



SNRHA Annual Plan

---

FY2022 Annual Plan  
2022-2026 Five Year Plan

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**FY2022 ANNUAL AGENCY PLAN AND**  
**FY2022-2026 FIVE YEAR PLAN UPDATE**

<b>Tab 1</b>	<b>Table of Contents</b>
<b>Tab 2</b>	<b>Executive Summary</b>
<b>Tab 3</b>	<b>FY2022-2026 Five-Year Plan Template</b> <b>A. Progress Report</b>
<b>Tab 4</b>	<b>FY2022 Annual Plan Template</b>
<b>Tab 5</b>	<b>Statement of Housing Needs</b> <b>A. Nelrod PNA summary</b> <b>B. Strategy to Address Housing Needs</b>
<b>Tab 6</b>	<b>Deconcentration Policies</b> <b>A. HCV Administrative Plan Deconcentration Policy</b> <b>B. ACOP Deconcentration Policy</b>
<b>Tab 7</b>	<b>Assessment of Financial Resources</b>
<b>Tab 8</b>	<b>Operations and Management</b> <b>A. HCV Administrative Plan Changes</b> <b>B. ACOP Changes</b> <b>C. Resident Advisory Board and Resident Council Members</b> <b>D. Community Service and Self Sufficiency Plan</b> <b>E. Safety and Crime Prevention</b> <b>F. Asset Management</b> <b>G. Homeownership</b> <b>H. Occupancy by Over-Income Families and Non-Smoking Policy</b>
<b>Tab 9</b>	<b>Mixed Finance Modernization or Development</b>
<b>Tab 10</b>	<b>Demolition / Disposition</b>
<b>Tab 11</b>	<b>Designated Housing for the Elderly and/or Disabled</b>
<b>Tab 12</b>	<b>Conversion of Public Housing: To Project Based RAD</b>
<b>Tab 13</b>	<b>Units Approved for Modernization</b>
<b>Tab 14</b>	<b>Civil Rights Certifications</b> <b>A. Certificate of Compliance</b> <b>B. Certification by State/Local Officials</b> <b>C. Disclosure of Lobbying Activity</b>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**FY2022 ANNUAL AGENCY PLAN AND**  
**FY2022-2026 FIVE YEAR PLAN UPDATE**

<b>Tab 15</b>	<b>Most Recent Approved Fiscal Year Audit</b>
<b>Tab 16</b>	<b>Statement of Capital Improvements</b> <b>A. HUD Approved Five-Year Action Plan</b> <b>B. HUD Approval Letter</b>
<b>Tab 17</b>	<b>RAB/Public Comments</b>
<b>Tab 18</b>	<b>Board of Commissioners Resolution</b>

**DRAFT**

**Southern Nevada Regional Housing Authority**  
**Annual Agency Plan FY2022**  
**Five Year Plan FY2022-2026**

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

**Executive Summary of the Annual PHA Plan**

**OVERVIEW**

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. Since its formation on January 1, 2011, Southern Nevada regional Housing Authority has served the population of Clark County, including the cities of Las Vegas, North Las Vegas, and Henderson, Nevada. 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 local government representatives.

**PURPOSE AND STRUCTURE OF THE AGENCY PLAN**

This Agency Plan contains the FY2022 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 once every five years or more as deemed appropriate during the annual planning process.

<b>5-Year PHA Plan (for All PHAs)</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
---	---	--

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	<b>PHA Information.</b>																				
A.1	<p>PHA Name: <b>Southern Nevada Regional Housing Authority</b> PHA Code: NV-18</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <b>10/202021</b>          PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information.  <u><b>SUMMARY OF RESIDENT/STAFF/PUBLIC CONSULTATION AND INPUT</b></u></p> <p>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 effect on both, it is important to involve all stakeholders in strategic planning processes. Meetings with the Resident Advisory Board (RAB) were held to review the plan and solicit input. A complete list of attendees at each meeting is available upon request.</p> <p>The final draft was placed on public display beginning <b>5/27/2021</b> coinciding with the first advertisement of the Public Hearing. A copy of the PHA Plan and associated documents were/are available to view a copy on our website <a href="http://www.snvrha.org">www.snvrha.org</a>, Welcome Page, scroll down to Agency Plans section and click on "click here for all Agency Plans" and scroll down to the pdf icon for this plan.</p> <p>The Plan and addendums will also be available at all Public Housing Community Offices as well as in the main lobby areas of SNRHA Administrative Offices located at:</p> <ul style="list-style-type: none"> <li>- Howard Cannon Center at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101.</li> <li>- W. F. Cotrell Admin Building at 5390 East Flamingo Rd., Las Vegas, NV 89122.</li> <li>- Housing Programs at 380 North Maryland Pkwy., Las Vegas, NV 89101.</li> </ul> <p>The comment period ended with a Public Hearing held at the Howard Cannon Center Board Chambers located at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101 on <b>July 13, 2021</b> at 5:30pm. The written comments either received in writing prior to the Public Hearing or received at the Public Hearing are summarized with a statement of disposition included for each.</p> <p><b>See Tab - _____</b></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <b>NOT APPLICABLE</b></p> <table border="1" data-bbox="203 1480 1461 1875"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program													
		PH	HCV																		
Lead PHA:																					

