.	2030	1
					7
					386

Demolition and Disposition: As a result of the Authority’s extensive redevelopment activities, several of the Authority’s family developments are included as considerations for demolition and/or disposition. It is not expected that all developments be demolished or disposed of, however, revitalization efforts continue to increase and any of all remaining family developments may be considered during the fiscal year. Please refer to Section 10 for the proposed group of properties scheduled for demolition. Landsman Gardens – NV018013003 has been disposed as part of the Rental Assistance Demonstration (RAD) Program process. Vera Johnson B – NV018002314 to be disposed as part of the RAD Program process.

Designation of Housing for Elderly and Disabled Families: Currently, Harry Levy Gardens (NV-208), James Downs Towers (NV 2-12), Espinoza Terrace (NV 13-02) Perry Plaza (NV18-21), Rose Gardens (NV18-20) and Arthur Sartini Plaza (NV 2-21) are covered under an existing Allocation Plan as designated for the elderly only. The Authority plans to proceed with the designation of Arthur Sartini Annex (a portion of NV 2-46) as elderly only. We are still awaiting vouchers for Sartini Annex. The SNRHA will apply for these vouchers when the Notice of Funding Availability (NOFA) is posted. Additionally, on January 8th, 2014, the SNRHA received approval for Marion Bennett Plaza to consist of 16 units to be designated for Elderly and the remaining 49 units to be designated as Mixed Population.

Conversion of Public Housing: SNRHA anticipates targeting certain Public Housing developments that are up to 60 units to include but not limited to the following: Villa Capri; Sartini Plaza Annex; Hullum Homes and Aida Brents.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

Under an innovative new program called Rental Assistance Demonstration (RAD), the U.S. Department of Housing and Urban Development (HUD) is allowing housing authorities to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources, including tax-exempt bonds supported by project-based rental assistance, Federal Low-Income Housing Tax Credits and Public Housing Capital Funds (CFP) including Replacement Housing Factor (RHF) Funds

On January 25, 2013 the SHNRA received approval from HUD for the conversion of assistance of 100 public housing units at Development No. NV018013003, Al Landsman Gardens (portion of AMP 317).

Project Description

Landsman Gardens (AMP 317)

750 Major Street, Henderson, NV 89015

APN# 179-17-503-001 and 003 (11.11 acres)

Under the RAD Program, Landsman Gardens entails the acquisition / rehabilitation of an existing 100-unit low income family development located in Henderson, NV. The property was constructed in 1971 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNRHA).

The goals of the rehabilitation include:

- To remove harmful asbestos in drywall, ceilings and floor mastic and to address major capital items in order to preserve this important housing asset for the Las Vegas Valley for a minimum of 40 additional years;
- To bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;
- To meet and/or exceed energy conservation requirements as detailed in Section 14 of the 2012 Nevada Housing Division Qualified Allocation Plan, and to lower future utility costs for the tenants and the owner; this will include new vinyl dual pane windows, new exterior doors, additional furring, insulation and duct work, and the addition of gas-fired tank-less hot water heaters;
- To increase site security and “defensible space” through landscaping, improved site lighting and security cameras;
- To reduce water consumption through the replacement of some lawn areas with low-maintenance rock and desert landscaping and the addition of low-flow faucets and commodes; and,
- To address remaining site accessibility deficiencies as identified in the physical needs assessment and annual property accessibility audits

Landsman Gardens opened in 1971 as the first family housing development of the former Clark County Housing Authority. The site is named in honor of Albert M. Landsman, former Board Chairman.

The development consists of 37 one-story cmu and wood-frame buildings on an 11.11-acre site. The unit mix, in 35 residential buildings, is as follows:

No. of Units	Type	SF
30	2 Bedroom/1 Bathroom	756 SF
34	3 Bedroom/1 Bathroom	1,200 SF
26	4 Bedroom/1 Bathroom	1,250 SF
10	5 Bedroom/1 Bathroom	1,500 SF
100		110,980 SF

The units are arranged in buildings of 2 to 8 units along a series of private streets and cul-de-sacs entered by way of North Major Avenue, East Burkholder Boulevard and Palo Verde Drive. Each unit has convenient front driveway and on-street parking within a short distance of its front door. The property contains 175 parking spaces.

Landsman Gardens contains two community buildings, a 4,543 SF community center and management and maintenance office and a 2,000 SF Learning Center at the center of the campus. As part of the redevelopment, SNRHA plans to work with the Clark County School District and Communities in Schools Nevada to expand its successful Project REACH program to the Learning Center on the Landsman site.

Development Team

Developer: Southern Nevada Regional Housing Authority and its non-profit affiliate, Affordable Housing Programs, Inc.
Consultant: EJP Consulting Group, LLC and Praxis Consulting Group, LLC
General Contractor: B&H Construction, Inc.
Property Manager: Horizon Management-Las Vegas
Architect: RAFI Architecture

Landsman Gardens will be owned by a new sole purpose entity, Landsman Family, LLC, a Nevada limited liability company. The 0.01% Managing Member of the LLC will be Landsman Family Manager, LLC, also a Nevada limited liability company. Affordable Housing Programs, Inc. (AHP, Inc.), the non-profit instrumentality of SNRHA, will be the sole manager of the Manager LLC. SNRHA and AHP, Inc. will act as co-developer to the ownership LLC.

Project Financing

The project financing for Landsman Gardens includes tax-exempt bonds issued through the Nevada Housing Division and insured under the HUD 221(d)(4) mortgage guarantee program, equity from the sale of non-competitive 4% Low Income Housing Tax Credits and Public Housing Capital Funds (FY2011-FY2014) and Replacement Housing Factor funds (FY2011-FY2014) from SNRHA.

The Rental Assistance Demonstration (RAD), allows housing authorities to convert public housing into subsidized housing with a project-based rental assistance contract. The rental assistance contract—15 years with an option to renew for another 15 years under the Project-Based Voucher approach—will allow SNRHA to borrow funds to cover a portion of the redevelopment effort. The RAD contract rent will be the lesser of 110% of Fair Market Rent less Utility Allowance or \$717 per unit per month.

Clark County, NV unfortunately lost its HUD Difficult Development Areas (DDA) status for 2013. In order to lock in the 130% boost in tax credit eligible basis allowed under the 2012 Clark County DDA, SNRHA submitted a complete Multi-Family Bond Application to the Nevada Housing Division by December 15, 2012. As long as the tax exempt bonds are issued within 365 days of application, the DDA status is preserved.

Estimated Project Schedule

RAD Application	December 2012
NHD Bond Application	December 2012
Contractor Approval	May 2013
Financial Closing	December 2013 (actual)
Construction Start	December 2013 (actual)

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

Construction Completion December 2014
Full Occupancy March 2015

Homeownership Activities: The SNRHA Homeownership activities are included.

Community Service and Self-Sufficiency: The SNRHA policy for Community Service and the Sufficiency Plan is included.

Safety and Crime Prevention: Since the FFY 2002 Appropriations Bill does not include Public Housing Drug Elimination Program Funding; there are no changes to Safety and Crime Prevention.

Pet Ownership: No Changes.

Civil Rights Certification: This section includes the required certification.

Annual Audit: This section includes the Southern Nevada Regional Housing Authority's FY2013 Annual Audit.

Asset Management Plan: SNRHA's has submitted an AMP reorganization request to the San Francisco HUD office on March 31st. See TAB 19.

Statements and Certifications: Required statements and certifications are included in this section.

HUD Template: A copy of the Annual Agency Plan Template HUD Form 50075 supports this Annual Plan and is to be transmitted to HUD by the required due date. This is supplemented by the electronic copies of the capital and replacement housing budgets in their respective sections of this Annual Plan.

Annual Plan Table of Contents

The following is the table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	11
1. Eligibility, Selection and Admissions	14
2. Financial Resources	18
3. Rent Determination Policies	20
4. Operations and Management	21
5. Grievance Procedures	22
6. Designation of Housing	22
7. Community Service Programs and Self-Sufficiency	23
8. Safety and Crime Prevention	25
9. Pets Ownership	26
10. Civil Rights Certification included with PHA Plan Certifications)	26
11. Fiscal Year	26
12. Asset Management	26
13. Violence Against Women Act (VAWA)	27

Attachments

Required attachments are provided as required under Section 11.0 of this document.

Supporting Documents Available for Review

The following table indicates documents available for review upon request:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		& Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

PHA Plan Elements (24CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

Public Housing

Eligibility

- a. SNRHA verifies eligibility for admission to public housing as follows:
 - SNRHA pulls applicants from its waiting list based on historical data relating to the number of future vacancies and percentage of withdrawn applicants that are pulled to ensure an adequate pool of certified eligible applicants are always available for units as they become vacant and available. When applicants are pulled, all verification of preferences and other eligibility requirements are completed as well as a full application
- b. SNRHA uses the following non-income (screening) factors to establish eligibility for admission to public housing
 - Criminal or Drug-related activity
 - Requesting criminal records from FBI, local law and State law enforcement agencies for screening purposes.
 - Rental history
- c. SNRHA checks to ensure no bad debt is owed to any other housing authority, by use of the EIV System:
 - Reviewing for current housing assistance and/or past terminations of assistance or debts owed.

(ii) Waiting List Organization

SNRHA uses the following methods to organize its public housing waiting list Community-wide list

- Site-based waiting lists for designated communities through centralized system as described in the ACOP
- b. Interested persons may apply for admission to public housing at the following location:
- PHA main administrative offices or by downloading an application from its website and mailing in the application.
- c. SNRHA plans to operate up to five (5) site-based waiting lists in the coming year. All of the site-based wait lists were previously HUD approved. Families may be on all open lists for which they qualify.
- d. Interested persons may obtain more information about and sign up to be on the site-based waiting lists at the following location:
- PHA main administrative offices

(iii) Assignment

Applicants ordinarily are given two vacant unit choices before they are withdrawn from the wait list. The exception to this policy would be if the applicant was offered an incorrect unit for their needs or in the case of a reasonable accommodations request.

(iv) Admissions Preferences

Income targeting:

- SNRHA plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30%.

b. Transfer policies:

Transfers take precedence over new admissions in the following instances:

- Emergencies (including VAWA)
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work, community safety)

c. Preferences

SNRHA have established the following preferences for admission to public housing (other than date and time of application):

Former Federal preferences:

- Federally declared disasters

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Other preference(s) (list below)
- Disabled Veteran
- Family of a deceased veteran
- Homeless Referral preference

The SNRHA does use income targeting preferences for unit offers.

(v) Occupancy

- a. Applicants and residents can use the following reference materials to obtain information about the rules of occupancy of public housing:
 - The PHA-resident lease
 - The PHA's Admissions and Continued Occupancy policy
 - PHA briefing seminars or written materials
- b. Residents must notify the SNRHA of changes in family composition in the following circumstance:
 - In writing within 10 calendar days, anytime a change in income or family composition occurs.

(vi) Deconcentration and Income Mixing

- a. The SNRHA conducted an analysis of its family (general occupancy) developments to determine concentrations of poverty to indicate the need for measures to promote deconcentration of poverty or income mixing.
- b. The SNRHA adopted the following changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing:

Did the SNRHA adopted the following changes to other policies based on the results of the required analysis the need for deconcentration of poverty and income mixing? **YES**

If the answer to c was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
- f. Based on the results of the required analysis, the SNRHA will make special efforts to attract or retain higher-income families in the following developments:
 - Sherman Gardens NV 2-14
 - Villa Capri NV 2-15
 - Marble Manor Annex NV 2-03b
 - Vera Johnson –B NV 2-22b
 - Vera Johnson Manor –A NV 2-22a
 - Hampton Court NV 1305

- Hullum Homes NV 1307
- Biegger Estates NV 1308
- Jones Gardens NV 1310

g. Based on the results of the required analysis, SNRHA will make special efforts to assure access for lower-income families for the following developments:

- NV 2-14, NV 2-15, NV 2-03b, NV2-22a&b, NV135, NV 1307, NV 1308, NV 1310

B. Housing Choice Voucher (HCV)

Exemptions: PHAs that do not administer HCV are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

Eligibility

SNRHA conducts screening to determine criminal and drug-related activity, more extensively than required by law or regulations.

SNRHA request criminal records from local law enforcement agencies for screening purposes. This includes FBI access from the FBI for screening purposes.

SNRHA shall provide the current address and if known prior address and landlord.

Project-Based Voucher Program. After one year participants are eligible to receive a tenant based voucher “if” funding is available and they have given a proper (60 days) notice to their manager and have no pending evictions for unpaid debts.

Applications for admissions are done through the PHA’s Main office via telephone.

(ii) Search Time

SNRHA will give extensions on standard 60-day period to search for a unit, in the event the applicant can demonstrate an effort to find housing at the discretion of the PHA and as a reasonable accommodation for disabled applicants. Additionally, SNRHA shall issue vouchers to disabled participants for 90 days for their initial search. The SNRHA may extend an additional 30 days as a reasonable accommodation.

Income targeting

- SNRHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income

Preferences

SNRHA have established preferences for admission to section 8 tenant-based assistance. The weighted value is in the order listed with none having equal weights.

Former Federal preferences

Federally declared disasters

- Foster youth aging out of the foster care system
- FUP/VASH referrals

The SNRHA does employ admissions preferences in the following order of priority. None have equal weight:

- Involuntary Displacement –Federally declared disasters
- Foster Youth Aging Out of the Foster Care System –limited to 10 per year
- Family Unification referrals
- Working preference which includes elderly and disabled and those applicants enrolled in a training program.
- Veteran Preferences
- Resident Preferences

Among applicants on the waiting list with equal preference status, they are then selected by date and time of their applications.

SNRHA does employ preferences for residents who live and/or work in the jurisdiction and it has been approved by HUD.

Relationship of preferences to income targeting requirements: This is not applicable.

(iii) Special Purpose Section 8 Assistance Programs

The documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained within the Section 8 Administrative Plan and HCV Briefing Packets

The SNRHA announces the availability of any special funding using public notices in all local newspapers as well as via faxes to organizations that service low-income families, including seniors and disabled.

C. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

Payment Standards

Describe the voucher payment standards and policies.

The SNRHA's payment standards are at 100% of FMR.

If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) Not applicable

If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) Not applicable

SNRHA reviews Payment Standards annually.

The SNRHA consider in its assessment of the adequacy of its payment standard by reviewing both success rates of assisted families and rent burdens of assisted families.

(ii) **Minimum Rent**

The SNRHA minimal rent is established at \$50.00 and has not established any hardship rents.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2011)		
a) Public Housing Operating Fund	\$12,805,986	Estimated for 2014
b) Public Housing Capital Fund	\$3,497,989	2014 Allocation
b.1) RHF – First 5-YR Increment	\$410,238	2014 Allocation
b.2) RHF – Second 5-YR Increment	\$170,192	2014 Allocation
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$98,603,081	Estimated for 2014
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$702,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
FFY 13 – CFP NV39P018501-13	\$3,666,347	PH CFP
FFY 13 – CFP NV39R018501-13	\$550,485	CFP RHF-1 st 5YR Increment.
FFY 13 – CFP NV39R018502-13	\$186,504	CFP RHF-2 nd 5YR Increment.
FFY 12 – CFP NV39P018501-12	\$3,745,945	PH CFP
FFY 12 – CFP NV39R018501-12	\$499,413	CFP RHF-1 st 5YR Increment.
FFY 12 – CFP NV39R018502-12	\$189,875	CFP RHF-2 nd 5YR Increment.
FFY 11 – CFP NV39P018501-11	\$4,243,634	PH CFP
FFY 11 – CFP NV39R018501-11	\$384,498	CFP RHF-1 st 5YR Increment.
FFY 11 – CFP NV39R018502-11	\$210,683	CFP RHF-2 nd 5YR Increment.
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$5,387,916	
4. Other income (list below)		
Interest on general fund investments	\$64,750	
Non-dwelling rental income	\$0	
Other Income	\$405,497	
Management Fee (internal)	\$5,645,150	
5. Non-federal sources (list below)		
Homeownership Proceeds (as of 09/30/2013)	\$4,306,060	Homeownership to be used for new development pending HUD approval
Disposition Proceeds	\$3,938,616	Proceed from sale of PHA units to be used for new development of PHA units pending HUD approval
Total Resources	\$149,614,859	Operations, Resident Programs and Capital needs and Replacement Housing

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Public Housing

Income Based Rent Policies

The SNRHA has the following income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions:

- SNRHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

Minimum Rent

- The SNRHA has set the minimum rent at \$50.00 and have not adopted any discretionary minimum rent hardship exemption policies.

Rents set at less than 30% than adjusted income

- The SNRHA does not plan to change rents at a fixed amount or percentage less than 30% of adjusted income, or have ceiling rents.

The SNRHA does not have nor plan to have ceiling rents.

Rent re-determinations:

- SNRHA requires tenants to report changes in income or family composition, between income reexaminations, anytime the family experiences an income increase, such that the changes result in an adjustment to rent.

The SNRHA does not plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

(ii) Flat Rents

The SNRHA uses the following sources, to establish comparability, in setting the market-based flat rents:

- An amount no less than 80% of the applicable FMR established under 8 (c) of the U.S. Housing Act of 1937, in accordance with HUD Notice PIH 2014-07.

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

PHA Management Structure

An organization chart showing the PHA’s management structure and organization is attached.

B. HUD Programs under PHA Management

The following is a list of Federal Programs administered by SNRHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2702	3%
Section 8 Vouchers	10,164	Est. 1%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

The following is a list of our public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(i) **Public Housing Maintenance and Management:**

- Admissions and Continued Occupancy Policy
- Emergency Maintenance Policy
- Additionally, SNRHA has a monthly pest control program to prevent and address any pest control infestations SNRHA addresses bed bug issues aggressively through the use of multiple remedies, including chemical and heat treatments.

(ii) **Section 8 Management:**

- Administrative Plan

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

A. Public Housing

- (i) The SNRHA has not established written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?
- (ii) Residents or applicants to public housing may contact the following offices, to initiate the PHA grievance process:
- PHA main administrative offices
 - PHA development management offices

B. Section 8 Tenant-Based Assistance

- (i) The SNRHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.
- (ii) Families are to submit their request for informal reviews or hearings to the SNRHA's Main Office.

6. Designated Housing

A. Designated Housing for Elderly and Disabled Families.

With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. On January 8, 2014, SNRHA received notice of approval of Marion Bennett Plaza (NV0180002316) to include designation of 16 units for Elderly and the remaining 49 units for Mixed Population occupancy.

B Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities for Elderly Families and Families with Disabilities

- (i) The SNRHA has designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.) On January 8, 2014, SNRHA received notice of approval of Marion Bennett Plaza (NV0180002316) to include designation of 16 units for Elderly and the remaining 49 units for Mixed Population occupancy.
- (ii) Activity Description: The SNRHA has provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity description table below.

7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing**).

A. PHA Coordination with the Welfare (TANF) Agency

(i) Cooperative agreements:

The SNRHA will be entering into a cooperative agreement with the TANF Agency, to share information and/or target supportive services.

(ii) The SNRHA have coordinated the following efforts with the TANF agency:

- a. Information sharing regarding mutual clients (for rent determinations and otherwise)

B. Services and programs offered to residents and participants

(i). Self-Sufficiency Policies

The SNRHA employs the following policies, to enhance the economic and social self-sufficiency of assisted families:

- a. Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- b. reference/eligibility for public housing homeownership option participation
- c. Preference in requesting transfer to Honolulu Street Family Development

(ii) Economic and Social self-sufficiency programs

SNRHA coordinates, promotes and provides the following programs to enhance the economic and social self sufficiency of residents:

Services and Programs				
Program Name & Description (including location, if appropriate)	Est. Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (PH or HCV participant s or both)
IDEA Homeownership Program	120	FSS Program	Development/open recruitment	BOTH
WISH Homeownership Program	3	FSS Program	Development/open recruitment	BOTH
Transportation	180	As requested	Individual developments	PH
Career Skills Training	420	Recruitment	Service Coordinator	PH
Clothes Closet – to provide clothes for participants scheduled for job interviews	180	As requested	FSS Coordinators	BOTH
Continuing Education	55	As requested	FSS Program referral	BOTH
Debt Management	150	As requested	FSS Program referral	BOTH
Utility/Rental Assistance	200	As requested	FSS Program referral	Local Residents
Early Education Services/Online High School Classes	126	As requested	Individual Developments	PH
Pro Bono Legal Services	15	As requested	Senior Law/Nevada Legal Services/Clark County Pro Bono/State Bar of NV Lawyers	BOTH
Health Services				

(iii) **Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of 4/1/2014)
Public Housing	346	190
Section 8	190	375

SNRHA has outlined in the most recent FSS Action Plan steps to achieve at least the minimum program size.

C. Welfare Benefit Reductions

- (i) SNRHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

<p>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</p>

- 8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

A. Need for measures to ensure the safety of public housing residents

- (i) The SNRHA has the need for measures to ensure the safety of public housing residents for the following reasons:
- a. High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - b. People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- (ii) The PHA used the following information to determine the need for actions to improve safety of residents:
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Resident reports
 - Police reports
 - Daily Activity Reports provided by contracted on site security
- (iii). The following developments are most affected:
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson 'B' and Biegger Estates.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

- (i). The SNRHA has undertaken or plans to undertake the following crime prevention activities:
- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Crime Prevention Through Environmental Design
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - Coordination efforts with other multi-family complexes to share information regarding evicted tenants
 - Safe Village Initiative at Sherman Garden Annex
 - Certification of staff in the Crime Free Communities protocol
- (ii). The following developments are most affected:
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson 'B' and Biegger Estates

C. Coordination between PHA and the police

- (i). The SNRHA have the following coordination efforts between and the appropriate police precincts for carrying out crime prevention measures and activities:
- Police provide crime data to housing authority staff for analysis and action
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
- (ii). The following developments are most affected? (list below)
Sherman Gardens, Villa Capri, Sherman Gardens Annex, Marble Manor, Vera Johnson 'B' and Biegger Estates

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

The SNRHA has implemented a policy regarding the ownership of pets in the public housing developments. The policy outlines deposits, acceptable size and weight and number of pets per household. The policy also provides for those residents who have animals as a result of a Reasonable Accommodations based on handicap or disability.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11. **Fiscal Year Audit.** SNRHA's most recent fiscal year audit is attached.
SNRHA is required to have an audit conducted under section (h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)) submitted to HUD. There was no audit conducted for the new SNRHA.

- 12. Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

SNRHA is engaging in activities that will contribute to the long-term asset management of its public housing stock, including planning for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs. Examples of these activities include:

- Development-based accounting
- Generally maintenance activities are decentralized

SNRHA have included descriptions of asset management activities in the **optional** Public Housing Asset Management Table.

- 13. Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

SNRHA have formed a partnership with Heads Up Wellness and Guidance Center of Nevada to provide counseling services for residents of public housing. Residents are referred once Management is aware of any type of domestic violence occurring in the household. Residents are also informed, at time of lease up, of the counseling services available through Heads Up.

14. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

- (i) Please indicate if the SNRHA receive any comments on the PHA Plan from the Resident Advisory Board/s? (Yes or No)
- (ii) If yes, the comments are: (if comments were received, the PHA **MUST** indicate) Attached at Attachment (File name) PHA to provide the following info Pending or received letter of support of the update from the Resident Advisory Board. (PHA to indicate if any suggested changes were received).
- (iii). In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
 - List changes below:
 - Other: (list below)

B. Description of Election process for Residents on the PHA Board

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

- (i) The SNRHA do not meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937.

The resident who serves on the SNRHA Board was not elected by the residents. The resident was selected by using the following election process:

- Notices of interest are sent out to all tenants of public housing and participants of Section 8.
- There are interviews of all interested candidates are conducted first by the Resident Advisory Board.
- The final list is then submitted to the Mayor of the City of Las Vegas who conducts his/her interviews and makes the appointment. (see Tab 7)

Eligible candidates are any head of household receiving PHA assistance.

C. Statement of Consistency with the Consolidated Plan

- (i). SNRHA Consolidated Plan jurisdiction is City of Las Vegas, City of North Las Vegas, Clark County, and City of Henderson
- (ii) SNRHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- (iii) The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) (Insert letter from the City)

6.0 PHA Plan Update (cont.)

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Changes to the Administrative Plan as of 03/25/14 Proposed Changes from 2013 to 2014 are in bold and underlined			
Chapter	Page	New or Removed	Summary of Change or Addition
All	Many	Clarified	Clarified “day” to either “ <u>business</u> day”, or “calendar day”. Eliminated the additional term of “working day”.

Changes to the Administrative Plan as of 03/25/14 Proposed Changes from 2013 to 2014 are in bold and underlined			
Chapter	Page	New or Removed	Summary of Change or Addition
4	4-8	Added	“All persons who wish to apply for any of SNRHA’s programs must submit a pre-application via telephone or written format or as advised in SNRHA’s public notice. ”
5	5-5	Changed	Under: Absence Due to Incarceration: changed three (3) consecutive months to: “90 calendar days”
7	7-14	Added	“The participant must submit a court awarded guardianship within 365 calendar days of when the SNRHA guardianship form was executed.”
	7-18	Deleted	“Request for extensions must be submitted within 15 calendar days from the expiration date.”
8	8-6	Deleted	“If an owner fails to correct life threatening conditions as required by SNRHA, the Housing Assistance Payment will be abated and the (HAP) contract will be terminated.
	8-9	Added	Under Special Inspections, added: “Non-HQS inspections can be done without a prior notice for fraud.”
		Added	Under Special Inspections, “SNRHA will inspect only the items that were reported, but if the Inspector notices additional deficiencies that would cause the unit to fail HQS the deficiency(ies) will be documented and the responsible party will be required to make the necessary repairs within established timeframes. ”
	8-10	Added	Under Notice and Scheduling, SNRHA Policy, added: “Notice shall not be provided for fraud investigations.”
	8-13	Added	Under Special Inspections, SNRHA Policy, added: “Non-HQS Special Inspections may be scheduled without notice to verify fraudulent activities and/or other occupancy complaints.”
	8-15	Changed	Under HAP Abatement, SNRHA Policy changed: “SNHRA will make all HAP abatements effective 30 days from the date of the first second default notice...”
	8-15	Removed	Under HAP Contract Termination, SNRHA Policy, removed: “SNRHA may rescind the termination notice if 1) the family still resides in the unit and wishes to remain in the unit and 2) the unit passes inspection. Reasonable notice of HAP contract termination by SNRHA is 30 days.”

Changes to the Administrative Plan <u>as of 03/25/14</u> Proposed Changes from 2013 to 2014 are in bold and underlined			
Chapter	Page	New or Removed	Summary of Change or Addition
9	9-2	Deleted and Added	Under Requesting Tenancy Approval, The owner and the family must submit all documents to SNRHA... added: <ul style="list-style-type: none"> • “Copy of the proposed lease (signed by both parties with no effective date) including the HUD prescribed Tenancy Addendum – Form HUD-52641-A <u>including any addendum regarding utilities.</u>” • W9 Form for legal owner (<u>must include additional W-9 for payee, if other than owner</u>) • Direct Deposit Form- <u>with voided check (must be pre-printed from bank or a statement from bank with business logo and information)</u> • <u>Current Business License</u> • <u>Trust documents, if applicable to identify trustee band assigned tax ID.</u>
	9-3	Added	Under SNRHA Policy, added: <u>and/or failure to include comparable unassisted unit information</u>)
	9-9	Added	Under SNRHA Review of Lease, SNRHA Policy, added: <u>“Possession shall be defined as having keys or access to keys (i.e. via a lock box) which must be a written statement by both parties.”</u>
	9-9	Added	Under SNRHA Policy... SNRHA will not review the owner’s lease for compliance with state/local law but shall review to ensure the lease matches the RFTA... added, <u>“and is in compliance with the HAP contract which requires content for appliances and utilities.”</u>
	9-11	Added	Under SNRHA Policy, added: <u>“SNRHA shall accept electronic signatures on HAP contracts and transfer of ownership/management documents.”</u>
10	10-13	Deleted And Added	Under SNRHA Policy: “<u>Within 10 business days after a portable family leases,</u>” SNRHA will notify the initial PHA whether it intends to bill the receiving PHA on behalf of the portable family or absorb the family into its own program. <u>SNRHA will absorb all incoming FSS Portability Participants, if funding is available (See Chapter 18 – Family Self Sufficiency).”</u>
12	12-13	Added	Under “Probation and Parole”: Added: <u>“SNRHA may elect not to terminate or deny assistance to a family who is currently under the following types of court probations, commonly called: Bench Probation, Summary Probation, Conditional Probation, or Informal Probation; as long as the family member produces verifiable evidence that:</u>

Changes to the Administrative Plan as of 03/25/14 Proposed Changes from 2013 to 2014 are in bold and underlined			
Chapter	Page	New or Removed	Summary of Change or Addition
			<ul style="list-style-type: none"> • <u>He/She has successfully completed all court ordered obligations.</u>
	12-13	Added	Under "Other Felony Criminal Convictions/Last Arrest", added: " <u>“(including prior SNRHA clients who ported out and leased with the receiving PHA)”</u> "
13	13-9	Added	The owner has not paid state or local real estate <u>taxes and/or business fees, fines,</u> or assessment.
14	14-18	Added	Hearings - Under SNRHA Policy... added, "The family will be allowed to obtain a copy of any <u>family</u> documents related to the hearing at a cost of \$.25 per page after the first 25 pages. <u>If a third party requests the documents, they must pay \$.25 per page starting with the first page and have a written release of information signed by the participant.</u> "
	14-33	Added	Under: Copies of Documents Cost: added: " <u>The family shall be allowed to obtain a copy of any documents in their file at a cost of \$.25 per page after the first 25 pages. If a third party requests the documents, they must pay \$.25 per page starting with the first page and have a written release of information signed by the participant. Request for copies of documents must be submitted in writing and SNRHA will have four (4) business days to process the request. Documents must be picked up within (3) days of the date they are completed and shall not be given out prior to payment. Payments must be made via a money order or cashier's check; or if from a legal representative, a check from the company shall be acceptable.</u> "
15	15-16	Added	Under: Down Payment Requirements, added: "...of which <u>one (1)</u> percent must be from the participant personal resources."
	15-16	Added	Under: Financial Requirements: " <u>The participant must submit a mortgage approval letter.</u> "
16	16-3	Added	Under: Investigation Errors and Program Abuse, added: " <u>“SNRHA will investigate using Non-HQS inspections form to document unauthorized person living in assisted units and participants that have skipped.”</u> "
	16-9	Added	<u>“SNRHA shall encourage its collection agency to place liens on properties for owners for owe debts that have not been paid after notice from SNRHA in compliance with Nevada laws.”</u>
18	18-8	Added	<u>“SNRHA Policy SNRHA will absorb all incoming FSS Portability Participants, if funding is available.”</u>

Changes to the Administrative Plan as of 03/25/14 Proposed Changes from 2013 to 2014 are in bold and underlined			
Chapter	Page	New or Removed	Summary of Change or Addition
	18-12	Added	Under: Contract Extension for Good Cause, added: "Only one (1) extension shall be granted per participant and it shall be up to 24 months. "
	18-16	Added	Under, Expiration of the Contract Term, and any extension Thereof, added: " <u>The family may reapply by completing an interest form after 12 months from the withdrawal or termination date.</u> "
Addendum F "Ethics Policy"	F-1 and F-4	Changed	Changed \$25.00 to \$50.00 as follows: "gift having value in excess of \$50.00..."
	F-4 and F-5	Added	Added "and/or Commissioner" on ten (10) statements: "No former employee <u>and/or Commissioner</u> of SNRHA shall..."

Changes to the Admissions and Continued Occupancy Policy ACOP <u>Changes from 2013 to 2014</u>			
Chapter	Page	New or Removed	Summary of Change or Addition
<u>Cover</u>	<u>Cover</u>	<u>REMOVE "2013"</u> <u>ADD "2014"</u>	<u>2013</u> <u>2014</u>
Cover	Cover	<u>Remove – March 2013</u> <u>Add – April 2014</u>	<u>March 2013</u> <u>April 2014</u>
TOC	TOC	<u>Adjust Table of Contents to reflect changes due to pagination changes</u>	
01	1-4	<u>Add – gender identity</u>	<u>Gender identity</u>
01	1-1 to 1-22	<u>Remove 4-2013</u> <u>Add 4-2014</u>	<u>Correct foot to indicate correct annual update.</u>
02	2-8	<u>Add – or involuntarily</u>	<u>Add involuntarily to the verification of former participants in any rental assistance program.</u>
02	2-17	<u>Add – any type of</u>	<u>Adding clarification that SNRHA does not make distinctions between types of probations included in the policy.</u>

Changes to the Admissions and Continued Occupancy Policy ACOP <u>Changes from 2013 to 2014</u>			
Chapter	Page	New or Removed	Summary of Change or Addition
02	2-18	<u>Remove – Felony</u>	<u>Felony removed as it conflicts with the subsequent policy statements.</u>
02	2-22	<u>Remove – Grand Larceny</u> <u>Add – Home Invasion</u>	<u>Grand Larceny removed as it is already listed in the previous section under 5 year Bar.</u> <u>Home Invasion added as it represents violent criminal activity with increased potential for physical harm.</u>
02	2-23	<u>Add – (first and second offense)</u>	<u>To differentiate between this and reference made on page 2-21 to third and fourth offenses.</u>
02	2-23	<u>Add – or parole</u>	<u>Previously eliminated in error.</u>
02	2-23	<u>Add – regardless of the type of probation imposed.</u>	<u>Adding clarification that SNRHA does not make distinctions between types of probations included in the policy.</u>
02	2-23	<u>Remove – Felony</u>	<u>Felony removed as it conflicts with the subsequent policy statements.</u>
02	2-27 to 2-30	<u>Correct page number</u>	<u>Incorrect page numbers need to be corrected</u>
03	3-1	<u>Add – Pre-application and required attachments are available on the SNRHA website.</u>	<u>Added to clarify the availability of required forms.</u>
03	3-1	<u>Add – on line</u>	<u>Added in anticipation of the availability of on line application intake in the coming fiscal year.</u>
03	3-2	<u>Remove – Applications for site based Waiting Lists may be made at the Site, on line, or at the Central Administrative Office.</u>	<u>Site based Waiting List are accepted in the same methods as all other Waiting Lists.</u>
03	3-3	<u>Add – that the application has been accepted and the applicant has been added to the corresponding waitlist.</u>	<u>To clarify the status of pre-application acceptance as opposed to eligibility.</u>

Changes to the Admissions and Continued Occupancy Policy ACOP <u>Changes from 2013 to 2014</u>			
Chapter	Page	New or Removed	Summary of Change or Addition
03	3-3	<u>Remove – eligibility</u> <u>Add – acceptance</u>	<u>To clarify status</u>
03	3-4	<u>Add – however these individuals will still be required to sign all required forms within ten calendar days of the date of the interview.</u>	<u>To clarify that adults will not be exempt from the requirements.</u>
03	3-4	<u>Add – one</u>	<u>Identify the number of allowable extensions that will be granted so as not to cause extraordinary delays in file processing.</u>
03	3-1 to 3-5	<u>Correct page numbers</u>	<u>Incorrect page numbers need to be corrected</u>
04	4-1 to 4-13	<u>Remove – Revised April 2013</u> <u>Add – Revised April 2014</u>	<u>Update Revision dates</u>
04	4-2	<u>Remove – Latin American Press</u> <u>Remove – Asian American Times</u>	<u>Budget cuts prohibit advertising in multiple publications having duplicate demographic coverage.</u>
04	4-2	<u>Remove – Clark County</u> <u>Add – Nevada</u>	<u>Correction of Agency Name</u>
04	4-6	<u>Add – dependant</u>	<u>Clarification of household member status at time of application</u>
04	4-7	<u>Remove – Elderly families may apply may apply for designated housing, for non-designated housing, or for “first available housing with a waiver.....”</u>	<u>SNRHA does not have a mechanism to allow any applicant to apply with a waiver. Placement from any waiting list does not affect placement on any other waiting list.</u>
04	4-11	<u>Removed – Site Based Wait Lists</u> <u>Add – Number of Offers</u>	<u>All applicants received two offers on an appropriate unit. This is not limited to Site Based Waiting Lists.</u>
04	4-12	<u>Add – calendar</u>	<u>Clarification of the days allowed.</u>
06	6-17	<u>Remove – the rental value of the unit, as determined by the SNRHA; and is designed so that rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self sufficient through</u>	<u>To be in compliance with the newly published Flat Rent requirements.</u>

Changes to the Admissions and Continued Occupancy Policy ACOP <u>Changes from 2013 to 2014</u>			
Chapter	Page	New or Removed	Summary of Change or Addition
		<u>employment or who have attained a level of self sufficiency through their own efforts.</u> <u>Add – An amount no less than 80% of the applicable FMR established under 8 (c) of the U.S. Housing Act of 1937, in accordance with HUD Notice PIH 2014-7.</u>	
06	6-19	<u>Remove – the reasonable market value of the unit</u> <u>Remove – SNRHA will use rent reasonableness data to establish flat rents for public housing units based on comparable of unassisted units in developments of essentially the same size as public housing developments.</u> <u>Add - An amount no less than 80% of the applicable FMR established under 8 (c) of the U.S. Housing Act of 1937, in accordance with HUD Notice PIH 2014-7.</u>	<u>To be in compliance with the newly published Flat Rent requirements.</u>
07	7-1 to 7-56	<u>Remove – 6-46</u> <u>Add – 7-1 through 7-</u>	<u>Correct page numbers</u>
07	7-1 to 7-56	<u>Remove – Rev. April 2013</u> <u>Add – Rev. April 2014</u>	<u>Correct Revision date</u>
07	7-27	<u>Add - /unit</u>	<u>To distinguish between HCV vouchers and PH units</u>
08	8-1 to 8-12	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
09	9-1 to 9-15	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
10	10-1 to 10-12	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
11	11-1 to 11-28	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
12	12-1 to 12-8	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
12	12-4	<u>Add – specific</u>	<u>To require to provide the client specific reason for proposed termination of assistance.</u>

Changes to the Admissions and Continued Occupancy Policy ACOP <u>Changes from 2013 to 2014</u>			
Chapter	Page	New or Removed	Summary of Change or Addition
13	13-1 to 13-9	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
13	13-1	<u>Remove - \$25.00</u> <u>Add - \$40.00</u>	<u>Increase in fee for late payment of rent.</u>
13	13-2	<u>Remove - \$25.00</u> <u>Add - \$40.00</u>	<u>Increase in fee for late payment of rent.</u>
14	14-1 to 14-4	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
15	15-1 to 15-34	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
GP	GP-1 to GP-12	<u>Remove – Rev. 04-2013</u> <u>Add – Rev. 04-2014</u>	<u>Correct Revision dates</u>
GP	GP-4	<u>Remove – Eligibility Manager Housing Programs</u> <u>Add – Admissions Department</u>	<u>Correct submission of applicant request for informal review</u>
GP	GP-4	<u>Add – from the receiving department</u>	<u>Clarification of time frame</u>
GP	GP-5	<u>Remove – upon receiving</u> <u>Add – in writing</u> <u>Add – of notice of</u> <u>Remove – The applicant must submit a written request for a meeting within ten (10) calendar days upon receiving the denial.</u>	<u>Clarification of time frame</u>
GP	GP-6	<u>Remove – 450 Golden Gate Avenue San Francisco, CA 94102 (800) 424-8590 (800) 424-8529 (TDD)</u> <u>Add – 600 Harrison Street, 3rd Floor San Francisco, California 94107-1387 (415) 489-6524 (800) 347-3739 TTY (415) 436-6594</u>	<u>Correction of contact address and phone number for HUD Fair Housing Office</u>
GP	GP-8	<u>Remove – 340 N. 11th Street Las Vegas, NV 89101</u> <u>Add – 5390 E. Flamingo Rd. Las Vegas, NV 89122</u>	<u>Correction of address for Hearing Officer</u>

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

SUMMARY OF RESIDENT/STAFF/PUBLIC CONSULTATION AND INPUT

The involvement of the residents, staff, and the general public is an important part of the planning process. Since many aspects of the Authority's operations have a direct affect on both, it is important to involve all stakeholders in strategic planning processes. Meetings with the **Resident Advisory Board (RAB)** were held **on June 11, 2014 and June 13, 2014** to review the plan and solicit input. A complete list of attendees at each meeting is available upon request.

The final draft was placed on public display beginning **May 4, 2014** coinciding with the first advertisement of the Public Hearing. The comment period ended with the Public Hearing held at the Howard Cannon Center **Board Chambers located at 340 North 11th Street, Las Vegas, Nevada 89101** on **June 18, 2014 at 5:30pm**. The written comments either received in writing prior to the Public Hearing or were received at the Public Hearing are summarized below and a statement of disposition is included for each:

Comments Received: *Please note that all comments received have been incorporated into the changes made.*

Date: May 6, 2014
From: Housing Programs Division
Subject: Tab 21 Attachment B has been added as documentation of changes described on page 54 of 73.

Date: June 10, 2014
From: Dev/Mod Department
Subject: Tab 9, Capital Fund Program (CFP) Five Year Action Plan FY2014-FY2018, Page 2 of 4 and 3 of 4 has been updated to indicate specific property names where the construction has been anticipated for. Following budget line items have been revised to read as follows *{add language}*:

Page 2 of 4 - Year 2 FFY: 2015

- ~~Shut-off Valves/Lateral Replacement~~ *{Marble Manor}*

Page 2 of 4 – Year 3 FFY: 2016

- Door Upgrades i.e. mail slot upg. *{Marble Manor}*, auto-control install *{Sartini Plaza}*, screens doors install *{Jones Gardens}*
- ~~Shut-off Valves/Lateral Replacement~~ *{Sewer Lift Station Pumps Upg. - Simmons}*
- Exterior Painting of Properties – *{2nd Floor Decks Upg. - portion of Hampton}*
- Desert Landscaping – *{portion of Hullum}*
- Parking Lots & Ext. Lighting Upgrades – *{portion of Jones}*
- Windows Replacement *{Jones}*
- Non-Dwelling Units Upgrades *{Hampton}*

Page 3 of 4 – Year 3 FFY 2017

- Exterior Painting of Properties *{portion of Jones}*
- Desert Landscaping – *{portion of Espinoza}*
- Parking Lots & Ext. Lighting Upgrades *{portion of Jones/Hullum}*
- Windows Replacement *{Jones/Bigger}*
- Roofing Upgrades *{Jones/Espinoza}*

Page 3 of 4 – Year 4 FFY 2018

- AMP *{310/311}*-Scattered Sites
- *{Energy Upgrades}* Comp/Mod- Phase I-(10Units)
- AMP *{318/319}* ~~316~~-Scattered Sites

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

- *{Energy Upgrades} Comp/Mod- Phase I-(10Units)*
- Exterior Painting of Properties *{portion of Espinoza}*
- Desert Landscaping – *{portion of Hullum}*
- Parking Lots & Ext. Lighting Upgrades *{portion of Hullum}*
- Elevators Upgrades *{Sartini}*
- Non-Dwelling Units Upgrades *{Hullum/Jones}*

Date: June 10, 2014

From: Housing Programs Division

Subject: Tab 21, Admin Plan Changes

- Chapter 9 page 13 added: “Any returned mail to SNRHA will result in HAP payments automatically placed on hold until a new updated W-9 form (reflecting the new street address) is received.”
- Chapter 13 page 5 added: “Owner MUST notify SNRHA of their new addresses within 14 calendar days by submitting an updated W-9 form to reflect the new street address. Any returned mail to SNRHA will result in HAP payments automatically placed on hold until a new updated W-9 form (reflecting the new street address) is received.”
- Chapter 14 page 12 changed: “The family will be allowed to copy any documents related to the hearing at a cost of \$1.00 ~~.25~~ per page ~~after the first 25 pages.~~”
- Chapter 14 page 18 changed: “The family will be allowed to obtain a copy of any **family** documents related to the hearing at a cost of **\$1.00** per page. **If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the participant.**”

Date: June 11, 2014

From: Admissions Department

Subject: Tab 21, ACOP Changes

- Chapter 7 page 35 add: “Names on verifications of Legal Identity and Social Security Number must match.”

Date: June 12, 2014

From: Hearings Department

Subject: Tab 21, ACOP Changes

- Chapter GP page 9 – Hearings remove: “...permitted to copy the same at his/her own expense.”, Add: “...allowed to copy any documents in their file at a cost of \$1.00 per page starting with the first page. If a third party requests the documents, they must pay \$1.00 per page starting with the first page and have a written release of information signed by the resident/applicant. Requests for copies of documents must be submitted in writing and SNRHA will have four (4) days to process the request. Documents must be picked up within three (3) days of the date they are completed and shall not be given out prior to payment. Payments must be by money order or cashier’s check; or if from a legal representative, a check from the company shall be acceptable.”