<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
B.1	<p><b>Mission.</b>  <b>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.</b></p>
B.2	<p><b>Goals and Objectives.</b>  <b>Five Year Goal: <u>Expand the supply of Low Income and Affordable housing.</u></b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>- Apply for additional Housing Choice Vouchers, if funding is announced.</li> <li>- Develop public/private partnerships to create affordable housing opportunities.</li> <li>- Utilize SNRHA resources to leverage and encourage new development initiatives.</li> <li>- Expand homeownership initiatives to SNRHA residents and program participants.</li> </ul>
	<p><b>Five-Year Goal: <u>Improve the quality of assisted housing.</u></b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>- Improve program management and fiscal accountability by utilizing SEMAP and PHAS indicators.</li> <li>- Increase customer satisfaction.</li> <li>- SNRHA will comply with all requirements of HUD’s Violence Against Women Act (VAWA) and its amendments. SNRHA goals are to increase services through community partnerships to provide services to families (adults and children) impacted by VAWA.</li> </ul>
	<p><b>Five-Year goal: <u>Increase assisted housing choices.</u></b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>- Conduct outreach efforts to potential voucher landlords.</li> <li>- Develop a strong Affirmatively Furthering Fair Housing and Limited English Proficiency Plan.</li> <li>- Further the development of the Housing Choice Voucher Homeownership Program.</li> <li>- In keeping with goal two of SNRHA’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.</li> </ul>
	<p><b>Five-Year goal: <u>Improve marketability of SNRHA owned units.</u></b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>- Enhance and maintain site appearance to increase curb appeal.</li> <li>- Provide amenities and services to compete with private sector property owners to the extent that budgets permit.</li> <li>- Further develop partnerships with law enforcement agencies to provide a safe living environment.</li> </ul>
	<p><b>Five-Year goal: <u>Promote self-sufficiency and economic independence of assisted households.</u></b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>- Increase the number and percentage of employed program participants.</li> <li>- Further develop and enhance educational opportunities and prevention programs for youth.</li> <li>- Increase partnerships in the community.</li> <li>- Conduct resident rights &amp; responsibilities training.</li> <li>- Provide and attract supportive services to increase program participants; employability through job training and educational opportunities.</li> <li>- Provide public/private partnerships to further enhance resident initiatives at no cost to the agency through fund raising and grant application submission.</li> <li>- Promote homeownership opportunities through Scattered Site Homeownership Program, the Housing Choice Voucher Program, and the supportive service program for potential home buyers.</li> </ul>

	<p><b><u>Five-Year goal: Increase affordable housing resources.</u></b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>- Develop a detailed plan for Replacement Housing Fund.</li> <li>- Continue to identify partners for affordable housing development.</li> <li>- Evaluate portfolio for redevelopment opportunities utilizing HUD’s repositioning of public housing strategy</li> <li>- Increase affordable housing developing units under RAD to Faircloth housing opportunities</li> <li>- Explore the opportunity for conversion of assistance from unit-based to tenant-based. Consider a conversion Plan.</li> <li>- 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).</li> <li>- Apply for CNI planning grant to upgrade housing inventory, increase affordable housing and provide additional services</li> </ul>
B.3	<p>Progress Report. <i>See Tab - _____</i></p>
B.4	<p>Violence Against Women Act (VAWA) Goals. SNRHA shall comply with all requirements of HUD’s VAWA and its amendments. SNRHA goals shall be to increase services through community partnerships to provide services to families (adults and children) impacted by VAWA.</p> <p>SNRHA has formed a partnership with Safe Nest 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.</p> <p>SNRHA provides VAWA information to all Housing Choice Voucher (HCV) participants at incoming portability briefings, annual briefings, initial briefings, and move briefings. In addition, VAWA information is listed on HCV brochures, correspondences to participants and owners, and is listed on the footer of all HCV forms.</p>
B.5	<p>Significant Amendment or Modification. The Southern Nevada Regional Housing Authority considers the following actions to be Significant Amendments or Modifications:</p> <ul style="list-style-type: none"> <li>- Significant changes to rent or admissions policies or organization of the waiting list with the exception of federally declared disasters.</li> <li>- 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;</li> <li>- Any change with regard to demolition or disposition, designation, homeownership program or conversion activities.</li> </ul> <p>Furthermore, the Southern Nevada Regional Housing Authority considers the following actions to be excluded from Significant Amendment or Modifications:</p> <ul style="list-style-type: none"> <li>- The decision to convert to either Project Based Rental Assistance (PBRA) or Project Based Voucher (PBV) Assistance.</li> <li>- Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds.</li> <li>- Changes to the construction and rehabilitation plan for each approved RQAD conversion; and</li> <li>- Changes to the financing structure for each approved RAD conversion.</li> </ul> <p>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.</p> <p>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.</p>

<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b> (<a href="#">24 CFR §903.17(a)</a>, <a href="#">24 CFR §903.19</a>)</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>See Tab - _____</b></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>See Tab - _____</b></p>

DRAFT



## ***Progress Report.***

**Five-Year Goal: Expand the supply of Low Income and Affordable housing.**

SNRHA will continue to 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), **Section 18 RAD Blend, Faircloth-to-RAD Conversions**, various bonds types and other leveraging options as identifies in HUD's Transforming and Repositioning Public Housing plan.

SNRHA will continue to explore opportunities of various types of bond issuance.

In 2014 the City of North Las Vegas as the Lead applicant and the SNRHA as the co-lead applicant submitted a Choice Neighborhood Initiative (CNI) Planning Grant. The CNI award letter was received January 2015 through the Department of Housing and Urban Development in the amount of \$485,000. The money was used to prepare a Transformation Plan to revitalize North Las Vegas Urban Core Neighborhood, which includes the Rose Gardens Senior Public Housing and Buena Vista Springs communities. CNI Transformation Plan was submitted February 2017 The Transformation Plan was approved by HUD in April 2017.

The SNRHA will continue to explore CNI and other mix finance option planning as well as, implementation grant to address some of the redevelopment needs of the neighborhood of **Marble Manor**, Sherman Gardens, Sherman Gardens Annex and Villa Capri sites.

The SNRHA is planning to 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.

Under the Rental Assistance Demonstration the SNRHA converted the following properties;

**2014: Landsman Gardens a 100-unit family public housing development in the Valley View neighborhood of Henderson, Nevada converted to Project Based Section 8. Landsman Gardens is the first FHA-financed project in the nation to close under the Rental Assistance Demonstration (RAD) program. Construction was completed December 2014 and 100% units lease-up as of March 2015.**

**2016: Vera Johnson Manor B ("Vera B") a 112-unit family public housing development located in City of Las Vegas, Nevada converted to Project Based Section 8. Vera B initially closed in 2015 as a Mixed Finance Transaction. The construction was completed May 2016 and 100% units lease-up as of June 2016. Vera B converted after construction completion to RAD 104 public housing units in November 2016. The SNRHA partnered with Nevada HAND for this project.**