Date: June 13, 2013

From: RAB Board

Subject: Tab 21, ACOP Changes

- Tab 21, page 54-73 Correct item Chapter 01, pages 1-1 to 1-22: “Correct footer to indicate correct annual update.”

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

- Tab 21, Attachment A, Chapter 3, page 3 change the word eligible in the first sentence to accepted, to be in line with the rest of the additions to this paragraph.

Date: June 17, 2013

From: Supportive Services Department

Subject: Tab 21, ACOP Changes

- Chapter 15, page 7, section 15.II. delete: HCV
- Chapter 15, page 19, Interim Escrow Withdrawals: Change as follows; “SNRHA shall allow interim withdrawals from escrow only as approved by the Director of Supportive Services and the Director of Operations (jointly) in order to facilitate the achievement of a significant goals as outlined in the Contract of Participation

Date: June 17, 2014

From: Dev/Mod Department

Subject: Tab 9, Capital Fund Program (CFP) Five Year Action Plan FY2014-FY2018, Page 2 of 4 following budget line items have been revised to read as follows {add language}:

Page 2 of 4 – Year 3 FFY: 2016 (refer to Comment No. 02 of this document)

- Desert Landscaping – {portion of ~~Hullum~~-Hampton}

Date: June 18, 2014

From: All Departments

Subject: General Comment: All TAB footers will be corrected.

Date: June 19, 2014

From: Housing Choice Voucher Department

Subject: TAB 21, Page 9 of 73 – Section 6.0-IV Substantial Deviation and Significant Amendment or Modification,

Add: “The Southern Nevada Regional Housing Authority also considers the following actions to be excluded from Significant Amendment or Modification:

- a. HUD regulatory changes which allow for Admin Plan and ACOP policies changes to be implemented shall not be considered as a significant change and therefore shall not require a public notice to implement these changes.

Date: June 19, 2014

From: Dev/Mod Department

Subject: Tab 9, Capital Fund Program (CFP) Five Year Action Plan FY2014-FY2018, Page 4 of 4 following budget line items have been revised to read as follows {add Language}:

Work Statement for Year 5-FFY: 2018

- A/E Design Services-Scattered Sites. Amount has been adjusted from \$185,000 to \$100,000.
- New item has been added (Green PNA Audit Services \$85,000)

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

(a) SNRHA has not received a HOPE VI revitalization grant however; our agency is planning to apply for a HOPE VI Revitalization grant in the Plan year for the following:

- Ernie Cragin Terrace NV 209 (vacant lot)
- Ernie Cragin Terrace NV 210 (vacant lot)
- Ernie Cragin Terrace NV 213 (vacant lot)
- Sherman Gardens Annex NV206a
- Sherman Gardens NV214
- Villa Capri NV 215
- Rose Gardens NV 703

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

SNRHA has submitted or will be submitting Demolition/Disposition application for the following public housing properties:

Demolition/Disposition Activity Description
1a. Development name: Vera Johnson A
1b. Development (project) number: AMP 314 (NV39P002022b)
2. Activity type: Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process
3. Application status: Planned application
4. Date application planned for submission: 2014
5. Number of units affected: 112
6. Coverage of action: Total AMP
7. Timeline for activity: Projected start date: 2015 - Projected end date: 2016

Demolition/Disposition Activity Description
1a. Development name: Sherman Annex /Marble Annex/Sherman Gardens/ Villa Capri
1b. Development (project) number: AMP 312 (NV39P002006a/203b/214/215)
2. Activity type: Demolition and/or Disposition
3. Application status: Planned application
4. Date application planned for submission: TBD
5. Number of units affected: 314 (154+20+82+60)
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBD- Projected end date: TBD

Demolition/Disposition Activity Description
1a. Development name: Rose Gardens
1b. Development (project) number: AMP 320 (NV39P007003)
2. Activity type: Demolition and/or Disposition
3. Application status: Planned application
4. Date application planned for submission: TBD

5. Number of units affected: 120
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: TBD- Projected end date: TBD

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

SNRHA anticipates targeting certain Public Housing developments that are up to 60 units to include but not limited to the following: Villa Capri; Sartini Plaza Annex; Hulum Homes and Aida Brents

RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

Under an innovative new program called Rental Assistance Demonstration (RAD), the U.S. Department of Housing and Urban Development (HUD) is allowing housing authorities to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources, including tax-exempt bonds supported by project-based rental assistance, Federal Low-Income Housing Tax Credits and Public Housing Capital Funds (CFP) including Replacement Housing Factor (RHF) Funds

On January 25, 2013 the SHNRA received approval from HUD for the conversion of assistance of 100 public housing units at Development No. NV018013003, Al Landsman Gardens (portion of AMP 317).

Project Description

Landsman Gardens (AMP 317)

750 Major Street, Henderson, NV 89015
APN# 179-17-503-001 and 003 (11.11 acres)

Under the RAD Program, Landsman Gardens entails the acquisition / rehabilitation of an existing 100-unit low income family development located in Henderson, NV. The property was constructed in 1971 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNRHA).

The goals of the rehabilitation include:

- To remove harmful asbestos in drywall, ceilings and floor mastic and to address major capital items in order to preserve this important housing asset for the Las Vegas Valley for a minimum of 40 additional years;
- To bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;
- To meet and/or exceed energy conservation requirements as detailed in Section 14 of the 2012 Nevada Housing Division Qualified Allocation Plan, and to lower future utility costs

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

for the tenants and the owner; this will include new vinyl dual pane windows, new exterior doors, additional furring, insulation and duct work, and the addition of gas-fired tank-less hot water heaters;

- o To increase site security and “defensible space” through landscaping, improved site lighting and security cameras;
- o To reduce water consumption through the replacement of some lawn areas with low-maintenance rock and desert landscaping and the addition of low-flow faucets and commodes; and,
- o To address remaining site accessibility deficiencies as identified in the physical needs assessment and annual property accessibility audits

Landsman Gardens opened in 1971 as the first family housing development of the former Clark County Housing Authority. The site is named in honor of Albert M. Landsman, former Board Chairman.

The development consists of 37 one-story cmu and wood-frame buildings on an 11.11-acre site. The unit mix, in 35 residential buildings, is as follows:

No. of Units	Type	SF
30	2 Bedroom/1 Bathroom	756 SF
34	3 Bedroom/1 Bathroom	1,200 SF
26	4 Bedroom/1 Bathroom	1,250 SF
10	5 Bedroom/1 Bathroom	1,500 SF
100		110,980 SF

The units are arranged in buildings of 2 to 8 units along a series of private streets and cul-de-sacs entered by way of North Major Avenue, East Burkholder Boulevard and Palo Verde Drive. Each unit has convenient front driveway and on-street parking within a short distance of its front door. The property contains 175 parking spaces.

Landsman Gardens contains two community buildings, a 4,543 SF community center and management and maintenance office and a 2,000 SF Learning Center at the center of the campus. As part of the redevelopment, SNRHA plans to work with the Clark County School District and Communities in Schools Nevada to expand its successful Project REACH program to the Learning Center on the Landsman site.

Development Team

- Developer: Southern Nevada Regional Housing Authority and its non-profit affiliate, Affordable Housing Programs, Inc.
- Consultant: EJP Consulting Group, LLC and Praxis Consulting Group, LLC
- General Contractor: B & H Construction, Inc.
- Property Manager: Horizon Management – Las Vegas
- Architect: RAFI Architecture

Landsman Gardens will be owned by a new sole purpose entity, Landsman Family, LLC, a Nevada limited liability company. The 0.01% Managing Member of the LLC will be Landsman

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

Family Manager, LLC, also a Nevada limited liability company. Affordable Housing Programs, Inc. (AHP, Inc.), the non-profit instrumentality of SNRHA, will be the sole manager of the Manager LLC. SNRHA and AHP, Inc. will act as co-developer to the ownership LLC.

Project Financing

The project financing for Landsman Gardens includes tax-exempt bonds issued through the Nevada Housing Division and insured under the HUD 221(d)(4) mortgage guarantee program, equity from the sale of non-competitive 4% Low Income Housing Tax Credits and Public Housing Capital Funds (FY2011-FY2014) and Replacement Housing Factor funds (FY2011-FY2014) from SNRHA.

The Rental Assistance Demonstration (RAD), allows housing authorities to convert public housing into subsidized housing with a project-based rental assistance contract. The rental assistance contract—15 years with an option to renew for another 15 years under the Project-Based Voucher approach—will allow SNRHA to borrow funds to cover a portion of the redevelopment effort. The RAD contract rent will be the lesser of 110% of Fair Market Rent less Utility Allowance or \$717 per unit per month.

Clark County, NV unfortunately lost its HUD Difficult Development Areas (DDA) status for 2013. In order to lock in the 130% boost in tax credit eligible basis allowed under the 2012 Clark County DDA, SNRHA submitted a complete Multi-Family Bond Application to the Nevada Housing Division by December 15, 2012. As long as the tax exempt bonds are issued within 365 days of application, the DDA status is preserved.

Estimated Project Schedule

RAD Application	December 2012
NHD Bond Application	December 2012
Contractor Approval	May 2013
Financial Closing	December 2013 (actual)
Construction Start	December 2013 (actual)
Construction Completion	December 2013
Full Occupancy	March 2015

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(i) SNRHA currently administer a homeownership program under an approved section 5(h) homeownership program [42 U.S.C. 1437c (h)]. SNRHA properties under this program are as follows:

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites
1b. Development (project) number: AMP 310 (NV39002026/NV39002031/NV39002032)
2. Federal Program authority: 5(h)
3. Application status: Approved; included in the PHA's Homeownership Plan/Program
4. Date Homeownership Plan/Program approved,: (10/01/2001)
5. Number of units affected: 93 (43+24+29)
6. Coverage of action: Total development

Public Housing Homeownership Activity Description (Complete one for each development)
1a. Development name: Scattered Sites
1b. Development (project) number: AMP 318 (NV39013016)
2. Federal Program authority: Section 32
3. Application status: Approved; included in the PHA's Homeownership Plan/Program
4. Date Homeownership Plan/Program approved: <u>(08/16/2007)</u>
5. Number of units affected: 56
6. Coverage of action: Partial development

(ii). Section 8 Tenant Based Assistance

The SNRHA does administer a Section 8 Homeownership program pursuant to Section 8(y) of the S.H.A. of 1937, as implemented by 24 CFR part 982.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

SNRHA shall used project-based vouchers as required to leverage funds to expand affordable housing. SNRHA shall not utilize more than 50 vouchers as they become available for this purpose.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

- The Capital Fund Program Annual Statement are provided as an attachment to the PHA Plan as follows:
 - CFP NV39P018501-14 – (PDF-nv018h01)
 - CFP NV39R018501-14 – (PDF-nv018i01)
 - CFP NV39R018502-14 – (PDF-nv018j01)

- The Capital Fund Performance and Evaluation (P&E) Reports as of 03/31/14 are provided as attachments to the PHA Plan as follows:
 - CFP NV39P018501-13 – (PDF-nv018 k01) The SNRHA will be utilizing this CFP Grant for the Landsman Gardens RAD Conversion.
 - RHF NV39R018501-13 - (PDF-nv018 l01) The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
 - RHF NV39R018502-13 - (PDF-nv018m01) The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
 - CFP NV39P018501-12 (PDF-nv018 n01)

- RHF NV39R018501-12 (PDF-nv018 o01) The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
- RHF NV39R018502-12 (PDF-nv018 p01) The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion
- CFP NV39P018501-11 (PDF-nv018 q01)
- RHF NV39R018501-11 (PDF-nv018 r01) The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.
- RHF NV39R018502-11 (PDF-nv018s01) The SNRHA will be utilizing this RHF Grant for the Landsman Gardens RAD Conversion.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as follows:
 - CFP 5-YR Action Plan (PDF-nv018 t01)

8.3 Capital Fund Financing Program (CFFP).

The SNRHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

A. Housing Needs of Families in the Jurisdiction by Family Type

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	13,290	5	5	4	3	3	4
Income >30% but <=50% of AMI	11,503	5	5	4	3	3	4
Income >50% but <80% of	16,433	5	4	3	3	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
AMI							
Elderly	11,322	5	5	4	5	3	4
Families with Disabilities	7,543	5	5	4	5	3	4
White	17,745	4	4	3	2	2	3
Black	6,214	4	4	3	2	2	3
Hispanic	9,976	4	4	3	2	2	3
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s. Indicate year: **2006-2010**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists. State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting list at their opinion

Section 8			Annual Turnover 04/01/13-03/31/14
	# of families	% of total families	
Waiting list total	2189		
Extremely low income <=30% AMI	1471	67.19%	
Very low income (>30% but <=50% AMI)	566	25.85%	
Low income (>50% but <80% AMI)	148	06.76%	
Families with children (<=17)	1586	72.45%	
Elderly families (62+)	306	13.97%	
Families with Disabilities	297	13.56%	
White	542	24.76%	
Black	1576	71.99%	
Asian	26	01.18%	
American Indian/Alaskan Native	23	01.05%	
Native Hawaiian/Other Pacific Islander	22	01.00%	
Hispanic or Latino	279	12.75%	

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

SNRHA has closed the waiting list closed for the past 36 months and has no plans to reopen the list. SNRHA does not permit specific categories of families onto the waiting list when it is generally closed.

Public Housing			
	# of families	% of total families	Annual Turnover 04/01/13-03/31/14
Waiting list total	8859		286
Extremely low income <=30% AMI	8024	90.57%	
Very low income (>30% but <=50% AMI)	679	7.66%	
Low income (>50% but <80% AMI)	94	1.06%	
Families with children	5428	61.27%	
Elderly families	711	8.03%	
Families with Disabilities	2224	25.10%	
White	3118	35.19%	
Black	5028	56.75%	
Asian	260	2.93%	
American Indian/Alaskan Native	308	3.47%	
Native Hawaiian/Other Pacific Islander	145	1.63%	
Hispanic or Latino	1695	19.13%	
PHA			
Characteristics by Bedroom Size (PH Only)			
0 BR	0	0%	
1BR	2791	31.5%	
2 BR	2995	33.8%	
3 BR	2312	26.0%	
4 BR	768	8.6%	
5 BR	21	0.2%	

The SNRHA Public Housing wait list is not closed nor does SNRHA permit specific categories of families onto the waiting list, even if generally closed.

Designated Housing			
	# of families	% of total families	Annual Turnover 04/01/13-03/31/14
Waiting list total	488		121
Extremely low income <=30% AMI	316	64.7%	
Very low income (>30% but <=50% AMI)	48	9.8%	
Low income (>50% but <80% AMI)	13	2.7%	
Families with children	19	3.9%	
Elderly families	297	60.8%	

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

Families with Disabilities	172	35.2%	
White	240	48.2%	
Black	191	39.1%	
Asian	43	8.8%	
American Indian/Alaskan Native	9	1.8%	
Native Hawaiian/Other Pacific Islander	5	1.0%	
Hispanic	93	19.1%	
PHA			
Characteristics by Bedroom Size (PH Only)			
1BR	415	85.0%	
2 BR	73	15.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	

The SNRHA Designated wait list is not closed.

9.1 Strategy for Addressing Housing Needs. Below is a brief description of SNRHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year:

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Continuing implementation of the Limited English Proficiency Plan in conjunction with SNRHA's Affirmative Marketing Plan to ensure all eligible applicants/participants have equal access to all programs and services.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Develop marketing tools such as flyers and brochures educate eligible applicants of available programs and resources.
- Participate in community activities that are likely to be attended by person who are LEP and minorities to promote programs and services.
- Develop a strong Public relations system which shall include radio and television appearances.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Other PHA Goals and Objectives: (list below)

Please Refer to Section 5.2 Other PHA Goals and Objectives, Page 2 through Page 6 of this document.

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with

Southern Nevada Regional Housing Authority (SNRHA) - Agency Plan FY2015-FY2019

signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) **Form HUD-50077**, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (PDF- nv018a01)
- (b) **Form HUD-50070**, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (PDF- nv018b01)
- (c) **Form HUD-50071**, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (PDF- nv018c01)
- (d) **Form SF-LLL**, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (PDF- nv018d01)
- (e) **Form SF-LLL-A**, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (PDF- nv018e01)
- (f) **Resident Advisory Board (RAB) comments.** Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (PDF- nv018f01)
- (g) **Challenged Elements** (PDF- nv018g01)
- (h) **Form HUD-50075.1**, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (PDF-nv018h01 through (PDF-nv018 s01)
- (i) **Form HUD-50075.2**, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) (PDF - nv018 t01)

TAB - 22

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

Family Self Sufficiency

Family Self Sufficiency Action Plan 2014



Southern Nevada Regional Housing Authority

Post Office Box 1897
Las Vegas, NV 89125
(702) 922-6800
TTY (702) 387-1898

December 16, 2013

Fr. Dave Casaliggio
Chairperson

Robert Noyes, Jr.
Vice Chairperson

Cheria Goodloe
Resident Commissioner

Dora D. LaGrande
Commissioner

Patrick Mitchell
Resident Commissioner

Dishonne Muhammad
Resident Commissioner

Anand Nair
Commissioner

Tim O'Callaghan
Commissioner

Deborah Patton
Commissioner

Marco Rauda
Commissioner

Patrick Smith
Commissioner

Sanje Sedera
Commissioner

John N. Hill
Executive Director

Carol Joseph
Public Housing Revitalization Specialist
U.S. Department of HUD
Office of Public Housing, 9APH
600 Harrison Street, 3rd Floor
San Francisco, CA 94107

RE: FSS Action Plan 2014

Dear Ms. Joseph:

Enclosed please find the Southern Nevada Regional Housing Authority's (SNRHA) Family Self Sufficiency Plan for 2014 for your record.

If you have any questions, please feel free to contact me at (702) 922-6964.

Sincerely,

Deloris Sawyer
Director of Housing Programs

cc:

John Hill, SNRHA Executive Director, jhill@snehra.org

Dwayne Alexander, CMP®, SNRHA Deputy Executive Director,
dalexander@snehra.org

Lee Quick, SNRHA Director of Supportive Services, lquick@snehra.org

DS/dl

Introduction:

The Road to Self-Sufficiency...



The Southern Nevada Regional Housing Authority (SNRHA) is located within one of the fastest growing communities in the United States. Unfortunately, SNRHA residents have not participated in this growth. A decrease in tourist economy for several years, which is dominated by major service industries, has resulted in the majority of SNRHA's residents remain unemployed or under-employed. Our community still has one of the highest unemployment rates in the nation now.

Faced with these impacts, SNRHA elected to revise its 1992 Family Self-Sufficiency (FSS) Action Plan, by establishing program objectives that are compatible with the devastating needs of our residents. In that regard, we have identified aggressive and proactive service providers, re-engineered our outreach strategies and committed a significant portion of housing program dollars and other funding sources to assist residents in attaining the brass ring of self-sufficiency, including enhancements to our Section 3 program.

1.1 FSS PROGRAM PROFILES

Currently, SNRHA has 128 Public Housing and 368 Housing Choice Voucher FSS participants. This includes 173 as a HCV Voluntary FSS program. The Program is administered by eleven coordinators (between both PH and S8) who share responsibilities for client intake, client referral, marketing and outreach and facilitation of the Project Coordinating

2014 FSS ACTION PLAN AT A GLANCE

2014 FSS PROGRAM		
INCEPTION DATE	10/20/92 10/1998	PH S8
2014 RESIDENT STATISTICS		
CONVENTIONAL PUBLIC HOUSING		
FAMILY POPULATION		6,022
HOUSING CHOICE VOUCHER		
VOUCHER POPULATION		27,133
MEDIAN FEMALE HEAD OF HOUSEHOLD		
PH-73.1% approx.		
HCV-83% approx.		
Average Adjusted Income		
PH		\$9,497
Housing Choice Voucher		\$11,756
FSS ALLOCATION		
CONVENTIONAL PUBLIC HOUSING:		170
HOUSING CHOICE VOUCHER:		195
SUPPORTIVE SERVICE NEEDS		
EDUCATION		
EMPLOYMENT		
TRANSPORTATION		
CHILD CARE		
DRUG COUNSELING		
JOB TRAINING		
CREDIT COUNSELING		

Committee (PCC).

The Program Coordinating Committee (PCC) invites over 106 representatives from the public and private sectors to attend its quarterly meetings; including financial institutions, health organizations, public transportation providers, for-profit, non-profit agencies, HCV/Public Housing residents, and the Culinary Union which is the largest labor union in Nevada.

- **MARKETING AND OUTREACH EFFORTS**

SNRHA has launched an aggressive marketing campaign to attract more participants for its FSS Program. In this regard, SNRHA developed a vast range of promotional materials for direct mail distribution to its target market: head of household, 18 years and older, residing in Public Housing or receiving Housing Choice Voucher Assistance.

SNRHA also enlisted the assistance of public agencies and private sector businesses, frequented by our target market. As a result, FSS promotional brochures are available in the HCV/HP lobby and PH manager's offices and are also available in each FSS office. FSS brochures are inserted into all HCV new resident briefing packets with interest forms. An overview of the program is included on our website which includes videos from annual graduations. Additionally, an FSS Program video has also been created and is one of the tools used during FSS Orientations. Brochures are issued to all agencies and representative that attend the quarterly PCC meeting and all other meetings and outreach sessions that are hosted by our agency. SNRHA also co-sponsored health and job fairs where FSS promotional literature is circulated and informational presentations are made.

Future marketing plans include new resident orientation, public service announcements via television and radio, as well as appearances on public service television and radio programming. In cooperation with Nevada State Welfare, Clark County College and Nevada Business Services, SNRHA is currently developing a promotional package for prospective employers of SNRHA residents. The package will introduce the FSS Program to employers through shadowing/apprenticeship programs, in hopes of encouraging employers to hire FSS participants. Our agency also has a community meeting scheduled with all service providers with down payment and/or closing cost funds for low-income homeownership participants. This event will ensure all partners understand program eligibility requirements as well as how the Public Housing and Housing Choice Voucher Homeownership Program work.

- **SUPPORTIVE SERVICES -**

The identification of relevant supportive services is perhaps the most critical component of SNRHA's revised FSS Program. In addressing this task, SNRHA conducted a resident/participant survey, held resident/participant orientation briefings, analyzed available demographic data and elicited input from the PCC Committee and local JTPA

sponsor. As a result of this undertaking, SNRHA entered into cooperative agreements or Letters of commitment with the service providers listed below:

SERVICE PROVIDER	SERVICE	CONTACT	AGREEMENT EXPIRATION DATE
Acelero 4366 W. Cheyenne Avenue N. Las Vegas, NV (702) 387-0179 ext. 163	Headstart	Dale Furukawa Director of Operations	December 31, 2014
Bureau of Vocational Rehabilitation 3016 W. Charleston, Ste. 200 Las Vegas, NV 89102 (702) 486-0538	Vocational Rehabilitation	Joan Rachmel	n/a
Catholic Charities of Southern Nevada 1501 Las Vegas Blvd North Las Vegas, NV 89101 (702) 387-2277	Utility Assistance	Michelle Cody	n/a
Clark County Department of Social Services 2432 N Martin Luther King Blvd North Las Vegas, NV 89132 (702) 455-7209	Utility & Rental Assistance	Marge Boteletto	n/a
Clark County School District 2625 E. St. Louis Ave. Las Vegas, NV 89104 (702) 799-8650 ext. 338	Adult Education	Jennifer Kaiser	n/a
Communities in Schools 3720 Howard Hughes Pkwy Las Vegas, NV 89169 (702) 770-7611	Youth Education	Brandon Erwin	n/a
CSN – Division of Workforce and Economic Development 333 S. Pavilion Center Dr. Las Vegas, NV 89134 (702) 651-4059	Job Interview Clothing Employment Skills	Candia Ferrandiz	n/a n/a
Deseret Industries 4655 Flamingo Rd. Las Vegas, NV 89121 (702) 547-0320	Clothing and Furniture Discounts	Ben Bondock	n/a
East Valley Family Services 4336 Losee Rd, Ste B2 North Las Vegas, NV 89030 (702) 789-5415	Social Services	Sigrid Mohrhardt	n/a
ECDC - African Community Center 4310 S. Cameron St. Ste. 11 Las Vegas, NV 89103 (702) 836-3324	Social Services	Berihun Teferra	n/a
Firstmed Health and Wellness 3343 S. Eastern Ave Las Vegas, NV 89169 (702) 731-0909	Health Services	Duy Nguyen	n/a
FIT (For An Independent Tomorrow) 1931 Stella Lake Drive Suite B Las Vegas, Nevada 89106	Job Readiness, training, Ex-Offender re-entry	Gordon Brown	n/a

Frontier Girl Scouts 2941 Harris Avenue Las Vegas, NV (702) 824-6227	Girl Scouts	Karen Dunlap	December 31, 2014
Goodwill Industries of Southern Nevada 1280 W. Charleston Ave North Las Vegas, NV 89030 (702) 214-2026	Clothing and Furniture Discounts Employment Skills	Mindy Pate	n/a
HELP of Southern Nevada 1640 E. Flamingo Las Vegas, NV 89119 (702) 697-3800	Utility Assistance	Denise Gee	n/a
H.O.P.E. Counseling Services 2820 W, Charleston Ave Las Vegas, NV 89102	Counseling	Tracy Basile	n/a
Hopelink Family Resource Center 178 Westminster Way Henderson, NV 89015 (702) 566-0576	Financial Assistance and Job Training	Craig Sanford	n/a
Iris Beauty Salon 900 Brush Street Las Vegas, NV (702) 922-6514	Salon Services	Iris Walker	December 31, 2014
Las Vegas Urban League 930 W. Owens Ave Las Vegas, NV 89106 (702) 426-8314	Computer Centers	Jeff Drothler	n/a
Marker's Boys & Girls Club 1030 Center St. Henderson, NV (702) 565-1493	Youth Activities	Russell Jones	12/31/2014
Neighborhood Housing Services 1849 Civic Center Dr. North Las Vegas, NV 89030 (702) 649-0998	Home Buyer Assistance	Alexis Jackson	n/a
Nevada Adult Daycare Health Centers 330 N. 13 th Street Las Vegas, NV (702)384-3746	Health Care for Senior Citizens	Susie Cortez Program Director	6/30/2017
Nevada Job Connect 2827 Las Vegas Blvd. North North Las Vegas, NV 89030 (702) 486-0201	Employment	Kathryn Post	n/a
Yulander Manor-Salon Services 1818 Balzar (702) 808-3434	Salon Services	Yulander Manor	12/31/2014
Nevada Legal Services 530 S. Sixth Street Las Vegas, NV 89101 (702) 386-0404	Legal Assistance	Jennifer Wagner	n/a
Nevada Partners 710 West Lake Mead Blvd North Las Vegas, NV 89030	Adult Education	Janice Rael	n/a
Salvation Army 1581 North Main St. Las Vegas, Nevada 89101	Utility Assistance	Sonia Garcia	n/a

Sunrise Children Foundation 2795 East Desert Inn Rd #100 Las Vegas, NV 89121	Child Care	Tiffany Alston	n/a
UNLV Center for Academic Enrichment & Outreach 4505 Maryland Parkway PO Box 452006 Las Vegas, NV (702) 730-6149	Adult Education & GED	Carolyn Taylor	n/a
Railways Mental Health 5130 S. Pecos Road Suite #2B Las Vegas, Nevada 89120	Mental Health Services	Al Scaife	n/a
Nevada Adult Daycare Health Centers 330 N. 13 TH Street Las Vegas (702)384-3746	Health Care for Senior Citizens	Susie Cortez Program Director	June 30, 2017

- **PROGRAM INCENTIVES**

SNRHA promotes the following as incentives to participate in the FSS Program:

- Accessibility to needed supportive services;
- Escrow savings account; and
- Individualized needs assessment and goal structuring

SNRHA conducts periodic orientation briefings, for interested residents, to explain the Program incentives. Particular emphasis is placed upon the benefits of the escrow savings account. Interested residents are advised that once enrolled and participating in the FSS Program, their earned income increases will be deposited into their individual interest bearing account in accordance with 24 CFR § 984.305. Upon completion of program, there are no restrictions on the use of funds; funds will be disbursed to the client. SNRHA permits the use of interim disbursements for down payment assistance for purchasing a home.

SNRHA-PH program permits interim disbursements for FSS participants who have fulfilled certain interim goals established in the contract of participation and has expressed a need for a portion of the FSS account funds for purposes consistent with the contract of participation such as completion of higher education, (i.e. enrollment in trade school, college or graduate school), job training or small business start-up capital or homeownership.

1.2 PARTICIPANT PROFILE

SNRHA will continue to enroll current Public Housing residents and Housing Choice Voucher recipients in its FSS Program. The Program has continuous open enrollment and currently has 495 (PH-128 and HCV-367) participants. Listed on the next page are the demographics pertinent to SNRHA's current and anticipated FSS participants.

Qualifications for Re-Enrollment:

Must be a current resident of the PHA/HCV Program

Have no outstanding balances owed to the Agency; Unless under a repayment agreement

Must be Head of Household 18 years or older

Cannot be prior FSS graduate who received an Escrow Payout

All previously enrolled participants are eligible to re-enroll after twelve months.

PUBLIC HOUSING

DEVELOPMENT	UNITS OCCUPIED	ZIP CODE	FEMALE HEAD OF HOUSEHOLD	HOH EMPLOYED	HOH UNEMPLOYED	AVERAGE ANNUAL INCOME
MARBLE MANOR	222	89106	179	44	178	\$9,701
MARBLE MANOR ANNEX	18	89106	17	6	12	\$9,490
ERNIE CRAGIN	38	89101	36	16	22	\$8,782
SHERMAN GARDENS	72	89106	66	20	52	\$6577
SHERMAN GARDENS ANNEX	134	89106	122	36	98	\$8043
VILLA CAPRI	54	89106	46	19	35	\$7,915
VERA JOHNSON MANOR	175	89101	165	49	126	\$8,015
SCATTERED SITES	366	ALL	332	102	264	\$13,264
HULLUM	57	89115	52	17	40	\$7,569
BIEGGER	109	89122	94	22	87	\$7,393
JONES	81	89115	71	24	57	\$9,847
SIMMONS	59	89122	52	23	36	\$12,292
HAMPTON COURTS	97	89015	79	25	72	\$10,825

- ### PARTICIPANT SELECTION

SNRHA selects FSS participants from its existing Public Housing and Housing Choice Voucher population. All interested residents are requested to complete an interest form and intake questionnaire. Upon completion, they are required to submit the form/questionnaire to the Housing Manager or office staff, Housing Eligibility Specialist or forwards to the FSS Coordinators.

Upon receipt of the form/questionnaire, the FSS Coordinator lists it in accordance with the date and time it was received. Thereafter, interested residents attend an orientation where the program is explained in detail before enrolling in the

FSS program. Clients are then enrolled in the FSS Program in the rank order of the date and time recorded on their form/questionnaire.

SNRHA will continue its open enrollment period until FSS allocations are filled. Once filled, enrollment will open when allocations become available.

- **OTHER FSS PROGRAMS**

Currently, SNRHA has no FSS participants who are participating in other FSS Programs.

- **PARTICIPANT TERMINATION**

A FSS participant may be terminated from the FSS Program and/or denied access to supportive services for one of the following reasons:

- Voluntary withdrawal from the Program;
- Mutual consent of the parties;
- Failure to comply with the terms of his/her lease;
- Failure to comply with the terms and conditions of his/her contract of participation;
- Successful completion of the Program;
- Fraudulent income reporting; or
- Operation of law

A participant has the right to contest the decision to terminate his/her program participation and/or denial of supportive services, by filing a written grievance and submitting it to the FSS Coordinator within ten (10) days of their notification of said decision. Thereafter, the grievance will be reviewed and a determination made in accordance with the SNRHA Grievance Procedure.

1.3 IMPLEMENTATION PROFILE

As previously noted, the SNRHA FSS Program was first implemented in 1992 for PH and 1998 for Section 8. Since that time, SNRHA's FSS allocations have decreased due to both programs having multiple graduates. The timelines presented below depict the manner in which SNRHA intends to increase/maintain its FSS participation and increase graduates.

DATE	ACTIVITY	TARGET GROUP
Annually in January	Revision of FSS Action Plan	PHA/Housing Choice Voucher
On-going	Development of promotional literature	PHA/Housing Choice Voucher
On-going	Meetings w/public and private sector agencies	PHA/Housing Choice Voucher
On-going	Public Service Announcements: FSS Program Availability; Direct Mail to Residents	PHA/Housing Choice Voucher
Monthly	Orientation Briefings	PHA/Housing Choice Voucher
On-going	Meetings w/private sector re: job development for FSS participants	PHA/Housing Choice Voucher
On-going	Job and Health Fair Coordination with Community College of Southern Nevada, Nevada Welfare, Clark County Health District and Nevada Business Services	PHA/Housing Choice Voucher
On-going	Development of Outreach Tools for zero income residents, with Nevada Welfare	PHA/Housing Choice Voucher
Quarterly	Meetings with PCC Committee	PHA/Housing Choice Voucher
On- going	Mandatory FSS Participant Workshops	Housing Choice Voucher

1.4 COMPLIANCE PROFILE

• **CERTIFICATION OF NON-INTERFERENCE WITH THE RIGHT OF NON-PARTICIPATING FAMILIES**

A family's decision not to enroll in the FSS Program shall not serve as a basis for SNRHA to terminate or otherwise interfere with that family's Public or Housing Choice Voucher Housing Assistance.

• **CERTIFICATION OF COORDINATION**

As evidenced by Exhibit A attached hereto, SNRHA has coordinated the development of the services and activities under its FSS Program with the following:

- Child Care Providers
- College of Southern Nevada
- Regional Transportation Commission
- Career Training Center On-Site
- Nevada Micro-Business Initiatives
- Culinary Union Training Center
- Consumer Credit Counseling - HOC
- Federal Home Loan Bank (IDEA/WISH) Assistance Program
- UNLV GED Pre/Testing TRIO Program On-Site
- EAP (Energy Assistance Program) Intake Site
FSS Program Offices
- FIT (Foundation for and Independent Tomorrow) WIA
- NSW Multidisciplinary Team (MDT) – Various Sites
- Women's Development Center - HOC
- Neighborhood Housing Services - HOC

EXHIBIT A

CERTIFICATION OF SUPPORTIVE SERVICE COORDINATION

The Southern Nevada Regional Housing Authority, (SNRHA) by and through its Executive Director, John Hill, does hereby certify that the services and activities presented in SNRHA's revised Family Self-Sufficiency Action Plan have been coordinated with the relevant employment, childcare, transportation and education providers available within SNRHA's area of operation.

SNRHA does further certify that it will continue to coordinate supportive services, monitor the effectiveness of said services and avoid duplication of services to the greatest extent possible.

DATED AND DONE this 10 day of December 2013.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

BY 

John Hill,
Executive Director

APPENDIX

Sample Interest Letters.....	A
Sample Intake Questionnaire	B
Sample Promotional Brochure	C

**SNRHA HOUSING CHOICE VOUCHER
FSS PROGRAM INTEREST FORM**

Dear Housing Choice Voucher Participant:

The Southern Nevada Regional Housing Authority (SNRHA) is currently recruiting heads of households who are interested in developing a personal plan for increasing their household income through a program of education, job training, job placement and/or supportive services.

You must be leased in the Housing Choice Voucher Program to actually enroll. Your name will be placed on the FSS wait list after lease-up, if you notify the FSS staff of your interest.

Please sign below and return this portion to

**SNRHA
FSS DEPARTMENT
340 NORTH 11TH STREET SUITE 105
LAS VEGAS, NV 89101**

if you are interested in this program.

I have read the FSS Brochure and I am interested in learning more about the FSS Program. Please add my name to the waiting list to be scheduled for a FSS briefing session. I understand that attending the briefing **DOES NOT OBLIGATE ME** to participate in the FSS Program.

Head of Household Name

Social Security Number

Signature

Date

SNRHA does not discriminate on the basis of color, sex, religion, race, disability, familial status, age or national origin. Our agency provides reasonable accommodations to disabled applications and participants to ensure programs and services are accessible. If you need a reasonable accommodation, please submit your request in writing to SNRHA at 380 N Maryland Pkwy, LV NV 89101, Attn: ADA/504 Officer. If you feel you have a Fair Housing Complaint, please contact HUD at: 1-800-669-9777 or TTY: 1-800-927-9275. We also have forms in our lobby.

Si usted no puede leer este documento por favor pida la asistencia de nuestro personal bilingue.

**Here are some reasons for
joining the FSS program!
Quotes from Graduates**

"You have empowered me to successfully reach my goal. I gratefully appreciate your financial assistance and inspiration in bringing about a positive change in my life"

M. W.

"The FSS program allowed me to show my kids that with hard work and a plan, anything is possible"

G. B.

T e a r H e r e



HOUSING CHOICE VOUCHER



**FOR MORE INFORMATION ON
THE FSS PROGRAM PLEASE
COMPLETE A FORM THAT IS
AVAILABLE IN OUR LOBBY, ON
OUR WEBSITE OR CALL HUD AT
1-800-669-9777**

**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY
FSS DEPARTMENT
340 NORTH 11TH STREET SUITE 105
LAS VEGAS, NV 89101**

**FAMILY
SELF-SUFFICIENCY
PROGRAM (FSS)**

**YOUR DREAMS Will
BECOME REALITY**



What is the Family Self-Sufficiency Program?

Family Self-Sufficiency (FSS), is a voluntary program designed to assist families in becoming economically independent. With the support of local agencies, FSS combines case management, education, job training, and ongoing support to aid the family in improving their life. The main requirements are a desire to become self-sufficient and a commitment to take the steps necessary to make this happen.



How can the FSS program help improve your life?

- 🌐 Identify goals
- 🌐 Identify and remove the barriers which could prevent achievement of goals
- 🌐 Identify resources and services that are necessary for success
- 🌐 Develop a plan to outline specific activities and actions needed to achieve goals
- 🌐 Receive case management services, encouragement, motivation, and moral support to achieve goals

What Support Services are available?

In order for FSS participants to successfully accomplish their goals they will need to address the barriers preventing success. The FSS Program attempts to provide collaboration with local agencies and service providers to address a wide variety of family issues including:

- 🌐 Career counseling
- 🌐 Job Training
- 🌐 Education (high school diploma, GED, college)
- 🌐 Scholarships for graduating HS Seniors
- 🌐 Financial planning
- 🌐 Budgeting
- 🌐 Legal services
- 🌐 Child Care Assistance Referral
- 🌐 Parenting skills
- 🌐 Communication skills
- 🌐 Drug and alcohol abuse counseling
- 🌐 Credit Counseling
- 🌐 Home buyer education
- 🌐 Referrals for Down Payment Assistance
- 🌐 Transportation Assistance
- 🌐 Self-Improvement Workshops
- 🌐 Energy Assistance Intake Site
- 🌐 Other relevant services

What's the Catch?

To complete the program, you must complete all goals, be employed, and all family members must be off Temporary Assistance for Needy Families (TANF) for at least 12 months prior to completion of contract.

Who Can Participate?

You can participate in the FSS program if you are:

- 🌐 Currently receiving Housing Choice Voucher rental assistance
- 🌐 Head of Household 18 years of age or older
- 🌐 Determined to make changes in your life circumstances
- 🌐 Willing to accept challenges and take necessary steps in order to obtain better employment and/or education/job training
- 🌐 Determined to free yourself from TANF



How does the escrow account work?

An escrow account is a savings account established when your rent increases due to an increase in earned income.

Escrow account contributions are based on a formula established by HUD and may not match rent increases dollar for dollar.

Participants must successfully achieve all goals established in the Individual Service and Training Plan in order to be eligible to receive escrow funds upon completion of the FSS program.

All decisions on disbursements are recommended by the FSS Coordinator and approved by the Program Manager.



FAMILY SELF-SUFFICIENCY (FSS) INFORMATION

Dear Housing Choice Voucher Participant:

The Southern Nevada Regional Housing Authority (SNRHA) is currently recruiting heads of households who are interested in developing a personal plan for increasing their household income through a program of education, job training, job placement and/or supportive services.

- You must be leased in the Housing Choice Voucher Program to actually enroll.
- Your name will be placed on the FSS wait list after lease-up, if you notify the FSS staff of your interest.
- A brochure has been provided at this briefing (light blue).
- Please sign below if you are interested in this program.

Contact the FSS Department at (702) 922-7074.

Our FSS Coordinators are:

- ❖ Miranda Ford
- ❖ Denise Moorman
- ❖ Gesha Sanders
- ❖ Martha Floyd
- ❖ Doris Morgan
- ❖ Esther Valenzuela
- ❖ Senta Robinson

Name

Date

Social Security #

The Southern Nevada Regional Housing Authority (SNRHA) does not discriminate on the basis of disability. If you wish to file a complaint alleging discrimination, please contact Norma Gray, the 504/ADA Coordinator, at (702) 922-6808.

Si usted no puede leer este documento por favor pida la asistencia de nuestro personal bilingue.



340 N. 11TH Street, Ste.105
Las Vegas, Nevada 89101
(702)922-7076 TDD(702)387-1898

Pre-Assessment Form

The Family Self Sufficiency Program is a voluntary program intended to promote economic self sufficiency among families receiving housing assistance. FSS provides the client with the opportunities to terminate their dependence on all forms of government assistance. By being an FSS participant you can increase your income, increase self-esteem and save enough money in the escrow account to buy a home. The FSS program provides support and assistance to the entire family for up to five years.

Please complete the questions below to assist us in assessing your needs:

NAME: _____ Phone Number: _____

What is your highest level of education? _____ Do you have(circle one)
H.S Diploma GED College /Training

Would you like to start your own business? _____ YES _____ NO

Are you currently employed? _____ YES _____ NO

Would you like to become a homeowner? _____ YES _____ NO

PLEASE CIRCLE THE FOLLOWING THAT YOU NEED:

GED HIGH SCHOOL DIPLOMA COLLEGE JOB TRAINING
TRANSPORTATION HEALTH SERVICES CHILD CARE

ARE YOU RECEIVING FOOD STAMPS ? YES NO

ARE YOU RECEIVING MEDICAID? YES NO

On the back of the page, please list three goals you would like to accomplish in the FSS program. Here are two examples:

Ex.1 (Goal) I would like to become an Office Assistant in two years,
but I dropped out of High School.

FSS Coordinator's example plan: Enroll in GED program.

Ex.2 (Goal) I would like to by a home in fiye years but my credit is bad.

FSS Coordinator's example plan: Attend Credit Repair, attend Homebuyer program.

List Goals Below:

Goal #1:

Goal #2:

Goal #3:

SIGNATURE: _____

DATE: _____

“If you can somehow think and dream of success in small steps, every time you make a step, every time you accomplish a small goal, it gives you confidence to go on from there.”

John H. Johnson

The SNRHA/Southern Nevada Regional Housing Authority;
does not Discriminate on the basis of race, color, religion,
sex, disability, familial status or national origin.

FSS REV 1/2010



SNRHA

Southern Nevada Regional Housing Authority

Family Self-Sufficiency Need Assessment Form

CONTACT INFORMATION

Date _____ Time _____

Mr. / Mrs. / Ms.

First Name _____ Last Name _____

Other names known as (i.e. maiden name, name changed, etc) _____

Home address _____ Cross Streets _____

City _____ State _____ Zip _____

Mailing address (if different from above) _____ E-Mail Address _____

Primary Telephone _____ (Home / Cell) Secondary Telephone _____ (Cell / Pager / Work / Other)

May we leave a message for you with anyone in the household? Yes No

CITIZENSHIP AND RESIDENCY INFORMATION

1) What is your current citizenship status?

- A Citizen or National of the United States
- A Lawful Permanent Resident

a) If you are a US Citizen:

- 1) Have you ever been or are you still a citizen of any other country? Yes No
- 2) If yes, which country(s) and when? _____

b) If you are a Permanent Resident:

- 1) What is your Green Card number? _____
- 2) In which country is your citizenship? _____

DEMOGRAPHIC INFORMATION

- 1) Social Security Number _____ Date of Birth _____
- 2) What is your current marital status?