**2017: Biegger Estates a 119-unit family public housing development located in Clark County, Nevada converted to Project Based Section 8. The construction for all dwelling units was completed in June 2017 and 100% units lease-up in June 2017. All common buildings and site activities were completed by November 2017. The SNRHA self-developed this project.**

**2018: Additionally, in March 2015 the SNRHA submitted a RAD application for Rose Gardens and received a Conditional Housing Assistance Payment (CHAP) agreement in July 2015. SNRHA also submitted in FY 2016 a Bond/4% Tax Credit Application for the Re-development of all 120 units (on-site or off-site). The project received HOME Funds allocation in the amount of \$1MIL from Clark County and \$500K from City of North Las Vegas. The-SNRHA partnered with Nevada HAND for this project. Construction started in November 2017 and was completed in November 2018. All residents of the former Rose Gardens moved in by December 2018 and the building was completely occupied by January 2019.**

**2018: Espinoza Terrace a 100-unit senior public housing development located in Henderson, Nevada converted to Project Based Section 8. The construction for all dwelling units was completed in January 2020 and 94% of the units have been leased-up as June 2020. All common buildings and site activities were completed by January 2020. The SNRHA self-developed this project.**

**2020: Archie Grant Park a 125-unit senior public housing development located in Las Vegas, Nevada converted to Project Based Section 8. The construction for all dwelling units was completed in March 2021 and 95% of the units have been leased-up as April 2021. The SNRHA self-developed this project.**

In 2015 SNRHA also submitted a RAD portfolio application for several of their public housing inventory.

- First Group includes: 1) Otto Merida (AMP405), 2) Lubertha Johnson (AMP401), 3) Bennett Plaza (AMP401), 4) Hullum Homes (AMP407), 5) Jones Gardens (AMP407), 6) Sartini Plaza (AMP402) & 7) Sartini Annex (AMP402), 8) Archie Grant (South Parcel) (AMP401) and 9) Ernie Cragin Terrace (AMP406) totaling 725 public housing units.
- Second Group includes: 1) Schaffer Heights (AMP404), 2) Aida Brents (AMP403), 3) Levy Gardens (403), 4) James Down Towers (AMP402), 5) Hampton Court (AMP404), 6) Simmons (AMP406) and 7) Sherman Gardens Annex (AMP408) totaling 564 public housing units.
- CHAP approved September 2017 for the First Group. An additional 6-month extension was requested for inventory removal for Hullum Homes, Jones Gardens, Sartini Plaza, Sartini Annex, Archie Grant Park and Ernie Cragin Terrace. Extension was approved through August 2018. Permanent financing for Otto Merida, Lubertha Johnson and Bennett Plaza expected to be completed May 2018 November 2019 to complete RAD Conversion for these two three properties.

CHAPs were returned to HUD for the first and second group of units in March 2019. **The SNRHA is exploring opportunities to apply for additional CHAPs for James Down Towers and various properties.**

In 2015 SNRHA submitted Archie Grant Park' south parcel (AMP 401) as part of the First Group of its RAD portfolio application. The CHAP was received March 2017. The SNRHA submitted in FY 2019 a 9% Tax Credit Application for the Re-development of all 125 senior units (north and south parcels). The project has received HOME Funds allocation in the amount of \$1MIL from Clark County and applied for \$500K from City of Las Vegas. Architect has been selected for the design drawing and documents for the development. Finance closed closing is anticipated July 2019 October 2019 with construction starting scheduled to start August 2019 October 2019 and construction completion by October December 2020. The SNRHA will self-develop this project.

~~Additionally, in 2016 SNRHA submitted a Mixed Finance application for Vera Johnson Manor A (AMP 406). SNRHA also submitted in FY 2016 a 9% Tax Credit Application and received the allocation for the Re-development of all 76 units. Financing closed March 27, 2017 SNRHA will self-develop this project. Construction was completed for entire property and units 100% leased by September 2018.~~

Enhance SNRHA's Scattered Site Homeownership Program as lender options are available.

**Energy Upgrades are being completed on Scattered Site Homes that need major repairs.**

SNRHA jointly with the City of Las Vegas will continue evaluating the future of the three vacant lots located in the general area of Bonanza and 28<sup>th</sup> Street [former public housing Ernie Cragin Terrace (ECT) Sites NV209, NV210 & NV213] and the proposed use to improve marketability of future housing in this area of the City.

~~In 2010, SNRHA contracted with The Calida Group, Lucchesi Galati Architecture and ESC Construction to prepare a master plan for the redevelopment of the Ernie Cragin Terrace (ECT) sites. The Plan included between 325 and 390 units of housing, primarily rental, in a variety of configurations (detached, semi-detached, row house and low rise elevator). The Plan also included between 20,000 and 25,000 square feet of commercial development along Bonanza Road and 45,000 square feet of public facilities along the northern and southern boundaries of the plan area.~~

~~While the real estate market in 2010 was not strong enough to support this vision for a mixed use, mixed income development project, the physical plan sections of the ECT Master Plan provide a good roadmap for a comprehensive revitalization of this neighborhood including areas of mixed use, a variety of housing/building types, energy efficiency, green building, New Urbanism and live/work communities and improvements to educational and public facilities.~~

For the past years the City of Las Vegas has been looking at the viability of building the public facilities as proposed in the master plan. Currently the city is exploring the possibility of building the park with soccer fields as proposed for Parcel 3 [28<sup>th</sup> Street & Cedar]. The Library District in partnership with the city completed a land swap with the SNRHA vacant parcel located at 28<sup>th</sup> Street & Bonanza (Parcel 2) and Library District vacant parcel located at 28<sup>th</sup> and Sunrise in July 2016. The SNRHA is exploring the possibility of developing a mixed-financed mixed-income family housing development on the 9.1 acres of vacant land located at 28<sup>th</sup> & Cedar.

SNRHA also owns several other acres of vacant land across the Las Vegas Valley; some are good candidates for new mixed-income and replacement housing. A number of parcels are also the sites of former public housing that has been demolished. SNRHA continues to evaluate best and final use for these assets including redevelopment and/or sale and/or lease of some of these vacant properties in order to bolster finances of the agency. SNRHA is also considering the sale or lease of approximately 1 acre of vacant land at the corner of Bonanza and Honolulu Street for future commercial use.