<input type="checkbox"/> Married, living with spouse How long have you been married? _____	<input type="checkbox"/> Separated, pending divorce When will the divorce to be finalized? _____
<input type="checkbox"/> Divorced Date of Divorce: _____	<input type="checkbox"/> Separated, divorce not pending Date separated? _____
Single Y/N _____	

3) How would you classify your Racial Background (information used for statistical purposes only)?

RACE:

Black/African American

Asian

White/Caucasian

American Indian/Alaskan Native

Hawaiian Native/Pacific Islander

ETHNICITY : Hispanic or Latino _____ Not Hispanic or Latino _____ (must select one)

GENERAL BACKGROUND INFORMATION

1) What kind of assistance are you seeking from the FSS Program: _____

2) What circumstances encouraged you to seek assistance from FSS at this time? _____

3) What occupations have considered for the future? _____

4) What make these occupations appealing to you? _____

5) Do you have a specific school you would like to attend? _____

6) Are you currently enrolled in school? Yes _____ No _____ School: _____

Course: _____

Date Started: _____

Estimated Date of Completion: _____

7) If no, when do plan on starting school? _____

8) In your opinion, what are some of your strengths? _____

9) In your opinion, what are some of your weaknesses? _____

10) What accomplishments or achievements are you most proud of? _____

LIVING ARRANGEMENTS

1) Housing Type: House/Condo Apartment Mobile Home Room

2) Do you: Own Rent Other _____

a) How many bedrooms? _____

b) Do you have a (please check one): Mortgage _____ Lease _____ Other _____

c) Whose name(s) is/are on the mortgage/lease? _____

d) Are they related to you? Yes No If yes, how? _____

3) Are you currently utilizing public housing (Conventional Public Housing; Section 8; Section 42)? Yes No

4) Have you ever been evicted? Yes No

a) If yes, how many times? _____

5) Who is the head of household? _____

6) Who else lives in your residence?

ADULTS

<i>Name</i>	<i>Age</i>	<i>Birthdates</i>	<i>Relationship</i>	<i>Occupation</i>
-------------	------------	-------------------	---------------------	-------------------

Employment income \$_____/mo
 Pension/Retirement \$_____/mo Social Security \$_____/mo
 SSI \$_____/mo SSDI \$_____/mo
 Monthly Child Support \$_____/mo Monthly Spousal Support \$_____/mo
 Unemployment \$_____/mo Termination date:_____ Applied: Yes No
 TANF \$_____/mo Termination date:_____ Applied: Yes No
 Food Stamps \$_____/mo Termination date:_____ Applied: Yes No
 Utility Assistance \$_____/mo Termination date:_____ Applied: Yes No
 Workers Comp \$_____/mo Termination date:_____ Applied: Yes No
 Other \$_____/mo Describe:_____

2) Is anyone else in your family/residence currently receiving income? Yes No

<u>Name/Relationship</u>	<u>Income Source</u>	<u>Monthly Amount</u>

EXPENSES:

<u>Type of Expense</u>	<u>Your Contribution</u>	<u>Others Contributions</u>	<u>Total</u>
Rent / House Payment	\$ _____	\$ _____	\$ _____
Car Payment	\$ _____	\$ _____	\$ _____
Transportation (Gas / Bus Fare)	\$ _____	\$ _____	\$ _____
Car insurance	\$ _____	\$ _____	\$ _____
Utilities			
Power	\$ _____	\$ _____	\$ _____
Gas	\$ _____	\$ _____	\$ _____
Cable	\$ _____	\$ _____	\$ _____
Phone (Home / Cell)	\$ _____	\$ _____	\$ _____
Water / Sewer / Trash	\$ _____	\$ _____	\$ _____
Childcare	\$ _____	\$ _____	\$ _____
Child Support	\$ _____	\$ _____	\$ _____
Food, Groceries	\$ _____	\$ _____	\$ _____
Personal Hygiene / Clothing	\$ _____	\$ _____	\$ _____
Loan Payments	\$ _____	\$ _____	\$ _____
Credit Card Payments	\$ _____	\$ _____	\$ _____
Medical Expenses	\$ _____	\$ _____	\$ _____
Reason: _____			
Prescriptions	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____	\$ _____
TOTALS:	\$ _____	\$ _____	\$ _____

3) What is your total debt amount? \$ _____

a) What debts do you have? (i.e. credit cards, loans, etc.)

<u>Debt Type</u>	<u>Owed To</u>	<u>Amount</u>	<u>Monthly Payment</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

b) What is the cause of your debt? _____

c) Are you current with your payments? Yes No

4) Do you have any savings? Yes No; If yes, total savings amount? \$ _____

5) Have you ever had an account closed due to insufficient funds (Check Systems)? Yes No

a) If yes, do you still owe money to the bank? Yes No

b) If yes, how much? _____

c) How did the overdraft occur? _____

6) Have you defaulted on any loans? Yes No

a) How many? _____ b) What are the amounts? _____

c) With whom? _____

c) Reason for defaulting: _____

7) Have you declared bankruptcy? Yes No

a) If so, when? _____ How much? _____

Describe circumstances: _____

8) Do you owe back taxes? Yes No

a) If yes, for what year(s): _____

b) Do you have a repayment plan set up with the IRS? _____

c) Have you filed your taxes for the last tax year? Yes No

9) Have you checked your credit history? Yes No No Credit History

a) If yes, would you consider it to be good, fair or poor? _____

10) Have you ever checked your credit score? Yes No

a) If yes, date? _____

b) What was your credit score? _____

11) Would you be interested in investigating your credit history further? Yes No

12) Would you be interested in a referral to credit and/or budget counseling? Yes No

EMPLOYMENT HISTORY

1) Are you currently employed? Yes No

Job Title		Name and State of Employer	
Dates Worked ___/___ to ___/___ M/Y M/Y		Hours Per Week	Hourly Rate
Description of Duties			
How did you obtain this position?			

2) Do you have any previous work or volunteer experience?

Job Title		Name and State of Employer	
Dates Worked ___/___ to ___/___ M/Y M/Y	Hours Per Week	Hourly Rate	
Description of Duties			
How did you obtain this position?			
Reason for Leaving			
Job Title		Name and State of Employer	
Dates Worked ___/___ to ___/___ M/Y M/Y	Hours Per Week	Hourly Rate	
Description of Duties			
How did you obtain this position?			
Reason for Leaving			
Job Title		Name and State of Employer	
Dates Worked ___/___ to ___/___ M/Y M/Y	Hours Per Week	Hourly Rate	
Description of Duties			
How did you obtain this position?			
Reason for Leaving			

3) Have you been unemployed for any period of more than three (3) months? Yes No

a) From ___/___ to ___/___

b) Describe the circumstances _____

4) What is the longest you have been employed at one company? _____

Job Title		Name and State of Employer	
Dates Worked ___/___ to ___/___ M/Y M/Y	Hours Per Week	Hourly Rate	
Description of Duties			
How did you obtain this position?			
Reason for Leaving			

5) Of the occupations you have held, which did you enjoy the most? _____

a) What did you enjoy about the occupation? _____

6) Of the occupations you have held, which did you enjoy the least? _____

a) What did you not enjoy about the occupation? _____

MILITARY HISTORY

1) Have you ever served in the Military/National Guard/Military Reserve? Yes No

- a) If yes, when did you serve? _____
- b) In which branch did you serve? _____
- c) Did you serve during an active conflict? Yes No
- d) Date discharged? _____ e) Discharge status? _____
- f) If you are currently in the Military Reserve, when will your contract expire? _____
- g) Are you eligible for VA benefits and/or educational assistance? Yes No
If yes, how much are you eligible for? _____
If no, why not? _____

EDUCATIONAL HISTORY

1) What is the highest grade you have completed in school? _____

2) Did you receive the following:

High School Diploma (Circle One)	or GED	Date Received ____/____/____ M/Y	Location (City and State)
-------------------------------------	--------	----------------------------------------	---------------------------

3) If you dropped out of high school, why? _____

4) Did you have an Individualized Education Plan (IEP)? Yes No

a) If yes, please explain reasons? _____

College/Trade School Name	Course of Study	Dates Attended ____/____ to ____/____ M/Y M/Y
Number of Credits Received	Degree Received	Location
If you did not complete, describe circumstances:		

5) Have you ever received any On-the-Job Training or certification through an employer? Yes No

Explain _____

6) Is English your first language? Yes No

a) If no, does having English as your second language hinder your ability to successfully be employed?
 Yes No

b) Did you attend ESL classes? Yes No

If yes, for how long? _____

7) Do you speak any language other than English? Yes No

a) If yes, what language(s)? _____

c) What language do you primarily speak?

At work: _____

At home: _____

PHYSICAL HEALTH ISSUES

1) Have you been diagnosed with a physical disability or chronic health problem that might affect your ability to handle certain kinds of jobs? Yes No (Please DO NOT enter a diagnosis)

a) Limitations: _____

b) If applicable, has your doctor released you to work full-time? Yes No

2) Are you currently under a doctor's care for any reason? Yes No

If yes, please explain: _____

a) Doctor's name: _____
Address: _____
Telephone Number: _____

Will you require a reasonable accommodation to participant in this program because you are disabled? Yes No
If yes, what kind of accommodation will you need? _____

3) Do you currently have health insurance? Yes No

a) If yes, indicate source:

Employer Spouse Medicare Medicaid Other

b) If no, have you applied for insurance with any health care provider? Yes No

i) If yes, were you denied? Yes No

ii) If yes, for what reason? (ie. any pre-existing conditions) _____

4) Do your children currently have health insurance? Yes No

a) If yes, indicate source:

Employer Spouse Medicare Medicaid Nevada Check Up Other

5) Are you in need of immediate medical attention? Yes No

a) If yes, please explain: _____

6) Does anyone in your family have special needs or require special care? Yes No

a) If yes, please describe: _____

DOMESTIC VIOLENCE:

1) Have you ever been a victim of violence or abuse (physical, emotional, sexual, financial, etc)? Yes No

a) When: _____

b) What happened? _____

c) What support/solutions did you seek? _____

d) How did it affect you? _____

e) How does it affect you now? _____

ALCOHOL, DRUGS, AND GAMBLING ISSUES

1) Are you currently using any illegal drugs? Yes No

2) Do you drink more than socially? Yes No

If yes, how often and how much? _____

3) Have you ever been in treatment (inpatient or outpatient) for alcohol use? _____

4) Do you gamble? Yes No

If Yes, how often and how much is spent? _____

LEGAL HISTORY

1) Have you ever been arrested? Yes No

2) Have you ever served time in jail/prison? Yes No

<i>Year</i>	<i>Charge or Conviction</i>	<i>Time Served/ Fines</i>	<i>Circumstances</i>

a) If yes, did you work while you were in prison? _____

b) What other activities did you do while in prison? (I.e. drug rehab, anger management, etc.)? _____

3) Are you required to register as a felon? Yes No

a) If yes, is your registration current? Yes No

4) Are you currently on parole or probation? Yes No

a) If yes, how long? _____

b) Name of supervising officer: _____ Telephone: _____

c) What restrictions or requirements do you have? _____

5) To your knowledge, are there any outstanding warrants for your arrest? Yes No

a) If yes, describe: _____

6) Do you have any pending legal matters? Yes No

a) If yes, explain _____

a) When do you expect them to be resolved? _____

PARTNERING AGENCIES

1) What other sources of funding have you applied for?

a) WIA: Yes _____ No _____ Amount? \$ _____ Where? _____

b) Grants: Yes _____ No _____ Amount? \$ _____ Where? _____

c) Loans: Yes _____ No _____ Amount? \$ _____ Where? _____

d) Scholarships: Yes _____ No _____ Amount? \$ _____ Where? _____

2) Are you eligible for the Millennium Scholarship Program? Yes _____ No _____

3) What are the names and contact information for any other service providers you are working with at this time?

Agency: _____ Location: _____

Contact: _____ Telephone: _____

Services: _____

Agency: _____ Location: _____

Contact: _____ Telephone: _____

Services: _____

WINTERGRATE DATA:

- | | |
|----------------------------|--------------------|
| 1. GED | YES _____ NO _____ |
| 2. HIGH SCHOOL | YES _____ NO _____ |
| 3. POST SECONDARY | YES _____ NO _____ |
| 4. VOCATIONAL/JOB TRAINING | YES _____ NO _____ |
| 5. JOB SEARCH | YES _____ NO _____ |
| 6. TRANSPORTATION | YES _____ NO _____ |
| 7. HEALTH SERVICES | YES _____ NO _____ |

HOMEOWNERSHIP:

Are you interested in purchasing a home? Yes ___ No ___

Please list three goals you would like to accomplish, for example:

Example: I would like to buy a home in five (5) years, but my credit is bad.

Case Manager's suggested plan of action:

- Credit Repair Class
- Debt Management Class
- Budgeting Class
- "A Home of My Own" Class
- Establish Credit
- Open a Saving Account

Your Goal #1: _____

Your Goal # 2: _____

Your Goal # 3: _____

I, _____ hereby acknowledge my intent to comply with the SNRHA's Family Self-Sufficiency Program and attend all referrals service appointments. Additionally I hereby give my permission to allow SNRHA staff to share my family information, including documents such as social security cards; birth certificates; income verification and other documents, including this form with other service providers to assist me in reaching my goals. I understand that some service providers may require additional screenings such as drug testing and criminal background reviews as an eligibility criterion for their services.

Name: _____ Signature: _____ Date: _____
(Print)

SNRHA FSS Caseworker: _____ Date: _____

"If you can somehow think and dream of success in small steps, every time you make a step, every time you accomplish a small goal, it gives you confidence to go on from there." John H. Johnson

The Southern Nevada Regional Housing Authority does not discriminate on the basis of race, color, religion, sex, disability, familial status or national origin. Our agency shall provide reasonable accommodations to disabled clients to ensure all programs and services are accessible. If you need a reasonable accommodation, please put your request in writing to the Attention of: SNRHA 504/ADA Office at 340 N. 11th Street Las Vegas, Nevada 89101.

Si usted no puede leer este documento porque no lee ingles o requiere que esta comunicacion sea interpretada or traducida, por favor llame inmediatamente a nuestro ofcian (922-6950) para una interpretacion o traduccion gratuita. I

TAB - 23

**Southern Nevada Regional Housing Authority
Agency Plan FY 2015-2019**

PROCUREMENT POLICIES

- A. Federally Funded Procurement Policy. See changes listed on page 17 and page 18, Section 12.3**

- B. Section 3 Policy. New Revised Policy in its entirety.**

A

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY FEDERAL FUNDED PROCUREMENT POLICY

This Federal Funded Procurement Policy (the “Procurement Policy” or “Policy”) is established for the Southern Nevada Regional Housing Authority (“SNRHA”), by action of the SNRHA Board of Commissioners (the “Board”) on March 18, 2010. This Procurement Policy complies with HUD’s Annual Contribution Contract (“ACC”), HUD Handbook 7460.8 (REV-2), “Procurement Handbook for Public Housing Agencies,” the procurement standards of 24 CFR 85.36, and state and local laws. Generally, in the case of any discrepancy between any requirements contained in any of the above, SNRHA shall comply with the “most stringent” requirement.

1. GENERAL PROVISIONS.

1.1 Purpose: The purpose of this Policy is to: provide for the fair and equitable treatment of all persons or firms involved in purchasing by SNRHA; assure that supplies, services, and construction are procured efficiently, effectively, and at the most favorable prices available to SNRHA; promote competition in contracting; provide safeguards for maintaining a procurement system of quality and integrity; and assure that SNRHA’s purchasing actions are in full compliance with applicable federal laws, HUD regulations, and state and local laws.

1.2 Application: This Policy applies to all contracts for which federal funds will be used for the procurement of supplies, services, and construction entered into by SNRHA after the effective date of this Policy. It shall apply to every expenditure of funds by SNRHA for public purchasing, with the exception of non-federal funds, including contracts which do not involve an obligation of funds (such as concession contracts); however, nothing in this statement shall prevent SNRHA from complying with the terms and conditions of any grant, contract, gift or bequest that is otherwise consistent with the law. The term "procurement," as used in this Policy, includes both contracts and modifications (including change orders) for construction or services, as well as purchase, lease, or rental of supplies and equipment.

1.3 Definitions:

(a) Business Concern. A business concern located in the area of the project is defined as an individual or firm located within the relevant Section 3 covered project area, as determined pursuant to 24 CFR 135.15, listed on HUD’s registry of eligible business concerns, and meeting the definition of small business above. A business concern owned in substantial part by persons residing in the area of the project is defined as a business concern which is 51% or more owned by persons residing within the Section 3 covered project, owned by persons considered by the U.S. Small Business Administration to be socially or economically disadvantaged, listed on HUD’s registry of eligible business concerns, and meeting the definition of small business above.

(b) Competitive Proposal. The Competitive Proposal (also called contract by negotiation) is a method of procurement using the solicitation, evaluation, and negotiation of proposals instead of sealed bids. The Competitive Proposal method is used for requirements

exceeding SNRHA's Small Purchase Limit when conditions are not appropriate for sealed bidding.

(c) Competitive Range. The Competitive Range includes those proposals submitted in response to an RFP that, after technical evaluation by SNRHA's selection panel and considering the proposed costs/prices, have a reasonable chance of being awarded the contract. (see Chapter 7, paragraph 7.2.N for detailed guidance).

(d) Contracting Officer. The Contracting Officer is either SNRHA's Executive Director or an official authorized by the Executive Director to enter into and/or administer contracts and make related determinations and findings. For the purpose of this Policy, the term includes any SNRHA employee designated and authorized to perform the duties of a Contracting Officer.

(e) Contract Pricing Arrangements. The arrangement, as reflected in the contract, for how the vendor will be paid for services. While there are two basic contract pricing arrangements – firm fixed-price and cost-reimbursement – there are multiple variations on these models, from indefinite quantity contracts (where the exact number of deliverable items is not known at the time of contract award but where minimum and maximum quantities are stated) to cost-plus fixed-fee (where costs are reimbursed, up to an estimated amount, plus a specified fee).

(f) Cost-Reimbursement Contract. A Cost-Reimbursement Contract is a contract when the contractor is reimbursed for his/her allowable costs of performance up to a total estimated amount specified in the contract. The contract may provide for the payment of a fee (i.e., a type of profit) in addition to costs.

(g) Firm Fixed Price Contract. A Firm Fixed Price Contract is a contract when the contractor is paid a firm fixed-price for all required work regardless of the contractor's actual costs of performance.

(h) Independent Cost Estimate ("ICE"). ICE is an estimate prepared by SNRHA prior to obtaining offers. The degree of analysis contained within the ICE will depend on the size and complexity of the purchase.

(i) Intergovernmental or Interagency Agreement. An Intergovernmental or Interagency Agreement is an agreement between SNRHA and a Federal, State, or local government agency (including other Housing Authorities) for the provision of supplies or services.

(j) Invitation for Bids ("IFB"). An IFB is a solicitation type used under the sealed bidding method of procurement.

(k) Labor Surplus Area Business. A labor surplus area business is defined as a business which, together with its immediate subcontractors, will incur more than 50% of the cost of performing the contract in an area of concentrated unemployment or under-employment, as defined by the U.S. Department of Labor in 20 CFR 654, Subpart A, and in lists of labor surplus areas published by the Employment and Training Administration.

(l) Micro Purchases. Micro Purchases are purchases under \$2,000.

(m) Minority Business Enterprise. A minority business enterprise is defined as a business which is at least 51% owned by one or more minority group members; or, in the case of a publicly-owned business, one in which at least 51% of its voting stock is owned by one or more minority group members, and whose management and daily business operations are controlled by one or more such individuals. Minority group members include, but are not limited to, Black Americans, Hispanic Americans, Native Americans, Asian Pacific and Asian Indian Americans, and Hasidic Jewish Americans.

(n) Negotiation. Negotiation means discussions with offerors in the competitive range regarding technical and/or price proposals when awarding a contract using the competitive proposals method of procurement or when issuing modifications to existing contracts or other required discussion with offerors for the other methods of procurement.

(o) Non-Federal funding. Funding sources which are not from the federal government.

(p) Noncompetitive Proposals. Procurement through solicitation of a proposal from only one source, or after solicitation of a number of sources, competition is determined inadequate.

(q) Procurement. The term “procurement,” as used in this Policy, includes the procuring, purchasing, leasing, or renting of: (1) goods, supplies, equipment, and materials, (2) construction (and construction change orders) and maintenance; consultant services, (3) Architectural and Engineering (A/E) services, (4) Social Services, and (5) other services.

(r) Proposal. A Proposal is the offer submitted by a potential contractor in the competitive or noncompetitive proposals method of procurement.

(s) Qualification Based Selection (“QBS”). A QBS is a form of procurement of architect-engineering (“A/E”) or development services by competitive proposals in which price is not requested in the Request for Qualifications (“RFQ”) or used as an evaluation factor. Instead, technical qualifications only are reviewed negotiations are conducted with the best-qualified firm. Only A/E services and development partners may be procured by this method.

(t) Request for Proposals (“RFP”). An RFP is a solicitation method used under both the competitive or non-competitive methods of procurement. Proposal evaluation and contractor selection are based on the evaluation criteria and factors for award as stated in the RFP. Contract award is based on the best proposal responsive to the requirements of the statement of work resulting in the greatest benefit and best value to SNRHA, which may not necessarily be primarily determined based on price.

(u) Resident Hiring Scale for Section 3 Residents Training and Employment Opportunities. The Resident Hiring Scale for Section 3 Residents Training and Employment Opportunities is a scale method adopted by the SNRHA for residents hiring that is to be used on

all contracts, service contracts and professional service contracts that contain a labor component.

(v) Responsible Bidder. A Responsible Bidder is one who: (1) is able to comply with the required or proposed delivery or performance schedule; (2) has a satisfactory performance record; (3) has a satisfactory record of integrity and business ethics; (4) has the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them; (5) has the necessary production, construction, and technical equipment and facilities, or the ability to obtain them; and (6) is otherwise qualified and eligible to receive an award under applicable laws and regulations, including the fact that the bidder is not suspended, debarred or under a HUD-imposed Limited Denial of Participation.

(w) Responsive Bid. A Responsive Bid is one that conforms exactly to the requirements set forth in the IFB.

(x) Sealed Bidding. Sealed Bidding is a method of procurement inviting sealed bids. This method requires: specifications that are clear, accurate, and complete; a public bid opening; and evaluation of bids and award of the contract based on the lowest price submitted by a responsive and responsible contractor. Sealed bidding is the preferred method for construction procurements.