Following the Ernie Cragin Terrace (ECT) Master Plan the SNRHA submitted in 2018 a 9% Low Income Housing Tax Credits Application and a Mixed-Finance Proposal to HUD to develop one of the vacant lots. The proposed Wardelle Street Townhouses Project entails the financing for the new construction of approximately (57) family units, and a Community Center/Management Office/Maintenance Building to be located on a portion of the site of the former Ernie Cragin Terrace.

(NV210/AMP305portion off) public housing development located at the corner of Wardelle and Bonanza APN Nos 139-25-410-039/139-25-410-040 /139-25-410-041 totaling 7.73 acres. Approximately 1.5 acres fronting Bonanza Road or Harris Street will be available for future construction of a civic building of the Strong Start Academy at Wardelle which will be constructed and managed by the City of Las Vegas. The proposed unit mix will be 24-1 bedroom units, 23 2-bedroom units and 10 3-bedroom units which includes 20 public housing at <30% AMI, and 37 project based vouchers (9 at <30% & 28 at <50% AMI). The creation of these townhomes will help meet the need for affordable housing in the City of Las Vegas and will complement the City's proposed plan for an early childhood educational facility and the County's new East Las Vegas Branch public library, both on adjacent parcels. The proposed Wardelle Street townhomes will serve as a stimulus for other developments in the vicinity and promote a more vibrant neighborhood environment. SNRHA will self-develop this project. The project was selected to receive \$1 mil in HOME Funds from Clark County in February 2018 and \$1.5 mil in Home Funds from the City of Las Vegas schedule for ~~May 2019~~ July 2020. The 9% Low Income Housing Tax Credit Application was approved November 2018. Construction ~~is scheduled to begin~~ began January 2020 ~~July 2019~~ and completed by ~~September 2020~~ January 2021. **Construction for the Wardelle Street Townhouses completion date was February 2021. The project consists of 20 Public Housing Units and 37 Project Based Voucher Units including Physical Accessible and Hearing-Impaired units. As of April 2021, 100% of the units were leased up.**

~~City of Henderson as the lead applicant submitted in 2018 a Choice Neighborhood Planning and Action Grant (CNI) application to create a Transformation Plan for the Valley View Opportunity Site, which includes the Hampton Court public housing property (AMP 404) and the surrounding neighborhood. The application was not approved by HUD.~~

SNRHA received Board of Commissioner Approval in February 2020 of a Memorandum of Understanding to partner with Brinshore Development LLC to govern the agency's for planning and redevelopment activity prior to entering into a Master Development Agreement for the Marble Manor public housing community.

**The SNRHA is exploring options to redevelop or upgrade James Down Towers by applying for a Section 18 RAD application or utilizing the services of an energy performance contract.**

**HUD has provided various strategies to allow public housing to reposition its inventory. The authority is exploring the option to reposition all or a portion of its Scattered Site Homes under Section 18 repositioning. This conversion would allow the authority to convert the homes under Section, sale older homes on the open market. The authority would also be able to continue its Home Ownership Program for qualified enrolled in Family Self Sufficiency Program.**

**Five-Year Goal: Improve the quality of assisted housing.**

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.**

The Authority sold Fifty seven (57) public housing scattered site units under its Public Housing Homeownership Program in FY03, FY04, FY05, FY06, FY07, FY08, and FY2012. Additionally, forty-six (46) Section 8 Housing Choice Voucher Homeowners are under contract.

**Five-Year Goal: Improve marketability of SNRHA owned units.**

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 funding 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.~~

~~The SNRHA may outsource certain programs elements for agency sustainability including but not limited to:~~

- ~~— HQS Inspections~~
- ~~— Selected Public Housing Property Management~~

~~The SNRHA will ensure that Executive Order 13495, "No displacement of Qualified Workers Under Service Contracts" signed by President Obama on January 2009, will be followed if any programs are outsourced requiring that qualified workers on a Federal service contract who would otherwise lose their job as a result of the completion or expiration of a contract be given the right of first refusal for employment with the successor contractor. Generally, the successor contractor may not hire any new employees under the contract until this right of first refusal has been provided. The equal opportunity applies to a successor contract for the performance of the same or similar services at the same location.~~

**Five-Year Goal: Promote self-sufficiency and economic independence of assisted households.**

As of ~~February 28, 2017~~ **January 1, 2021**, the FSS program had **91 0** mandatory slots, and **450** voluntary slots. ~~All other slots are voluntary.~~

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 **135 93** community **agencies participating 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.

SNRHA **expects continues** to expand its Community Partners program with public, private, and faith-based agencies.

~~SNRHA entered 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.**

**SNRHA Continues to evaluate its portfolio for redevelopment opportunities.**

**SNRHA is in the process of conducting 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 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 may Project Base up to 20% of its Vouchers. The general locations for future projects will be outside of areas of high concentration of poverty and as defined in the applicable RFP. Future decisions will be in compliance with this. Project Basing will be consistent with the Agencies efforts and the community to increase affordable housing resources.**

**SNRHA will identify certain public housing and affordable housing sites/units for project-based assistance.**

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p> <b>PHA Name:</b> <u>Southern Nevada Regional Housing Authority (SNRHA)</u>    <b>PHA Code:</b> <u>NV018</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA    <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2020-2021</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <b>2241</b> <b>Number of Housing Choice Vouchers (HCVs)</b> <b>11895</b> <b>Total Combined Units/Vouchers</b> <b>14136</b>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission    <input type="checkbox"/> Revised Annual Submission         </p> <p>Availability of Information.</p> <p><b><u>SUMMARY OF RESIDENT/STAFF/PUBLIC CONSULTATION AND INPUT</u></b></p> <p>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 effect on both, it is important to involve all stakeholders in strategic planning processes. Meetings with the Resident Advisory Board (RAB) were held to review the plan and solicit input. A complete list of attendees at each meeting is available upon request.</p> <p>The final draft was placed on public display beginning <del>07/21/2020</del> <b>5/27/2021</b> coinciding with the first advertisement of the Public Hearing. A copy of the PHA Plan and associated documents were/are available to view a copy on our website <a href="http://www.snrha.org">www.snrha.org</a>, Welcome Page, scroll down to Agency Plans section and click on "click here for all Agency Plans" and scroll down to the pdf icon for this plan.</p> <p>The Plan and Addendums will also be available at all Public Housing Community Offices as well as in the main lobby areas of SNRHA Administrative Offices located at:</p> <ul style="list-style-type: none"> <li>- Howard Cannon Center at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101.</li> <li>- W. F. Cottrell Admin Building at 5390 East Flamingo Rd., Las Vegas, NV 89122.</li> <li>- Housing Programs at 380 North Maryland Pkwy., Las Vegas, NV 89101.</li> </ul> <p>The comment period ended with a Public Hearing held at the Howard Cannon Center Board Chambers located at 340 North 11<sup>th</sup> Street, Las Vegas, NV 89101 on <del>September 3, 2020</del> <b>July 13, 2021</b> at <del>6:00</del> <b>5:30</b> pm. The written</p>