(y) Small Business. A small business is defined as a business which is: independently owned; not dominant in its field of operation; and not an affiliate or subsidiary of a business dominant in its field of operation. The size standards in 13 CFR Part 121 shall be used, unless the SNRHA determines that their use is inappropriate.

(z) Section 3 Business – A Business Concern Located in the Area of a Housing Authority Development. A business concern located in the area of a Housing Authority development is defined as an individual or firm located within the relevant Section 3 covered development area, as determined pursuant to 24 CFR 135.15. (HUD 7460.8 Appendix 3, Section V)

(i) Business concerns that are 51% or more owned and controlled by residents of any SNRHA housing site or whose full-time permanent workforce includes 30% of SNRHA residents of any housing site; or

(ii) HUD Youthbuild program in Southern Nevada; or

(iii) Business concerns that are 51% or more owned and controlled by low or very low-income Southern Nevada residents or whose full-time permanent work force includes 30% low/very low-income Southern Nevada residents.

(iv) Businesses that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in the preferences above.

(aa) Section 3 Resident. A resident of an SNRHA housing site where contracted work is being done; or a resident of any SNRHA housing site; or a participant in

HUD Youthbuild program in Southern Nevada; or a low or very low-income resident of Southern Nevada.

(bb) Small Purchase Limit. The Small Purchase Limit is the maximum dollar amount for SNRHA's individual small purchases. SNRHA's Small Purchase Limit is currently set at \$100,000.

(cc) Solicitation. Solicitation is the general term for SNRHA's request for offers from potential offerors. A solicitation package generally contains the proposed contract, including contract terms and conditions, instructions to potential offerors regarding the submission of an offer, and any other information needed to prepare an offer.

(dd) Statement of Work (SOW). A Statement of Work is a written description of work to be performed that establishes the standards sought for the supplies or services furnished under the contract; typically used for service contracts.

(ee) Termination for Cause. Termination for Cause is the termination of a contract on a unilateral basis when the contractor fails to perform, fails to make progress so as to endanger performance, or commits a default as specified in the contract.

(ff) Termination for Convenience. Termination for Convenience is the termination of a contract by SNRHA on a unilateral basis when the product or service is no longer needed or when SNRHA determines at its sole discretion that termination is in SNRHA's best interest.

(gg) Vendor. A Vendor is the term often used for an offeror or contractor when talking about small purchasing.

(hh) Women's Business Enterprise. Women's business enterprise is defined as a business that is at least 51% owned by a woman or women who are U. S. citizens and who also control or operate the business.

1.4 Public Access to Procurement Information: Procurement information shall be a matter of public record to the extent required by any applicable Federal, State, or local laws or codes and shall be available to the public as provided in such statutes.

1.5 Funding Sources: SNRHA receives funds from federal, state, and local governments as well as private funding sources. As such, in its procurement activities, the Board has adopted this Policy and the Non-Federal Procurement Policy to ensure compliance with applicable laws and regulations without necessarily imposing a higher standard than is necessary to ensure compliance with applicable laws.

1.6 Federal Verses Non-Federal Funding: This Policy shall apply to federally-funded contracts, while SNRHA's Non-Federal Procurement Policy shall apply to non-federally funded contracts.

1.7 List of SNRHA Funds: The Executive Director shall maintain a list of SNRHA funding specifying whether the funds are from federal or non-federal sources and the list shall

state under which procurement policy the funds are to be used. SNRHA shall make such a list available to SNRHA employees who work in procurement matters.

1.8 Exclusions From Federal Requirements Under This Policy: It is SNRHA's general policy that SNRHA conduct its procurements which are not governed by this Policy, e.g. Non-Federal procurements, in a manner which is consistent with the customary and acceptable business practices as found in Nevada and as allowed by Nevada law and SNRHA's Non-Federal Procurement Policy. The following procurements shall not be governed by this Policy:

(a) Procurements from income generated by the Central Office Cost Center through reasonable fee-for-service arrangements under 24 CFR Part 990, e.g., management fees, bookkeeping fees, and asset management fees, etc. Such fee income is not considered Federal program income and subject to 24 CFR part 85. Fee income is governed only by State and local requirements, as applicable;

(b) Real Estate Purchase and Sale Transactions. (Surveys, appraisals, environmental site assessments, and financing analyses are considered Consultant services and are governed by this Policy);

(c) Funds received from insurance claims;

(d) Loan transactions and documents;

(e) Employment contracts;

(f) Limited partnership agreements; and

(g) The operation of the Section 8 Housing Choice Voucher Program, which is exempted from 24 CFR 85.36 (see March 11, 1988, Federal Register, page 8050). Procurement activities within the voucher program, therefore, are governed by applicable state and local law. To the extent that the SNRHA utilizes procurement practices for its voucher program that are different from those required under 24 CFR 85.36, SNRHA will conduct those procurements in compliance with its Non-Federal Procurement Policy.

1.9 Policy NOT All-Inclusive. While this Procurement Policy is intended as the primary reference document for all SNRHA's procurement matters (except for SNRHA's Non-Federally funded procurement matters), no document can be all-inclusive. Where situations arise that, in the reasonable judgment of SNRHA, have not been addressed in this Policy, SNRHA should contact its legal counsel or the local HUD field office for further guidance.

1.10 Application of New Law. In the event an applicable law or regulation is modified or eliminated, or a new law or regulation is adopted, the revised law or regulation shall, to the extent inconsistent with this Policy, automatically supersede this Policy, and the SNRHA Executive Director shall make appropriate modifications to this Policy within a reasonable time of the effect of the revised law and present the revised policy to the Board for approval.

2. PROCUREMENT AUTHORITY, ADMINISTRATION, AND APPROVAL.

2.1 Authority: The Board is responsible for ensuring that any procurement policies adopted by SNRHA are appropriate for SNRHA. Therefore, this Policy and any later changes to it shall be submitted to the Board for approval.

(a) Under this Policy, the Board appoints and delegates procurement authority to the Executive Director (“ED”) to approve procurements of \$100,000 or less, either as a single contract or in the aggregate as the ED deems is in the best operating interests of SNRHA. All procurements over \$100,000 must be approved by the Board before executing the contracts necessary for the procurement.

(b) The Board further authorizes the ED or Designee to approve change orders and contract amendments/modifications up to \$100,000, either as a single action or in the aggregate, as the ED deems is in the best operating interests of SNRHA. All contract amendments/modifications over \$100,000 must be approved by the Board before executing the documents necessary for the amendment/modification.

(c) The Board further authorizes the ED or Designee to approve time extensions which the ED or Designee deems are in the best operating interest of SNRHA.

(d) All procurement responsibilities shall be administered by SNRHA’s Contracting Officer (“CO”), who shall be the ED. However, the ED has the authority to delegate, in writing, all or part of SNRHA’s procurement functions to individuals staffed within SNRHA (“Designee”). Therefore, the person within SNRHA with authority for procurement responsibilities is referred to within this Policy as the CO when he/she performs that function, regardless of any other job, position or title he/she may have.

2.2 Operational Procedures: The ED shall issue operational procedures to implement this Policy (“Operational Procedures”), which shall be based on HUD Handbook 7460.8 (REV-2). The ED shall also establish a system of sanctions for violations of the ethical standards described in Section 18 below, consistent with state law.

2.3 Administration: The CO shall comply with this Policy and the Operational Procedures and ensure that:

(a) SNRHA’s procurement actions comply with this Policy, applicable HUD review requirements, as provided in the Operational Procedures, and applicable federal, state, and local laws;

(b) Procurement requirements are subject to an annual planning process to assure efficient and economical purchasing;

(c) Contracts and modifications are in writing, clearly specifying the desired supplies, services or construction, and are supported by sufficient documentation regarding the history of the procurement, including as a minimum the method of procurement chosen, the selection of the contract type, the rationale for selecting or rejecting offers, the basis for the contract price;

(d) For procurements other than small purchases, a minimum of 15 days from the date of public notice is provided for preparation and submission of bids or proposals; and notice of contract awards is made available to the public;

(e) Solicitations are conducted in full compliance with HUD standards and federal law, or any applicable, more stringent state and local laws, provided they are consistent with HUD standards and federal law;

(f) An independent cost estimate is prepared before solicitation issuance and is appropriately safeguarded for each procurement above the small purchase limitation, and an appropriate cost or price analysis is conducted for each of the responses received for all procurements;

(g) For sealed bid procurements, contract award is made to the responsive and responsible bidder offering the lowest price;

(h) For competitive proposal procurements, contract awarded is made to the offeror whose proposal offers the greatest value to SNRHA, considering price, technical, and other factors as specified in the solicitation;

(i) Unsuccessful firms are notified within 10 days after a final decision is made as to contract award;

(j) Indefinite Quantity Contracts are not used unless a minimum and maximum quantity is clearly stated therein;

(k) There are sufficient unencumbered funds available to cover the anticipated cost of each procurement before contract award or modifications (including change orders) are executed;

(l) Contractors' work is inspected before payment;

(m) Payment is made promptly for contract work which has been performed and accepted; and.

2.4 Signature Required: Each contract or purchase action (e.g., new contract, modification, interagency agreement, purchase order, change order, etc.) that obligates SNRHA to pay a contractor or vendor must be signed by the CO or an individual to whom the ED has expressly delegated the authority to make such an obligation, in accordance with the Operational Procedures.

(a) An oral commitment to bind SNRHA to any contract or purchase action will never be enforceable against SNRHA even if the oral commitment was allegedly made by an SNRHA employee, the CO, or the Board.

(b) Contractors and Vendors must verify that the individual purporting to bind SNRHA has the actual authority to bind SNRHA to the procurement, contract or purchase action at issue.

3. PROCUREMENT METHODS.

3.1 Selection of Method: If it has been decided that SNRHA will directly purchase the required items, one of the following procurement methods shall be chosen, based on the nature and anticipated dollar value of the total requirement.

(a) Purchases greater than \$100,000: All purchases and contracts with a value that exceeds \$100,000 shall only be completed pursuant to one of the following methods:

- (i) Sealed Bid (IFB);
- (ii) Competitive Proposal (RFQ/RFP/QBS);
- (iii) Similar process (IFB, RFP, QBS) conducted by another governmental agency;
- (iv) Justified Single or Sole Source.

(b) Purchases equal to or less than \$100,000: All purchases and contracts with a value of \$100,000 or less may be completed using the appropriate Small Purchase method as explained in Section 4 below.

4. SMALL PURCHASE METHODS:

4.1 General: Any contract not equal to or less than \$100,000 may be made in accordance with the small purchase procedures authorized in this Section. Contract requirements shall not be artificially divided so as to constitute a small purchase under this Section. However, larger requirements may be broken into smaller ones to afford small and minority businesses the opportunity to participate in SNRHA's procurements. The CO should document in the contract file the reasons for breaking down larger requirements into smaller ones.

4.2 Small Purchases of \$100 or less: Small purchases of \$100 or less ("Petty Cash Small Purchases"), which can be satisfied by local sources, may be processed through the use of a petty cash account. The CO shall follow the Operational Procedures with respect to Petty Cash Small Purchases.

4.3 Small Purchases of \$2,000 or Less: For small purchases of \$2,000 or less ("Micro Purchases"), the CO must only solicit one quotation if the solicited price is considered reasonable. Micro Purchases should be distributed equitably among qualified sources. If practicable, a quotation shall be solicited from a qualified source other than the previous source before placing a repeat order. Nothing herein prevents SNRHA from conducting a competitive process for Micro Purchases. The CO shall follow the Operational Procedures with respect to Micro Purchases.

4.4 Small Purchases between \$2,001 to less or equal to \$100,000: The CO shall make procurements for small purchases in excess of \$2,001 but less than or equal to \$100,000, by following the procedures set forth in the Operational Procedures for Request For Quotations

("RFQs"). SNRHA's policy is to award contracts to the offeror whose offer satisfies SNRHA's best interest.

5. SEALED BIDS: This section applies to procurements greater than \$100,000 which are made using sealed bidding.

5.1 Conditions for Use: Sealed bidding is the preferred method for construction procurement and shall be used for all competitive procurements to obtain construction and equipment contracts exceeding the Small Purchase limitation and for procurements under the Capital Fund Program ("CFP"), or any construction related federal grant. Additionally, sealed bidding should not be used for professional service contracts. For contracts to be awarded based on sealed bidding the following conditions should be present:

- (a) A complete, adequate, and realistic specification or purchase description is available; two or more responsible bidders are willing and able to compete effectively for the work;
- (b) The procurement lends itself to a firm fixed price contract; and
- (c) The selection of the successful bidder can be made principally on the basis of price.

5.2 Rejection of Bids: SNRHA may reject any bid when it is in SNRHA's best interest. Rejection of any bid during the evaluation process shall be made in accordance with the procedures detailed in the Operational Procedures. Additionally, SNRHA may reject any bid based on that contractor's past performance (i.e., contract performance and/or quality of work), as long as SNRHA has adequate and appropriate documentation within the files justifying such action.

5.3 Solicitation: SNRHA will issue a written Invitation For Bids ("IFB") to solicit bids for procurements made by sealed bidding. The CO shall follow the IFB solicitation procedures detailed in the Operational Procedures when issuing IFBs and amendments thereto.

5.4 IFB Amendments: SNRHA can amend an IFB at any time when SNRHA, in its discretion, deems the amendment necessary. The CO will comply with the IFB amendment procedures detailed in the Operational Procedures when amending an IFB.

5.5 IFB Cancellation: SNRHA may at its sole discretion cancel any IFB at any time when SNRHA has determined the cancellation necessary or in SNRHA's best interest. SNRHA will comply with the IFB cancellation procedures detailed in the Operational Procedures when canceling an IFB.

5.6 Receipt of Bids: All bids received shall be time-stamped but not opened. SNRHA shall store the time stamped, unopened bids in a secure place until bid opening. A bidder may withdraw its bid at any time prior to bid opening.

5.7 Bid Opening: Bids shall be opened publicly and in the presence of at least one witness. An abstract of bids shall be recorded and the bids shall be available for public inspection to the extent required by federal, state, and local law.

5.8 Contract Award: SNRHA's policy is to award sealed bid contracts to the responsible bidder whose bid's dollar value is the lowest overall and whose bid is responsive to the IFB. The CO shall follow the sealed bid contract award procedures detailed in the Operational Procedures. If only one responsive bid is received from a responsible bidder, award shall not be made unless a cost or price analysis verifies the reasonableness of the price.

5.9 Mistakes in Bids:

(a) Before bid opening: The CO may permit correction or withdrawal of inadvertently erroneous bids, where appropriate, by the bidder's written or telegraphic notice received in the office designated in the IFB prior to the time set for bid opening.

(b) After bid opening: The CO may permit corrections in bids after bid opening only if the bidder can show by clear and convincing evidence that:

- (i) a mistake of a non-judgmental character was made;
- (ii) the nature of the mistake; and
- (iii) the bid price actually intended.

A low bidder alleging a non-judgmental mistake may be permitted to withdraw its bid if the mistake is clearly evident on the face of the bid document but the intended bid is unclear or the bidder submits convincing evidence that a mistake was made.

(c) All decisions to allow correction or withdrawal of bid mistakes shall be supported by a written determination signed by the CO.

(d) After bid opening, no changes in bid prices or other provisions of bids shall be permitted, which are prejudicial to SNRHA's interests or fair competition.

5.10 Bonds: SNRHA's policy is to ensure that bidders will honor their bids, complete work as contracted, and pay subcontracts and suppliers by requiring bidders to post a bond or multiple bonds, if necessary, as detailed in the Operational Procedures.

6. COMPETITIVE PROPOSALS:

6.1 Conditions for Use: Competitive proposals (including turnkey proposals for development) are an acceptable alternative to sealed bidding for procurements that exceed the Small Purchase dollar amount when SNRHA determines that any of the following conditions exist:

(a) The contract requirements cannot be described specifically enough to permit the use of sealed bidding or the work is not definite enough to accurately estimate the total cost of the contract;

(b) The nature of the contract's requirements is such that SNRHA needs to evaluate more than just price to be sure that the prospective contractor understands SNRHA's needs and can successfully complete the contract, especially when contracting for professional services (e.g., legal, architect-engineer, accounting, etc.) where SNRHA needs specific expertise and experience; or

(c) The requested work lends itself to different approaches, e.g., proposals.

6.2 Solicitation: There are two types of competitive proposals: Request for Proposals ("RFP") and Qualification Based Solicitation ("QBS"). Generally, competitive proposals shall be solicited using an RFP; however, a QBS may be used to solicit Architect/Engineer ("A/E") Contracts or to select development partners for mixed-financed projects.

6.3 Request for Proposals:

(a) Solicitation: The CO shall issue a written RFP, which shall clearly identify the relative importance of price and other evaluation factors and sub-factors, including the weight given to each technical factor and sub-factor. Proposals shall be handled so as to prevent disclosure of the number of offerors, identity of the offerors, and the contents of their proposals.

(b) Evaluation: The CO shall establish a mechanism for fairly and thoroughly evaluating the technical and price proposals shall be established before the solicitations issued. The proposals shall only be evaluated on the criteria stated in the RFP. Respondents may not impose conditions or change requirements to suit the respondent's own needs or desires; such an imposition or change no matter how minor may, in SNRHA's sole discretion, result in SNRHA rejecting the proposal.

(c) Negotiations: Unless there is no need for negotiations with any of the offerors, negotiations shall be conducted with offerors who submit proposals determined to have a reasonable chance of being selected for award, based on evaluation against the technical and price factors as specified in the RFP. Such offerors shall be accorded fair and equal treatment with respect to any opportunity for negotiation and revision of proposals. The CO's primary objective in negotiations is to maximize SNRHA's ability to obtain best value, based on the requirements and the evaluation factors set forth in the solicitation. However, revealing one respondent's price in an attempt to get another respondent to reduce its price is prohibited. No offeror shall be provided information about any other offeror's proposal, and no offeror shall be assisted in bringing its proposal up to the level of any other proposal. Offerors shall not be directed to reduce their proposed prices to a specific amount in order to be considered for award. A common deadline shall be established for receipt of proposal revisions based on negotiations. The CO will conduct all negotiations as detailed by the Operational Procedures.

(d) Award: After evaluation of the proposals, (or the final revised proposals if any), the contract shall be awarded to the responsible firm whose qualifications, price and other factors considered, are the most advantageous to SNRHA (the top-rated responsive and responsible proposer). SNRHA will provide timely notice of the award to all proposers as required by the Operational Procedures.

6.4 Architect/Engineer Services (Qualifications-Based Selection, QBS): Pursuant to NRS 625.530(3), all architect/engineer services shall be procured on the basis of the competence and qualifications of the architect/engineer and not on the basis of competitive fees. Under the QBS method, the proposer's qualifications are evaluated and the most qualified competitor is selected, subject to the negotiation of fair and reasonable compensation. Price is not used as a selection factor under this method. QBS procedures shall not be used to purchase other types of services (i.e., construction contracts) even though architect-engineer firms are potential sources. The CO will follow the QBS procedures in the Operational Procedures when conducting a QBS procurement.

7. NONCOMPETITIVE PROPOSALS:

7.1 Conditions for Use: Procurements shall be conducted competitively to the maximum extent possible. Procurement by noncompetitive proposals may be used only when the award of a contract is not feasible using small purchase procedures, sealed bids, or competitive proposals, and one of the following applies:

(a) The item is available only from a single source, based on a good faith review of available sources;

(b) An emergency exists that seriously threatens the public health, welfare, or safety, or endangers property, or would otherwise cause serious injury to SNRHA, as may arise by reason of a flood, earthquake, epidemic, riot, equipment failure, or similar event. In such cases, there must be an immediate and serious need for supplies, services, or construction such that the need cannot be met through any other procurement methods, and the emergency procurement shall be limited to those supplies, services or construction necessary to meet the emergency;

(c) HUD authorizes the use of noncompetitive proposals; or

(d) After solicitation of a number of sources, competition is determined inadequate.

7.2 Justification: Each procurement based on noncompetitive proposals shall be supported by a written justification for using such procedures. The justification shall be approved in writing by the CO.

7.3 Price Reasonableness: The reasonableness of the price for all procurements based on noncompetitive proposals shall be determined by performing a cost analysis, as described in Section 10 below.

8. Procurement of Legal Services.

8.1 Methods of Procurement: SNRHA may choose, in its sole discretion, any method listed below that is reasonable based on the facts surrounding the particular situation to procure legal services.

(a) **Small Purchase Procedures.** If the relatively simple and informal small purchase methods are used, price or rate quotations will be obtained from an adequate number of qualified sources.

(b) **Sealed Bids.** This method is normally not appropriate for securing legal services because sealed bidding does not permit SNRHA to consider other factors besides price (e.g., experience) when selecting a legal services contractor.

(c) **Competitive Proposals.** This method is generally preferred when procuring professional services because it allows for the consideration of technical quality or other factors (in addition to price) for securing services estimated to cost more than SNRHA's Small Purchase Dollar Amount.

(d) **Noncompetitive Proposals.** This method may only be used when the other methods of procurement are infeasible and the circumstances described in 24 CFR 85.36(d)(4) are applicable (e.g., legal services are available from only a single source; public exigency or emergency for the requirements will not permit a delay resulting from competitive solicitation; after solicitation of a number of sources, competition is determined inadequate; or HUD authorizes the use of noncompetitive proposals).

8.2 Time and Materials Contracts: Legal services can be procured on an hourly basis using a time-and-materials contract (or sometimes referred to as a "labor-hour contract"). Under these contracts, the contractor's services are pre-priced (usually, in terms of hours) in the contract, and SNRHA orders services in unit amounts (e.g., hours) as needed until the funds in the contract are exhausted. SNRHA may use this type of contract only after the CO determines that no other contract is suitable and if the contract includes a ceiling price that the contractor exceeds at its own risk.

8.3 Obtaining Legal Services by Procurement or Employment Methods: SNRHA may employ an attorney directly (e.g. in-house counsel), or SNRHA may enter into a procurement contract with an attorney or firm. The procurement of legal services shall follow the procedures outlined in paragraph 8.1 above. The employment of in-house counsel is not covered by 24 CFR 85.36. SNRHA's in-house counsel, if any, is ineligible to receive procurement contracts for legal services, because all services of SNRHA's in-house counsel would be part of his/her employment contract and cannot be procured separately. Where legal services are desired outside of the scope of services provided by SNRHA in house counsel, SNRHA may use one of the procurement procedures described in paragraph 8.1 above.

8.4 Contracts for Litigation Services:

(a) With the exception of litigation involving SNRHA acting as a section 8 private developer, SNRHA must submit to HUD Regional Counsel for prior written

concurrency any litigation service contract where the fee is expected to exceed \$100,000 with a private attorney involving an SNRHA program, project, or activity receiving loan, grant, or other subsidy assistance from HUD. Such contracts shall make provision for reasonable fees and reimbursement of necessary expenses. If additional funding or budget revision will be required to cover the cost of litigation services, SNRHA shall consult appropriate Field and Regional Offices staff. Contracts for litigation services must meet the requirements of the HUD Litigation Handbook 1530.1 REV-5 dated May 2004 (the "Litigation Handbook").

8.5 Headquarters Program Associate General Counsel Approval: No contract for attorney's fees for litigation services entered into by SNRHA, which calls for an estimated maximum price in excess of \$300,000 may be approved by the Regional Counsel without the prior concurrence of the Headquarters Program Associate General Counsel.

9. Employment Contracts.

9.1 Employment vs. Independent Contracts: There is a distinction between employing an individual (employment contracts), and contracting for independent services (independent service contract). Independent services contracts are procured and subject to this policy, while employment contracts are not.

9.2 Executive Directors: Executive Directors may be hired as SNRHA employees or may be retained under an independent services contract.

10. INDEPENDENT COST ESTIMATE; COST AND PRICE ANALYSIS:

10.1 Small Purchases: Before making an award of less than \$100,000 the CO must determine that the proposed price is fair and reasonable. For most small purchases a price analysis made as directed by the Operational Procedures is sufficient to make that determination. In small purchases for services or items of a non-commercial nature, the CO should determine whether a more detailed cost analysis as explained in this Section is needed.

10.2 Independent Cost Estimate: The CO will conduct an independent cost estimate ("ICE") for each procurement action above the small purchase threshold of \$100,000 pursuant to the procedures in the Operational Procedures. As a part of the Cost or Price Analysis the ICE shall be compared to the proposed costs to ensure that such costs are appropriate.

10.3 Cost and Price Analysis, General: A cost or price analysis shall be performed for all procurement actions, including contract modifications. The CO shall follow the procedures in the Operational Procedures when performing a cost and price analysis. SNRHA's policy is that the degree of analysis required shall depend on the facts and complexity surrounding each procurement action.

10.4 Submission of Cost or Pricing Information: If the procurement is based on noncompetitive proposals, or when only one offer is received, or for other procurements as deemed necessary by SNRHA (e.g., when contracting for professional, consulting, or architect/engineer services) the offeror shall be required to submit:

- (a) A cost breakdown showing projected costs and profit;

(b) Commercial pricing and sales information, sufficient to enable SNRHA to verify the reasonableness of the proposed price as a catalog or market price of a commercial product sold in substantial quantities to the general public; or

(c) Documentation showing that the offered price is set by law or regulation.

10.5 Cost Analysis: Cost analysis shall be performed if an offeror/contractor is required to submit a cost breakdown as part of its proposal. When a cost breakdown is submitted: A cost analysis shall be performed of the individual cost elements; SNRHA shall have a right to audit the contractor's books and records pertinent to such costs; and profit shall be analyzed separately.

10.6 Acceptable Costs/Profit: Costs shall be allowable only to the extent that they are consistent with applicable Federal cost principals (for commercial firms, Subpart 31.2 of the Federal Acquisition Regulation, 48 CFR Chapter 1). In establishing profit, SNRHA shall consider factors such as the (a) complexity and risk of the work involved; (b) the contractor's investment and productivity; (c) the amount of sub-contracting, (d) the quality of past performance, and (e) industry profit rates in the area for similar work.

10.7 Price Analysis: A comparison of prices shall be used in all cases other than those described in Paragraph 10.4 above.

11. CANCELLATIONS OF SOLICITATIONS:

11.1 Cancellation of Solicitation: The CO may cancel any RFQ, IFB, RFP, QBS, or any other solicitation at any time when deemed necessary or when otherwise determined to be in SNRHA's best interest.

11.2 Rejection of Bids/Proposals: The CO may cancel any solicitation and may reject any and/or all bids and/or proposals that have already been received at any time when deemed necessary or when otherwise determined to be in SNRHA's best interest.

11.3 Documentation of Cancellation: The CO shall document the reasons for cancellation in the procurement file as required by the Operational Procedures. The reasons for cancellation and/or rejection shall be provided upon request to any offeror solicited.

11.4 Notice: A notice of cancellation shall be sent to all offerors solicited and, if appropriate, shall explain that they will be given an opportunity to compete on any re-solicitation or future procurement of similar items.

11.5 If all otherwise acceptable bids received in response to an RFQ or IFB are at unreasonable prices, or only one bid is received and the price is unreasonable, SNRHA shall cancel the solicitation and either:

(a) Re-solicit using an RFP; or

(b) Complete the procurement by using the RFP method following Paragraphs 6.3(c) and 6.3(d) above (when more than one otherwise acceptable bid has been

received), or by using the noncompetitive proposals method and following paragraph 7.2 above (when only one bid is received at an unreasonable price); provided that the CO determines in writing that such action is appropriate, all bidders are informed of SNRHA's intent to negotiate, and each responsible bidder is given a reasonable opportunity to negotiate.

12. COOPERATIVE PURCHASING:

12.1 Intergovernmental Agreements: SNRHA may enter into State and local intergovernmental agreements to purchase or use common goods and services or to make purchases directly from appropriate contracts issued by other governmental agencies. The decision to use an intergovernmental agreement or conduct a direct procurement shall be based on economy and efficiency. If used, the ensuing purchase document (contract or agreement) shall stipulate who is authorized to purchase on behalf of SNRHA and shall specify inspection, acceptance, termination, payment, and other relevant terms and conditions, including a "not to exceed" amount. SNRHA will attempt to use Federal or State excess and surplus property instead of purchasing new equipment and property whenever such use is feasible and reduces project costs.

12.2 General Services Administration (GSA) Contracts: ~~SNRHA shall not procure from GSA contracts in lieu of conducting further competition; however, SNRHA may solicit GSA contracts for competitive procurements so long as the CO complies with all related requirements (e.g., Board approval; cost and/or price analysis; etc.).~~

(Correction-per HUD 7460.8 Chpt.14F.Federal Supply Schedule Contracts)

General Services Administration (GSA) Contracts: The General Services Administration (GSA) within the Federal government awards a wide variety of contracts. Section 211 of the E-Government Act of 2002 only allows for state and local government entities (including PHAs) to purchase from GSA Schedule 70, Information Technology, and Consolidated (formerly Corporate Contracts) Schedule contracts containing IT SINs. No other schedule contracts are available to PHAs. In addition, PHAs may not purchase items from GSA schedule contractors on a noncompetitive basis. PHAs may solicit GSA contractors for prices for supplies and services when conducting competitive procurements, but they shall be considered only another potential source.

12.3 New Section/Clause: Workforce Investment Act (WIA) procurements/purchase orders; SNRHA Purchasing Specialist will ensure that the procurement process adheres to all Workforce Connections' WIA program policies for procurement (WIA 3.9 Procurement Rev. 11/09) and financial regulations; following as well our internal obligations for requisition approvals per existing policy.

All procurement requisitions for training received from WIA Grants; providers will be selected from the approved Workforce Connections Eligible Training Provider List (ETPL) as provided and available on Workforce Connections' website. No substitutions. Each requisition, prior to release of PO will be researched to validate if the service provider is an approved supplier of services from the and attached to SNRHA PO in support of the requirement for award.

Procurement of supplies, equipment or materials not covered by an existing Workforce Connections WIA

provider will be quoted per WIA policy; combined with SNRHA procedures. Individual FSS/WIA Grant requisitions will be handled through Workforce Connections' WIA procurement policy and SNRHA internal system generated approval process. Procurement Specialist to follow all WIA, SNRHA guidelines, policies and procedures to include quote process, procurement/contract award, audit/inspection, payment and contracts records retention.

13. CONTRACTOR QUALIFICATIONS AND DUTIES

13.1 Contractor Responsibility: SNRHA shall not award any contract until the prospective contractor (i.e., low responsive bidder or successful respondent) has been determined to be responsible. A responsible contractor must:

- (a) Have adequate financial resources to perform the contract, or the ability to obtain them;
- (b) Have the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them;
- (c) Have the necessary production, construction, and technical equipment and facilities, or the ability to obtain them;
- (d) Be able to comply with the required or proposed delivery or performance schedule, taking into consideration all the bidder's/offeror's existing commercial and governmental business commitments;
- (e) Have a satisfactory performance record;
- (f) Have a satisfactory record of integrity and business ethics; and
- (g) Be otherwise qualified and eligible to receive an award under applicable laws and regulations, including not being suspended, debarred or under a HUD-imposed LDP.

13.2 Evidence of Responsibility; It is incumbent upon prospective contractors to provide acceptable evidence of their ability to meet the requirements in Paragraph 13.1 above. Acceptable evidence normally consists of a commitment or explicit arrangement that will be in existence at the time of contract award to rent, purchase, or otherwise acquire the needed facilities, equipment, financing, personnel, or other resources.

13.3 Investigation: The CO should conduct an investigation to determine that a prospective contractor is responsible as detailed in the Operational Procedures. The breadth and depth of the investigation will depend upon:

- (a) The size and complexity of the contract;
- (b) SNRHA's or the CO's degree of prior experience with the prospective contractor; and

(c) The extent and ease to which the CO can cancel the contract, and subsequently use a replacement contractor.

13.4 Necessary Evidence: The CO should only request, obtain, and review that information deemed necessary to determine the prospective contractor's responsibility. To determine responsibility, the CO may, in his/her sole discretion, use various investigation methods, as permitted in the Operational Procedures, to determine:

- (a) Financial capability;
- (b) Compliance with delivery and performance schedules;
- (c) Performance record;
- (d) Integrity and business ethics;
- (e) Whether the prospective contractor has necessary organization experience, accounting and operational controls, and technical skills;
- (f) Whether the prospective contractor has necessary production, construction, and technical equipment and facilities; and
- (g) The prospective contractor's eligibility to receive an SNRHA contract.

13.5 Failure to Comply with the CO's Investigation: If the CO determines that the prospective contractor failed to reasonably comply with the CO's investigation to determine the prospective contractor's responsibility, then at its sole discretion, SNRHA may award the contract to another prospective contractor, or cancel the contract, in a manner consistent with this Policy and the Operational Procedures.

13.6 Responsible at Time of Award: The CO must determine that the prospective contractor is responsible at the time of award. The CO shall not award the contract to a non-responsible prospective contractor. The CO shall indicate to prospective contractors the time frame in which they are required to submit evidence of responsibility.

(a) For sealed bidding the prospective contractor must be responsible at the point where the low, responsive bidder has been determined. Prospective contractors may be afforded the opportunity to provide acceptable evidence of their ability to meet the stated requirements after bid opening in accordance with this Policy and Operational Procedures.

(b) For the competitive proposal method, the prospective contractor must be responsible after the successful respondent has been selected for award. Prospective contractors may be afforded the opportunity to provide acceptable evidence of their ability to meet the stated requirements after the respondent has been selected in accordance with this Policy and Operational Procedures.

13.7 Determination of Non-responsibility: With the exception of a finding that a prospective contractor is suspended or debarred under a HUD Limited Denial of Participation, a

determination of non-responsibility will be a matter of the CO's sole discretion and judgment, given the preponderance of the evidence. The CO shall make the determination of non-responsibility and provide timely notice thereof in accordance with the Operational Procedures. Once a prospective contractor has been determined to be non-responsible, the CO may award the contract to another prospective contractor or cancel the solicitation.

13.8 Suspension and Debarment: Contracts shall not be awarded to debarred, suspended, or ineligible prospective contractors. Contractors may be suspended, debarred, or determined ineligible by HUD in accordance with HUD regulations (24 CFR Part 24) when necessary to protect SNRHA in its business dealings.

(a) The Purchasing Manager shall ensure that the staff person preparing the contract shall, pursuant to the Operational Procedures, enter the prospective contractor's information into the applicable GSA website, print the resulting information and place the printout within the applicable contract file, and shall review the printout to confirm that the contractor is not listed on that site as debarred or suspended.

(b) Similarly, the Purchasing Manager shall ensure that the staff person preparing the contract shall, pursuant to the Operational Procedures, check the applicable HUD Limited Denial of Participation (LDP) website, print the resulting information and place the printout within the applicable contract file, and shall review the printout to confirm that the contractor is not listed on that site as having a limited denial of participation.

13.9 Qualified Bidder's List: Interested businesses shall be given an opportunity to be included on qualified bidder's lists. Any pre-qualified lists of persons, firms, or products, which are used in the procurement of supplies and services, shall be kept current and shall include enough qualified sources to ensure competition. Firms shall not be precluded from qualifying during the solicitation period. Solicitation mailing lists of potential contractors shall include, but not be limited to, such pre-qualified suppliers.

14. TYPES OF CONTRACTS, CLAUSES, AND CONTRACT ADMINISTRATION

14.1 Contract Types: Any type of contract which is appropriate to the procurement and which will promote SNRHA's best interests may be used, with the following exceptions:

(a) The cost-plus-a-percentage-of-cost and percentage of construction cost methods are prohibited;

(b) A cost reimbursement contract shall not be used unless it is likely to be less costly or it is impracticable to satisfy SNRHA's needs otherwise, and the proposed contractor's accounting system is adequate to allocate costs in accordance with applicable cost principles (for commercial firms Subpart 31.2 of the Federal Acquisition Regulation (FAR), found in 48 CFR Chapter 1); and

(c) A time and material contract may be used only if a written determination is made that no other contract type is suitable, and the contract includes a ceiling price that the contractor exceeds at its own risk.

(d) For cost reimbursement contracts with commercial firms, costs are allowable only to the extent that they are consistent with the cost principles in FAR Subpart 31.2.

14.2 Options Contracts: SNRHA may include in its contracts options for additional quantities or performance periods as permitted under the Operational Procedures, provided that:

- (a) The option is contained in the solicitation;
- (b) The option is a unilateral right of SNRHA;
- (c) An unpriced option is considered a new procurement and therefore may not be used.
- (d) The option contract complies with the requirements of SNRHA's current ACC and does not exceed contract duration time as detailed in the Operational Procedures;
- (e) Options may not be exercised after the term of the contract has expired.
- (f) The contract states a limit on the additional quantities supplied by the option;
- (g) The options are evaluated as part of the initial competition;
- (h) The contract states the period within which the options may be exercised;
- (i) The options may be exercised only at the price specified in or reasonably determinable from the contract; and
- (j) The options may be exercised only if determined to be more advantageous to SNRHA than conducting a new procurement.

14.3 Contract Clauses: All procurements shall include the clauses and provisions necessary to define the rights and responsibilities of the parties. In addition to containing a clause identifying the contract type, all contracts shall include any clauses required by federal statutes, executive orders, and their implementing regulations, and as required by the Operational Procedures. The Operational Procedures shall contain the text of all clauses and required certifications (such as required non-collusive affidavits) used by SNRHA.

14.4 Contract Administration: A contract administration system designed to ensure that contractors perform in accordance with their contracts shall be maintained and detailed in the Operational Procedures.

14.5 Contractor Inspection: SNRHA will inspect a contractor's supplies, services, and/or construction, as well as monitor the contractor's performance, status reporting on construction contracts and similar matters by following the procedures set forth for such inspections in the Operational Procedures.

14.6 Final Contractor Payment: SNRHA will make the final payment to the contractor by following the requirements set forth in the Operational Procedures concerning the final contractor payment and the closing of the contract. The Operational Procedures will reflect the following:

(a) Within 60 days of the completion of all work included in a contract the contractor will be given a list of required items necessary to close that contract and receive final payment;

(b) The contractor will have no more than 60 days from the receipt of the notice to respond with the required items;

(c) After the 60-day period SNRHA will advertise for 3 consecutive days its intent to close the contract;

(d) Immediately after the first advertisement date there will be a 30-day wait period for anyone that may have an interest in the contract to file a claim with SNRHA;

(e) After the end of the 30-day wait, SNRHA will pay valid claims against the contract, the contract will be closed, and no further payments will be made to the contractor (and the contractor shall have no right to appeal after the 30-day wait period for interested parties to file a claim with SNRHA).

(f) Any funds remaining from that contract will be reprogrammed back into the respective budgets

(g) If the contractor fails to respond to or otherwise remedy the list of required items within 60 days, the contractor will be in material breach of the contract.

15. SPECIFICATIONS:

15.1 General: All specifications shall be drafted so as to promote overall economy for the purposes intended and to encourage competition in satisfying SNRHA's needs. Specifications shall be reviewed prior to solicitation to ensure that they are not unduly restrictive or represent unnecessary or duplicative items. Functional or performance specifications are preferred. Detailed product specifications shall be avoided whenever possible. Consideration shall be given to consolidating or breaking out procurements to obtain a more economical purchase (but see Section 17 below). For equipment purchases, a lease versus purchase analysis should be performed to determine the most economical form of procurement.

15.2 Limitation: The following specifications limitations shall be avoided:

(a) Geographic restrictions not mandated or encouraged by applicable Federal law (except for architect-engineer contracts, which may include geographic location as a selection factor if adequate competition is available);

(b) Unnecessary bonding or experience requirements;

(c) Brand name specifications (unless a written determination is made that only the identified item will satisfy SNRHA's needs); and

(d) Brand name or equal specifications (unless they list the minimum essential characteristics and standards to which the item must conform to satisfy its intended use).

Nothing in this procurement policy shall preempt any State licensing laws. Specifications shall be scrutinized to ensure that organizational conflicts of interest do not occur (for example, having a consultant perform a study of SNRHA's computer needs and then allowing that consultant to compete for the subsequent contract for the computers).

16. APPEALS AND REMEDIES:

16.1 General: It is SNRHA's policy to resolve all contractual issues informally without litigation. Neither the contractor nor SNRHA shall file a complaint with the Court or refer a dispute to HUD until all administrative remedies have been exhausted through SNRHA. When appropriate, SNRHA may consider the use of informal discussions between the parties by individuals who did not participate substantially in the matter in dispute, to help resolve the differences. HUD will only review protests in cases of violations of Federal law or regulations and failure of SNRHA to review a complaint or protest.

16.2 Bid Protests: SNRHA shall receive and conduct all bid protests as detailed in the Operational Procedures. Any actual or prospective contractor may protest the solicitation or award of a contract for serious violations of the principles of this Policy. Any protest against a solicitation must be received before the due date for receipt of bids or proposals. Any protest against the award of a contract must be received within 10 calendar days after receipt of notification of contract award or the protest will not be considered. All bid protests shall be in writing, submitted to the CO or Designee, who shall issue a written decision on the matter. The CO may, at his or her discretion, suspend the procurement pending resolution of the protest, if warranted by the facts presented.

16.3 Contract Claims: All claims by a contractor relating to performance of a contract shall be submitted in writing to the CO or designee for a written decision. The contractor may request a conference on the claim. The CO's decision shall inform the contractor of its appeal rights to a higher level in SNRHA as detailed in the Operational Procedures.

17. SECTION 3 [Housing and Urban Development Act of 1968 (24 CFR 135)]

17.1 Please refer to the Southern Nevada Regional Housing Authority's Section 3 Plan.

18. ASSISTANCE TO SMALL AND OTHER BUSINESS.

18.1 Required Efforts: Consistent with Presidential Executive Orders 11625, 12138, and 12432, and Section 3 of the HUD Act of 1968, SNRHA shall make efforts to ensure that small and minority-owned businesses, women's business enterprises, labor surplus area

businesses, and individuals or firms located in or owned in substantial part by persons residing in the area of SNRHA development are used when possible. Such efforts shall include, but shall not be limited to:

- (a) Including such firms, when qualified, on solicitation mailing lists;
- (b) Encouraging their participation through direct solicitation of bids or proposals whenever they are potential sources;
- (c) Dividing total requirements, when permitted and economically feasible, into smaller tasks or quantities to permit maximum participation by such firms;
- (d) Establishing delivery schedules, where the requirement permits, which encourage participation by such firms;
- (e) Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce;
- (f) Including in contracts a clause requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for lower income residents of the project area and to award subcontracts for work in connection with the project to business concerns which are located in, or owned in substantial part by persons residing in the area of the project;
- (g) Including in contracts a clause, as described in 24 CFR 135; 9-1 requiring prime contractors, when subcontracting is anticipated, to take require the positive steps listed above in this section (a-f) with the subcontractors.

Goals may be established by SNRHA periodically for participation by small businesses, minority-owned businesses, women's business enterprises, labor surplus area businesses, and business concerns which are located in, or owned in substantial part by persons residing in the area of the project in SNRHA's prime contracts and subcontracting opportunities.

19. ETHICS IN PUBLIC CONTRACTING:

19.1 General: SNRHA shall adhere to the following code of conduct, consistent with the Operational Procedures and applicable federal, state, and local law.

19.2 Conflict of Interest: No employee, officer or agent of this SNRHA shall participate directly or indirectly in the selection or in the award or administration of any contract if a conflict, real or apparent, would be involved. Such conflict would arise when a financial or other interest in a firm selected for award is held by:

- (a) An employee, officer or agent involved in making the award;
- (b) His/her relative (including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-

law, brother-in-law, sister-in-law, daughter-in-law, stepfather, stepmother, stepson, stepdaughter, step-brother, step-sister, half brother, or half sister);

(c) His/her partner; or,

(d) An organization which employs, is negotiation to employ, or has an arrangement concerning prospective employment of any of the above.

19.3 Gratuities, Kickbacks, and Use of Confidential Information: SNRHA officers, employees or agents shall not solicit or accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to subcontracts, and shall not knowingly use confidential information for actual or anticipated personal gain.

19.4 Prohibition Against Contingent Fees: Contractors shall not retain a person to solicit or secure an SNRHA contract or a commission, percentage, brokerage, or contingent fee, except for bona fide employees or bona fide established commercial selling agencies.