comments either received in writing prior to the Public Hearing or received at the Public Hearing are included in **Attachment – Tab 17**

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) **Not Applicable**

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**Statement of Housing Needs and Strategy for Addressing Housing Needs : Statistical Data and Strategy for Addressing Housing Needs has been updated. See Tab - 5**

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions: Deconcentration Policies have been updated. See Tab - 6**

**Financial Resources: Statistical Data has been updated. See Tab - 7**

**Operation and Management: Statistical Data has been updated. All Policy Revisions, including the HCV Admin Plan and ACOP, are included in the attachments. See Tab - 8**

**Homeownership Programs: Revisions have been made to the existing Homeownership Program. See Tab – 8G**

<p><b>B.1</b> (Cont.)</p>	<p><b><u>Community Service and Self-Sufficiency Programs:</u> Statistical Data, and <b>FSS Action Plan</b> have been updated. <b>See Tab – 8D</b></b></p> <p><b><u>Safety and Crime Prevention:</u> Revisions have been made to the current Safety and Crime Prevention Policies. <b>See Tab – 8E</b></b></p> <p><b><u>Pet Policy:</u> A Section has been added to the current Pet Policy. <b>See Tab – 8B</b></b></p> <p><b><u>Asset Management:</u> Revisions have been made to the current Asset Management Plan. <b>See Tab – 8F</b></b></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. <b>See Tab - 6</b></p>
<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b><u>Mixed Finance Modernization or Development:</u> Please refer to Demolition and/or Disposition for proposed SNRHA Mixed Finance or Development Plans. <b>See Tab - 9</b></b></p> <p><b><u>Demolition and/or Disposition:</u> 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. <b>See Tab - 10</b></b></p> <p><b><u>Designated Housing for Elderly and/or Disabled Families:</u> Currently, Harry Levy Gardens (NV208), James Down Towers (NV2-12), and Arthur Sartini Plaza (NV2-21) are covered under an existing Allocation Plan as designated for the elderly only. SNRHA may consider pursuing this designation for Arthur Sartini Annex (a portion of AMP402, consisting of 39 units) and Schaffer Heights (a portion of AMP404, consisting of 75 units). <b>See Tab - 11</b></b></p> <p><b><u>Conversion of Public Housing to Project-Based Assistance under RAD:</u> The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. <b>See Tab - 12</b></b></p> <p><b><u>Occupancy by Over-Income Families:</u> Revisions have been made to the ACOP to address Over-Income Families in accordance with HUD guidance and regulations. <b>See Tab – 8I</b></b></p> <p><b><u>Non-Smoking Policies:</u> Revisions have been made to include use of ENDS. <b>See Tab – 8I</b></b></p> <p><b><u>Units with Approved Vacancies for Modernization:</u> Statuses have been updated. <b>See Tab - 13</b></b></p> <p><b><u>Other Capital Grant Programs:</u> SNRHA is aware of these available grants but is not planning to apply at this time. We will be considering in the near future.</b></p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <b>See Tab - 14</b></p>



<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:  <b>See Tab - 15</b></p>
<p><b>B.5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  <b>See Tab - 3A</b></p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.  <b>See Tab - 17</b></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.  <b>See Tab - 14B</b></p>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p><b>C.1</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><b>See HUD Form-50075.2 approved by HUD on 9/6/2018. See Tab - 16A</b></p> <p><b>See Capital Fund Program Five-Year Action Plan 2018-2022 2019-2023 and Annual Statement/Performance Evaluation Reports for 2019 / 2018 / 2017 / 2016. See Tab - 16B</b></p>

## Statement of Housing Needs and Strategy for Addressing Housing Needs

Section 8			
	# of families	% of total families	Annual Turnover
Waiting list total	<del>1345</del> 5206		
Extremely low income <=30% AMI	<del>1198</del> 294	<del>89%</del> 5.7%	
Very low income (>30% but <=50% AMI)	<del>122</del> 38	<del>9%</del> 0.7%	
Low income (>50% but <80% AMI)	<del>25</del> 12	<del>2%</del> 0.2%	
Families with children (<=17)	<del>534</del> 2427	<del>39.7%</del> 46.6%	
Elderly families (62+)	<del>119</del> 333	<del>8.8%</del> 6.4%	
Families with Disabilities	<del>545</del> 971	<del>40.5%</del> 18.7%	
White	<del>368</del> 1158	<del>27.3%</del> 22.2%	
Black	<del>916</del> 4108	<del>68%</del> 78.9%	
Asian	<del>7</del> 501	<del>.5%</del> 9.6%	
American Indian/Alaskan Native	<del>12</del>	<del>.9%</del>	
Native Hawaiian/Other Pacific Islander	<del>15</del>	<del>1.1%</del>	
Hispanic or Latino	<del>153</del> 571	<del>11.4%</del> 11.0%	

SNRHA has closed the waiting list for the past ~~50~~ 1 1/2 months.

Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	<del>18,598</del> 8277		
Extremely low income <=30% AMI	<del>16,699</del> 7682	<del>90%</del> 92.8%	
Very low income (>30% but <=50% AMI)	<del>1,683</del> 486	<del>9%</del> 5.9%	
Low income (>50% but <80% AMI)	<del>216</del> 88	<del>1%</del> 1.1%	
Families with children	<del>10,595</del> 674	<del>57%</del> 8.1%	
Elderly families	<del>1,392</del> 654	<del>7.5%</del> 7.9%	
Families with Disabilities	<del>3,615</del> 1817	<del>19.4%</del> 22%	
White	<del>3850</del> 1812	<del>20.1%</del> 21.9%	
Black	<del>12,048</del> 5775	<del>64.8%</del> 69.8%	
Asian	<del>245</del> 447	<del>1.3%</del> 5.4%	
American Indian/Alaskan Native	<del>260</del> 11	<del>1.4%</del> 0.13%	
Native Hawaiian/Other Pacific Islander	<del>241</del> 18	<del>1.3%</del> 0.22%	
Hispanic or Latino	<del>2400</del> 1047	<del>12.9%</del> 12.7%	
<b>PHA</b>			
Characteristics by Bedroom Size (PH Only)			
0 BR	0	0%	
1BR	<del>6206</del> 2555	<del>33.4%</del> 30.9%	
2 BR	<del>6749</del> 2837	<del>36.3%</del> 34.3%	
3 BR	<del>4728</del> 2046	<del>25.4%</del> 24.7%	

**Statement of Housing Needs and Strategy for Addressing Housing Needs**

4 BR	<del>915</del> -839	<del>4.9%</del> -10.1%	
5 BR	0	0.0%	

The SNRHA Public Housing wait list is **currently** closed with the exception of veterans who can apply at any time.

<b>Designated Housing</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	<del>1227</del> -2207		
Extremely low income <=30% AMI	<del>1012</del> 1848	<del>82.5%</del> 83.7%	
Very low income (>30% but <=50% AMI)	<del>201</del> 324	<del>16.4%</del> 14.4%	
Low income (>50% but <80% AMI)	<del>14</del> -25	<del>1.1%</del> 1.35%	
Families with children	<del>47</del> 4	<del>3.8%</del> 2%	
Elderly families	<del>543</del> 1074	<del>44.3%</del> 48.7%	
Families with Disabilities	<del>371</del> 1197	<del>30.2%</del> 54.2%	
White	<del>468</del> 836	<del>38.1%</del> 37.9%	
Black	<del>531</del> 1053	<del>43.3%</del> 47.7%	
Asian	<del>61</del> 48	<del>5%</del> 2.17%	
American Indian/Alaskan Native	<del>17</del> -7	<del>1.4%</del> 0.32%	
Native Hawaiian/Other Pacific Islander	<del>8</del> 13	<del>0.7</del> 0.59%	
Hispanic	<del>204</del> 316	<del>16.6%</del> 14.3%	
<b>PHA</b>			
Characteristics by Bedroom Size (PH Only)			
1BR	<del>1024</del> 1591	<del>83.5%</del> 72.1%	
2 BR	<del>203</del> 616	<del>16.5%</del> 27.9%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	

SNRHA’s Designated wait list is currently closed with the exception of veterans who can apply at any time.

Attached is the Executive Summary of Preliminary Costs forms HUD-52828 from the December 2016 Physical Needs Assessment (PNA) conducted by The Nelrod Company.

Modernization, Replacement Housing and other developments funds will be utilized to implement plan revisions. The PNA report will be reviewed and updated at least every five years. ~~The new 2021 PNA Report is in the Procurement Phase.~~

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 Housing Authority	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
Elderly East	NV018002401	\$ 1,663,099.89	\$ 2,445,283.99	\$ 3,534,446.04	\$ 4,377,239.27	\$ 5,669,092.20	\$ 17,689,161.41	\$ 58,573.38
Elderly West 1	NV018002402	\$ 1,322,031.45	\$ 7,512,608.54	\$ 7,914,981.62	\$ 6,088,673.16	\$ 7,801,927.08	\$ 30,640,221.86	\$ 66,754.30
Elderly West 2	NV018002403	\$ 185.04	\$ 2,046,649.14	\$ 1,703,951.72	\$ 3,059,053.33	\$ 2,115,742.03	\$ 8,925,581.27	\$ 30,359.12
Henderson	NV018002404	\$ 507,142.83	\$ 2,689,095.11	\$ 3,029,768.29	\$ 3,123,503.72	\$ 5,142,008.00	\$ 14,491,517.95	\$ 52,696.43
Otto Merida	NV018002405	\$ 757,567.49	\$ 919,105.58	\$ 2,129,043.40	\$ 2,002,340.15	\$ 1,319,343.64	\$ 7,127,400.26	\$ 118,790.00
Family 1	NV018002406	\$ 1,484,439.75	\$ 3,305,728.48	\$ 3,164,893.81	\$ 2,597,662.67	\$ 4,231,017.77	\$ 14,783,742.47	\$ 83,523.97
Family 2	NV018002407	\$ 995,523.47	\$ 11,024,035.61	\$ 6,654,629.87	\$ 4,022,918.05	\$ 5,612,242.82	\$ 28,309,349.82	\$ 73,722.27
Family 3	NV018002408	\$ 1,569,593.08	\$ 14,553,528.71	\$ 5,685,413.68	\$ 5,348,126.76	\$ 9,203,422.96	\$ 36,360,085.19	\$ 115,796.45
Scattered Sites	NV018002409	\$ 1,995,422.08	\$ 12,824,714.70	\$ 7,370,189.34	\$ 7,978,625.36	\$ 9,680,845.71	\$ 39,849,797.19	\$ 136,471.91
<b>Totals</b>		\$ 10,295,005.09	\$ 57,320,749.86	\$ 41,187,317.76	\$ 38,598,142.47	\$ 50,775,642.22	\$ 198,176,857.41	\$ 77,503.66

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

Component	Immediate Need	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total	Per Unit
Windows	\$ 1,321,538.63	\$ 7,797,719.22	\$ 110,440.55	\$ 80,373.40	\$ 344,397.94	\$ 9,654,469.75	\$ 3,628.14
Roofs	\$ 148,529.31	\$ 1,272,712.21	\$ 442,707.96	\$ 1,590,140.59	\$ 2,233,511.33	\$ 5,687,601.40	\$ 2,137.39
Kitchen	\$ 837,267.98	\$ 5,313,625.31	\$ 5,329,217.54	\$ 3,753,887.42	\$ 4,836,682.24	\$ 20,070,680.49	\$ 7,542.53
Bathroom	\$ 101,577.55	\$ 3,515,724.12	\$ 1,472,106.12	\$ 3,272,537.49	\$ 3,309,453.50	\$ 11,671,398.78	\$ 4,386.09
Walls	\$ 215,678.59	\$ 1,384,020.44	\$ 2,866,544.15	\$ 1,754,411.10	\$ 2,096,943.45	\$ 8,317,597.72	\$ 3,125.74
<b>Total Preliminary Estimated Cost</b>	\$ 2,624,592.07	\$ 19,283,801.31	\$ 10,221,016.32	\$ 10,451,349.99	\$ 12,820,988.45	\$ 55,401,748.14	\$ 20,819.90

## 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
- Participate with City of Las Vegas and Community Partners/Stakeholders HUNDRED Plan in Action strategy sessions to address increasing public and affordable housing in conjunction with the Historic Westside Development plans

##### **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.
- Pursue opportunities, including new construction, available under HUD's Faircloth-to-RAD Conversions

#### **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

## Strategy for Addressing Housing Needs

### **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 to 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 may include radio and television appearances.

### **Other Housing Needs & Strategies: (list needs and strategies below)**

#### **(2) Reasons for Selecting Strategies**

The factors listed below, influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints

### *Strategy for Addressing Housing Needs*

- 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

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.

## **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:**

### **A. Public Housing (PH)**

#### **(i.) 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**

- a. 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~~ operates ~~up to two (2) site-based~~ one (1) site based waiting lists ~~in the coming year or public housing~~. All 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 will be given one vacant unit choice 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.



## **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:**

### **(iv) Admissions Preferences**

- a. 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 has 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
- 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

SNRHA does use income targeting preferences for waitlist selection.

### **(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. 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. 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:

## **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:**

- c. Did the SNRHA adopt 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 AMP 408 (NV 214)
  - Villa Capri AMP 408 (NV 215)
  - Arthur Sartini Annex AMP 402 (NV223)
  - Scattered Sites North AMP 409 (NV247)
  - ~~Marble Manor Annex AMP 407 (NV 203b)~~
  - ~~Hampton Court AMP 404 (NV 1305)~~
  - ~~Hullum Homes AMP 407 (NV 1307)~~
  - ~~Jones Gardens AMP 407 (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:
- AMP 408 (NV214 & NV215)
  - AMP 402 (NV223)
  - ~~AMP 408 (NV214 & NV215), AMP 407 (NV203b), AMP 412 (NV222a), AMP 404 (NV1305), AMP 407 (NV1307), & AMP 407 (NV1310)~~

### **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).

#### **(i) 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.~~ Online.

#### **(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.

## **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:**

### 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 has 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

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.

### **(ii) 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

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.



- An assisted family or member of the family must not receive HCV program assistance while receiving another housing subsidy, for the same unit or a different unit under any other federal, state or local housing assistance program
- A family must not receive HCV program assistance while residing in a unit owned by a parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless the PHA has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities [Form HUD-52646, Voucher.]

### ***Moves***

Participants will be reissued a voucher to move once they provide a valid Vacate Notice or have a valid move approved by SNRHA. This includes participants moving within our jurisdiction and participants porting out. SNRHA shall assist outgoing ports in identifying the correct PHA within the area they are moving. Participants cannot exercise the portability right if they would be in violation of their lease or entered the program from a location other than Clark County and have not lived in SNRHA's jurisdiction for at least one (1) year. SNRHA shall not issue a voucher to the participant if any form of an eviction notice "for cause" has been served and submitted to SNRHA. The owner/agent shall have no more than 30 calendar days to submit a court order summary of judgment to SNRHA. If SNRHA does not receive this document within 30 calendar days of the notice to vacate, the family shall be issued a voucher, if they have provided a written 30 calendar days notice to their property owner or manager. The family's assistance may still be terminated if a summary of judgment is received even after they have moved or been issued a voucher to move, as SNRHA shall consider the summary of eviction for cause as documentation of a serious lease violation.

Program participants with disabilities who need to move to a new unit for reasons related to their disability must first receive approval from SNRHA's 504 Coordinator which shall be verified by their doctor or other professional medical provider. Then additional approval from the owner as documented by the owner/manager signing a mutual rescission form shall be required. If such permission is obtained, SNRHA will permit the family to move.

### ***Owner Briefing***

Briefings are held for owners as needed to market the Section 8 Housing Choice Voucher Program. Prospective owners are also welcome. The purpose of the briefing is to assure successful owner participation in the program. The briefing covers the responsibilities and roles of the three (3) parties.

### ***ENCOURAGING PARTICIPATION IN AREAS WITHOUT LOW INCOME OR MINORITY CONCENTRATION***

SNRHA is committed to providing its Housing Choice Voucher participants with the broadest possible range of housing choices. At the briefing, families are provided information to search for housing in non-impacted areas. Non-impacted area is defined as census tracts within Clark County that are neither poverty-impacted areas nor areas of racial concentration and identified by Clark County and HUD's voluntary compliance agreement (VCA.).



SNRHA has areas of poverty and minority concentration clearly delineated in order to provide families with information and encouragement in seeking housing opportunities outside highly concentrated areas. SNRHA encourages participation by owners of units outside of areas of poverty and minority concentration. SNRHA will also continue to use media and other educational forums to promote the Housing Choice Program throughout all communities. This outreach includes developing partnerships with agencies that represent the disabled population within our communities.

SNRHA has developed and provides all participants with its deconcentration map that show various areas and information about facilities and services in neighboring areas such as schools, transportation, and supportive and social services.

SNRHA will investigate and analyze when Voucher holders are experiencing difficulties locating or obtaining housing units outside areas of concentration. A report of where families are currently leased vs. where families are moving will be maintained for SEMAP reporting purposes, which address deconcentration efforts of SNRHA.