B

Southern Nevada Regional Housing Authority

Section 3 Policy





TABLE OF CONTENTS

Introduction	2
General Policy Statement	3
Definitions	4
Contracting Overview	6
Section 3 Clause	8
Examples of SNRHA Efforts to Award Contracts to Section 3 Business Concerns	10
Compliance Requirements	11
Hiring	15
Examples of SNRHA Efforts to Offer Training and Employment Opportunities to Section 3 Residents	16



INTRODUCTION

This Policy Statement and Forms Package:

- Sets forth the policy, goals, and preferences of the Southern Nevada Regional Housing Authority (herein referred to as “SNRHA” or the “HA” or the Housing Authority) in the administration of its Section 3 program, which is intended to ensure that employment and other economic opportunities generated by certain financial assistance provided by the U.S. Department of Housing and Urban Development (“HUD”) shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, and to business concerns which provide economic opportunities to low- and very low-income persons;
- Summarizes the standards and procedures to be followed to ensure that the objectives of Section 3 are met that are set out in 24 C.F.R Part 135;
- Provides the guidelines for contractors to follow; and
- Contains forms for contractors to demonstrate compliance.

Special emphasis is given to hiring residents of PHA communities. The requirements and forms follow.

For more information visit HUD’s website at:

<http://www.hud.gov/section3>

or visit SNRHA’s Vendor Center at:

<http://www.snrha.org/procurement.htm>



GENERAL POLICY STATEMENT

The purpose of Section 3 of the Housing and Urban Development Act of 1968, as amended by Section 915 of the Housing and Community Development Act of 1992, is to “ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.” The HUD regulations at 24 C.F.R Part 135 set forth the requirements of the Section 3 program, including:

- The goals and requirements related to creating job and job training opportunities;
- The specific individuals and business concerns who are the intended beneficiaries of the economic opportunities generated from HUD-assisted activities; and
- The priority in which individuals and businesses should be recruited and solicited for employment and other economic opportunities generated from HUD-assisted activities.

Section 915 of the Housing and Community Development Act of 1992 sets forth:

- The types of HUD financial assistance, activities, and recipients subject to the requirements of Section 3.

The Southern Nevada Regional Housing Authority (SNRHA) fully embraces its obligations under this program and is committed to creating opportunities that forge a path of self-sufficiency for our residents. SNRHA implements this policy through the awarding of contracts to contractors, vendors, and suppliers, to create employment and business opportunities for residents of the Housing Authority and other qualified low- and very low-income persons residing in Clark County. The purpose of SNRHA’s Section 3 Policy is to set clear expectations of our business partners to ensure compliance and more importantly, that the spirit of this program and this agency’s philosophy are communicated and transparent to all those who work with SNRHA.



DEFINITIONS

The applicable definitions for SNRHA's Section 3 program are the same as those set out in HUD's regulations at 24 C.F.R 135. Some of the more relevant terms utilized regularly in SNRHA's administration of the policy are:

EMPLOYMENT OPPORTUNITIES GENERATED BY SECTION 3 COVERED ASSISTANCE. All employment opportunities generated by the expenditure of Section 3 covered public and Indian housing assistance (i.e., operating assistance, development assistance and modernization assistance, as described in 24 C.F.R. § 135.3(a)(1)).

NEW HIRES. Full-time employees hired for permanent, temporary, or seasonal employment opportunities. SNRHA also includes part-time employees hired for permanent, temporary or seasonal opportunities as new hires for the purposes of this policy.

RESIDENT OWNED BUSINESS (ROB). A business concern (a) at least 51% owned by one or more public housing residents; and (b) whose management and daily business operations are controlled by one or more such individuals.

SECTION 3. Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. § 1701u).

SECTION 3 BUSINESS CONCERN. A Section 3 Business Concern is a business entity formed in accordance with State law, and which is licensed under State, county or municipal law to engage in the type of business activity for which it was formed:

1. That is fifty-one (51 %) or more owned by Section 3 Residents; or
2. Whose permanent, full-time employees include persons, at least 30% of whom are currently Section 3 Residents, or within three years of the date of first employment with the business concern were Section 3 Residents; or
3. That provides evidence of a commitment to subcontract in excess of 25% of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (1) or (2) in this definition of "Section 3 Business Concern."

SECTION 3 CLAUSE. The contract provisions set forth in 24 C.F.R § 135.38.

SECTION 3 COVERED CONTRACT. A contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 Covered Assistance, or for work arising in connection with a Section 3 Covered Project. "Section 3 Covered Contracts" do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation System (see 48 C.F.R. Chapter 1). "Section 3 Covered Contracts" also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 Covered



Contract. For example, a contract for the purchase and installation of a furnace would be a Section 3 Covered Contract because the contract is for work (i.e., the installation of the furnace) and thus is covered by Section 3.

SECTION 3 JOINT VENTURE. An association of business concerns, one of which qualifies as a Section 3 Business Concern, formed by written joint venture agreement to engage in and carry out a specific business venture for which purpose the business concerns combine their efforts, resources, and skills for joint profit, but not necessarily on a continuing or permanent basis for conducting business generally, and for which the Section 3 Business Concern:

- (i) is responsible for a clearly defined portion of the work to be performed and holds management responsibilities in the joint venture; and
- (ii) performs at least 25% of the work and is contractually entitled to compensation proportionate to its work.

SECTION 3 RESIDENT.

- (1) An SNRHA housing resident (or participant); or
- (2) An individual who resides in Clark County and who is:
 - (i) A low-income person, as this term is defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. § 1437a(b)(2)). Section 3(b)(2) of the 1937 Act defines this term to mean families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area (“AMT”) on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families; or
 - (ii) A very low-income person, as this term is defined in Section 3(b)(2) of the 1937 Act (42 U.S.C. § 1437a(b)(2)). Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)) defines this term to mean families (including single persons) whose incomes do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.
- (3) A person seeking the training and employment preference provided by Section 3 bears the responsibility of providing evidence (if requested) that the person is eligible for the preference.



CONTRACTING OVERVIEW

A. Background

The Section 3 regulations, at 24 C.F.R Part 135, provide that SNRHA, its contractors and subcontractors must demonstrate compliance by awarding contracts to Section 3 business concerns or to persons who contract with those firms.

The Section 3 regulations require that Section 3 firms receive at least:

- a) 10% of the total dollar amount of all Section 3 covered contracts for construction and maintenance related contracts; or
- b) 3% of the total dollar amount of all other Section 3 covered contracts.

Goals apply to the entire amount of Section 3 covered assistance awarded to SNRHA in any calendar year, January 1st to December 31st. SNRHA's goals apply to the total dollar amount of each contract, task order, or purchase order.

SNRHA is required to ensure that contracts awarded to contractors that provide training or hiring do provide training, employment and contracting opportunities to Section 3 Residents and Section 3 Business Concerns.

Efforts shall be directed to award contracts to Section 3 business concerns and to businesses with a successful history of complying with Section 3 requirements.

B. Preference

Efforts shall be directed to award contracts to Section 3 Business Concerns in the following order of priority:

- (i) Business concerns that are 51% or more owned by residents of the housing development or developments for which the Section 3 covered assistance is expended, or whose full-time, permanent workforce includes 30% of these persons as employees (category 1 businesses);
- (ii) Business concerns that are 51% or more owned by residents of other housing developments or developments managed by the HA that is expending the Section 3 covered assistance, or whose full-time, permanent workforce includes 30% of these persons as employees (category 2 businesses); or
- (iii) Business concerns that are 51% or more owned by Section 3 residents, or whose permanent, full-time workforce includes no less than 30% Section 3 residents (category 3 businesses), or that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in paragraphs (a)(1)(i) and (a)(1)(ii) of this section.



In accordance with 24 C.F.R § 135, SNRHA employs bidding preferences for responsive Section 3 Business Concerns for each competitive procurement method:

- a) Small Purchase Price Based Solicitation: Section 3 Business Concern shall receive award if quote is no more than 10% higher than the lowest responsive quotation.
- b) Qualification Based Solicitation (QBS) and Request for Proposals (RFP): Section 3 Business Concern shall receive additional points during evaluation, between 15 and 25% of the total number of available points, as set forth in the solicitation.
- c) Invitation for Bid Solicitation (IFB): Section 3 Business Concern shall receive award if that bid:

Bid Amount	x = lesser of
When the lowest responsible bid is less than \$100,000	10% of that bid or \$9,000
When the lowest responsible bid is:	
At least \$100,000, but less than \$200,000	9% of that bid or \$16,000
At least \$200,000, but less than \$300,000	8% of that bid or \$21,000
At least \$300,000, but less than \$400,000	7% of that bid or \$24,000
At least \$400,000, but less than \$500,000	6% of that bid or \$25,000
At least \$500,000, but less than \$1,000,000	5% of that bid or \$40,000
At least \$1,000,000, but less than \$2,000,000	4% of that bid or \$60,000
At least \$2,000,000, but less than \$4,000,000	3% of that bid or \$80,000
At least \$4,000,000, but less than \$7,000,000	2% of that bid or \$105,000
\$7,000,000 or more	1.5% of the lowest responsive bid, with no dollar limit

C. Certification of Business Concerns

Any business seeking Section 3 preference in the awarding of contracts or purchase agreements with SNRHA shall complete the Certification for Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability Form, which can be obtained from the website, this policy or SNRHA staff. The business seeking Section 3 preference must be able to provide adequate documentation as evidence of eligibility for preference under the Section 3 Program.

Certifications for Section 3 preference for business concerns must be submitted to the Supportive Services Coordinator prior to the submission of bids for approval. If the Coordinator previously approved the business concern to be Section 3 certified in the current calendar year, then the certification should be submitted along with the bid, along with the Update to Business Concern Certification Form.



SECTION 3 CLAUSE

The following language is included in all SNRHA agreements and is the framework of the requirements within this policy. All Section 3 covered contracts shall include the following clause (referred to as the Section 3 Clause), including those used to encumber subcontractors of SNRHA's prime contractors:

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative or workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.



G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act

(25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).



Examples of SNRHA Efforts to Award Contracts to Section 3 Business Concerns

In accordance with 24 C.F.R § 135, SNRHA will utilize the following methods to ensure that effort is made to award contracts to Section 3 Business Concerns:

1. Utilize procurement procedures that provide contracting preference for Section 3 Business Concerns for each applicable procurement method authorized in 24 C.F.R § 85.36(d).
2. Advertise contracting opportunities via newspaper, mailings, posting notices that provide general information about the work to be contracted and where to obtain additional information.
3. In determining the responsibility of potential contractors, SNRHA considers the bidder's record of Section 3 compliance as evidenced by past actions and their current plans for the pending contract.
4. Coordinate pre-bid meetings at which the Section 3 business concerns would be informed in detail of contract requirements and contracting opportunities.
5. Conduct workshops on SNRHA's contracting procedures to include bonding, insurance, and other pertinent requirements biannually in an effort to allow Section 3 business concerns the opportunity to take advantage of any upcoming contracting opportunities.
6. Where appropriate, SNRHA will consider breaking out contract work items into economically feasible units to facilitate participation by Section 3 business concerns.
7. Contact area Chambers of Commerce, business assistance agencies, Minority and Women's Business Enterprise (M/WBE) contractor associations and community organizations to inform them of contracting opportunities.
8. Maintain a list of eligible Section 3 business concerns that are certified by SNRHA; review and credential business concerns no less than annually.
9. Participation in opportunities of the Contracting with Resident Owned Businesses Program provided under 24 C.F.R § 963.
10. Utilize SNRHA's Section 3 Job Development Fund to develop resources, fund training and allowable business expenses to assist residents interested in starting their own businesses.



COMPLIANCE REQUIREMENTS

A. Background

SNRHA is committed to helping the residents of its communities move towards self-sufficiency by providing opportunities for training and employment. This section outlines regulatory requirements and minimum standards of compliance this agency has set for recipients of Section 3 covered contracts.

A Section 3 covered contract is a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 Covered Assistance, or for work arising in connection with a Section 3 Covered Project. "Section 3 Covered Contracts" do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 Covered Contract. For example, a contract for the purchase and installation of a furnace would be a Section 3 Covered Contract because the contract is for work (i.e., the installation of the furnace) and thus is covered by Section 3.

B. Section 3 Covered Assistance and Compliance Threshold

Section 3 applies to the following types of Public and Indian Housing assistance:

- Public Housing Operating subsidies
- Public Housing Capital Funds for Development and Modernization;
- Hope VI Revitalization Grants;
- Neighborhood Stabilization Program (NSP);
- Resident Opportunities and Self-Sufficiency (ROSS) Grants;
- Family Self-Sufficiency (FSS) Grants; and
- Economic Stimulus Funding

SNRHA will only incorporate Section 3 requirements for contracts with any source of funding listed above. In situations where multiple funding sources are utilized on a contract, Section 3 regulations in 24 C.F.R § 135.3 require that Section 3 be applied to the entire contract, notwithstanding the amount of covered assistance used.

Section 3 regulations in 24 C.F.R § 135.3 also stipulate that no thresholds apply to Section 3 covered public and Indian housing assistance, however, SNRHA will impose a minimum administrative threshold of \$25,000. Any Contract or Purchase Order that meets or exceeds the administrative threshold will be monitored by SNRHA and evaluated for Section 3 compliance.

C. Numerical Goals

The Section 3 regulations provide that contractors and subcontractors demonstrate compliance by employing Section 3 Residents as 30% of the aggregate number of new hires. The Section 3 Regulations, at 24 C.F.R Part 135, require that, in public housing programs, compliance efforts shall be directed to provide training and employment opportunities to Section 3 Residents in the following order of priority:



1. Residents of the development or developments where the covered assistance is expended.
2. Residents of other developments and programs managed by SNRHA.
3. Participants in DOL's Youthbuild Program in Las Vegas.
4. All other low- and very low-income persons within Clark County.

In the event that contractors and subcontractors fail to demonstrate compliance with Numerical Goals prior to contract completion, SNRHA will evaluate the value of the lost employment opportunity and require the contractor to meet compliance through a contribution to SNRHA's Section 3 Job Development Fund commensurate with the lost value determination.

D. Minimum Compliance Standards

If a contractor does not have a need to hire full-time employees, it may provide other opportunities with approval, such as:

1. Internships – the vendor may provide youth and/or adult internship or externship opportunities for SNRHA residents. The value of the internship or externship must equal or exceed the threshold requirements established below.
2. Part-Time Employment - vendors may provide part-time work for PHA residents. The hours of part-time work when converted to dollars must equal or exceed the threshold requirements established below.
3. Training – vendors may provide paid training opportunities for SNRHA residents (especially on-the-job training). Opportunities should fall under one or more of the following categories:
 - (a) Employment skills – Applied training courses that result in certificate, such as forklift operation or truck driving training;
 - (b) Licensing or Certifications – Sponsor cost of training and exams fees for resident employee;
 - (c) Business development – Entrepreneurship and small business training course fees for resident employee.

SNRHA has established the following minimum threshold requirements for use of other job or job training (also known as economic) opportunities:

1. For trade, construction and rehabilitation work the “value” of the other economic opportunity must equal or exceed 5% of the total contract amount plus any modifications;
2. For other types of contracts, including service contracts, the “value” of the other economic opportunity must equal or exceed 3% of the total contract amount plus any modifications.



Please note that the values have been assigned at a reduced rate to take into account that many Section 3 covered contracts will have both labor and supplies included in the total amount. In the event that the labor portion of the contract may be less than 50% of the total value of the contract, and the contractor wishes to negotiate the value owed, they must disclose in their bid what the labor portion and then SNRHA will negotiate the value based on the disclosure. Professional Service contracts are 100% labor, and most maintenance related contracts are predominantly labor.

In the event that contractors and subcontractors fail to demonstrate compliance with the minimum threshold requirements when not creating full-time employment opportunities prior to contract completion, SNRHA will require the contractor to meet compliance through a contribution to SNRHA's Section 3 Job Development Fund commensurate with the balance of the value owed.

E. Mandatory Hiring

In addition to the Numerical Goals and Minimum Thresholds outlined above, SNRHA will also enforce a minimum mandatory hiring guideline of one(1) new Section 3 employee once the contract exceeds \$300,000 and for every additional \$200,000 in contract value. *So for example, a \$700,000 contract would require three (3) new Section 3 hires.*

In the event that contractors and subcontractors fail to demonstrate compliance with Mandatory Hiring prior to contract completion, SNRHA will evaluate the value of the lost employment opportunity and require the contractor to meet compliance through a contribution to SNRHA's Section 3 Job Development Fund commensurate with the lost value determination.

F. Progress Compliance

It is the desire of SNRHA to ensure that its contractors and subcontractors can successfully meet their compliance requirements in a timely fashion. The SNRHA requires contractors and vendors to implement progressive efforts to comply with Section 3. A Coordinator will monitor and evaluate contractor compliance with established employment, training and resident hiring goals. Each contractor will be monitored based on their confirmed Initial Response and Intent to Comply established in the mandatory Section 3 Meeting prior to contract execution.

Annual professional service and maintenance related contracts will be required to meet the compliance standards set forth in this section no less than annually, as evaluated on their contract anniversary date. All non-construction contractors are required to submit employment data no less than quarterly to the Coordinator.

In the event a contractor has not met 50% of its Section 3 requirements after the 2nd quarterly review, the Coordinator will evaluate their progress and determine whether or not the contractor is on track to comply. If it is determined that the contractor has failed to comply with their plan and cannot meet its requirements by the end of the contract period, the Coordinator will initiate non-compliance sanctions outlined in the following section.

Construction contracts are required to meet progressive compliance at 50% project completion and again at the end date, both of which are established by the initial contract period and/or subsequent change orders. At each point, data relevant to their compliance plan will be evaluated, including but not limited to: total # of new hires, Section 3 hires, wages paid, hours worked and employment issues. If the contractor has failed to comply with their requirements at either point,



the Coordinator will initiate non-compliance sanctions outlined in the following section.

G. Non-Compliance

If a contractor is non-compliant during the contract, penalties will be enforced. Sanctions include:

- **Cessation of payments.** Payments will cease on the covered contract until compliance is achieved.
- **Fine for non-compliance.** A fine equivalent to an additional 10% of the final obligation will be levied immediately when the Section 3 Contract file is forwarded to Procurement after a vendor fails to comply after the 4 weeks provided to achieve compliance through the email demand and formal notice. Contractor will be notified of the Fine and on-going non-compliance status by Procurement by US Mail to the Contract Contact. This letter will also identify the final deadline to avoid contract termination.
- **Ineligible to receive additional contracts.** The contractor will remain ineligible to receive future or additional contracts while non-compliant with any existing contract, or contract pending close out.
- **Contract termination.** Continued non-compliance for a total of sixty (60) days may result in contract termination, as determined by Procurement.

A contractor's record of compliance with Section 3 will affect future eligibility to receive awards from SNRHA.

Contractors will not be able to request final payment or close-out their contract with SNRHA without Section 3 compliance. It is the contractor's responsibility to request final compliance evaluation from the Section 3 Coordinator at contract close-out. Furthermore, those contractors who do achieve contract close-out while non-compliant will be fined per the sanctions outlined below and unable to receive a SNRHA contract award for the period of one (1) year following contract close-out.

G. HUD Reporting

Contractors will be required to submit Employment Summary Reports at the end of each contract and at the end of each calendar year if their contract overlaps calendar years. Failure to comply with reporting requirements will be included in a contractor's record of compliance, and will affect future eligibility to receive awards from SNRHA.



HIRING

A. Background

SNRHA promotes household self-sufficiency and strongly encourages the direct hiring of qualified Housing Authority residents from the communities impacted by the work awarded and performed by its contractors. Our residents have access to many supportive services to become job ready or enhance job skills in advance of participating or concurrent with the Section 3 Program. SNRHA maintains a list of candidates for the Section 3 program that will be utilized to assist contractors with placement. Contractors are expected to consider all employment opportunities and fill low skill jobs as well as high skills opportunities. Examples of job opportunities SNRHA expects to be created and filled through its contractors include:

Administrative/ Management	Services	Construction
Accounting	Appliance repair	Architecture
Payroll	Carpet installation	Carpentry
Research	Janitorial	Cement/masonry
Bookkeeping	Landscaping	Demolition
Purchasing	Printing	Drywall
Data Entry	Computer/information technology	Electrical
Clerk/Reception	Manufacturing	Elevator maintenance
	Transportation	Heating, Ventilation & AC
	Security	Painting
	Warehouse	Plastering
	Maintenance	Plumbing
		Tile setting

B. Preference

The Section 3 Regulations, at 24 C.F.R Part 135, require that, in public housing programs, compliance efforts shall be directed to provide training and employment opportunities to Section 3 Residents in the following order of priority:

1. Residents of the development or developments where the covered assistance is expended.
2. Residents of other developments and programs managed by SNRHA.
3. Participants in DOL’s Youthbuild Program in Las Vegas.
4. All other low- and very low-income persons within Clark County.

When hiring, contractors are expected to track and provide detailed notes on their progress in filling a position. These notes must at a minimum track attempts to contact the resident, results of the contact and stages of hiring, including but not limited to application, interview, offer and employer due diligence. This tracking is required to be submitted when a contractor is requesting certification of their efforts to hire residents in an attempt to consider non-SNRHA Section 3 residents from Clark County. A contractor must obtain clearance that sufficient effort has been made in each priority



before the Coordinator will approve the contractor to consider candidates in subsequent categories or risk exclusion of those hires towards the Section 3 requirements.

Examples of SNRHA Efforts to Offer Training and Employment Opportunities to Section 3 Residents

In accordance with 24 C.F.R § 135, SNRHA will utilize the following methods to ensure that effort is made to offer training, employment and other economic opportunities to Section 3 residents:

1. Advertising training and employment opportunities by distributing flyers and posting opportunities where the work is to be performed, in common areas of the Housing Authority and through Resident Program staff.
2. When appropriate, sponsoring job fairs or job information meetings with Housing Authority and/or contractor representatives.
3. Meeting with Resident Councils to educate and enable these representatives to assist fellow residents in applying for Section 3 programs.
4. Maintain a Job Bank of qualified residents to refer to future HA and contractor opportunities.
5. Undertake informational and counseling sessions for residents to assist them in obtaining employment.
6. Employ section 3 residents directly on either a permanent or a temporary basis to perform work generated by section 3 assistance.
7. Incorporating specific hiring requirements into contracts funded with section 3 covered assistance.
8. Assigning staff to function as a job coordinator to assist in training and employment placement for Housing Authority and contractor positions.
9. Facilitate a Job Development Fund for qualified residents seeking financial assistance with pre-vocational work needs, training and business expenses.