The assistance provided to such families may include:

- Providing families with a search record form to gather and record information
- Direct contact with landlords
- Counseling with the family
- Providing information about services in various non-impacted areas
- Meeting with neighborhood groups to promote understanding
- Formal or informal discussions with landlord groups
- Formal or informal discussions with social service agencies

SNRHA shall provide all applicants at their briefing an explanation of portability under the Housing Choice Voucher Program, including in the packet shall be a listing of the names and phone numbers of contact persons at neighboring housing authorities.

#### ***ASSISTANCE TO FAMILIES WHO CLAIM DISCRIMINATION***

SNRHA will give participants a copy of HUD form 903 to file a complaint.

(See Chapter 2 regarding Fair Housing and Reasonable Accommodation)

#### ***SECURITY DEPOSIT REQUIREMENTS [24 CFR 982.313]***

##### ***Leases Effective on or after October 2, 1995***

The owner is not required to - but may - collect a one (1) month security deposit from the tenant.

The owner may collect a security deposit from the tenant family that does not exceed one month's contract rent, which has been to be private market practice. If the owner collects less than one (1) month's rent as security deposit from unassisted rental units, the security deposits on the Section 8 assisted units must be established at the same amount.



30% of SNRHA admissions to public housing will be to extremely low-income families. The fungibility floor is the number of units that cause SNRHA overall requirement for housing extremely low-income families to drop to 30% of its newly available units.

Fungibility shall only be utilized if SNRHA is anticipated to fall short of its 40% goal for new admissions to public housing.

### **Low Income Family Admissions**

Once SNRHA has met the 40% targeted income requirement for new admissions of extremely low-income families, SNRHA will fill the remainder of its new admission units with families whose incomes do not exceed 80% of the HUD approved area median income.

### **H. UNITS DESIGNATED FOR THE ELDERLY**

In accordance with the 1996 Housing Act, Head or Spouse must be at least 62 years of age to be selected for admission to such units or buildings covered by a HUD-approved Allocation Plan, except for the units which are accessible, which may be offered to persons with disabilities.

### **I. UNITS DESIGNATED FOR THE DISABLED**

SNRHA has no HUD-approved disabled-only designated developments.

### **J. MIXED POPULATION UNITS**

A mixed population community is a public housing community, or portion of a community that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. All other SNRHA preferences will be applied.

### **K. GENERAL OCCUPANCY UNITS**

General occupancy units are designed to house all populations of eligible families. In accordance with SNRHA occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to SNRHA general occupancy units.

SNRHA will use its local preference system as stated in this chapter for admission of eligible families to its general occupancy units.

### **L. DECONCENTRATION OF POVERTY AND INCOME-MIXING**

SNRHA admission policy is designed to provide for de-concentration of poverty and income mixing by bringing higher income tenants into lower income communities and lower income tenants into higher income communities.



Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

SNRHA will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in SNRHA de-concentration efforts.

SNRHA will use the gathered tenant income information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the community for the purpose of assisting SNRHA in its de-concentration goals.

If SNRHA annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular community, SNRHA will evaluate the changes. SNRHA will determine whether, based on SNRHA methodology of choice, the community needs to be re-designated as a higher or lower income community or whether SNRHA has met the de-concentration goals and the community needs no particular designation.

### **Deconcentration and Income-Mixing Goals**

Admission policies related to the de-concentration efforts of SNRHA do not impose specific quotas. Therefore, SNRHA will not set specific quotas, but will strive to achieve de-concentration and income mixing in its developments.

SNRHA income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. SNRHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for SNRHA.

SNRHA income-mixing goal, in conjunction with the requirement to achieve income targeting, will be achieved via unit offer procedures described in Section O of this chapter.

### **Community Designation Methodology**

#### **Aggregate Average Method**

SNRHA will review the annual resident income of all family sites to develop an average annual income, which will be used as a baseline. Developments with an average annual income above that baseline will be considered higher income developments, and developments with an average annual income below the baseline will be considered lower income developments.

Upon analyzing its findings SNRHA will apply the policies, measures and incentives listed in Section P of this chapter to bring higher income families into lower income developments.

### **SNRHA Incentives for Higher Income Families**

Covered in Section O of this Chapter.

## **M. REMOVAL FROM WAITING LIST AND PURGING** [24 CFR 960.204(a)]

**Financial Resources**

New financial data was generated and incorporated into the Assessment of Financial Resources. Refer to the template for information.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY2016)</b>		
a) Public Housing Operating Fund	\$13,929,507	Estimated for 2019
b) Public Housing Capital Fund	<del>\$4,839,376</del>	2021 Allocation
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$108,565,424	Estimated for 2019
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$697,609	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<del>FFY20 – CFP NV01P018501-20</del>	<del>\$4,615,860</del>	<del>Revised 2020 Allocation</del>
FFY19 – CFP NV01P018501-19	\$4,703,273	2019 Allocation
FFY18 – CFP NV01P018501-18	\$4,889,270	Revised 2018 Allocation
FFY 17 – CFP NV01P018501-17	\$3,157,888	2017 Allocation
<del>FFY 16 – CFP NV01P018501-16</del>	<del>\$3,861,882</del>	<del>2016 Allocation</del>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
	\$6,099,090	
<b>4. Other income (list below)</b>		
Interest on general fund investments	\$95,400	
Non-dwelling rental income	\$0	
Other Income	\$383,523	
Management Fee (internal)	\$5,360,954	



**Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>5. Non-federal sources</b> (list below)		
Housing Choice Voucher Pre-2003	\$2,141,866	Any housing related resources
Disposition Proceed/Developer Fees	\$5,294,167	Proceed from sale of PHA units to be used for the development of new and rehabilitation of PHA units
<b>Revised Total Resources</b>	\$162,762,983	Operations, Resident Programs and Capital needs and Replacement Housing

## Operation and Management

### **A. 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:

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	2241	18.7%
Section 8 Vouchers	7327	8%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
VASH	1381	18.4%
NED	1576	4.6%
MAIN5	184	4.2%
FUP	365	9.3%
RAD PH	845	5.9%
PBV	179	7.6%
VASH/PBV	38	0.0%
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	

### **B. 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 pest control program to prevent and address any pest control infestations. SNRHA addresses bed bug issues aggressively on an as needed basis in conjunction with resident cooperation, through the use of multiple remedies, including chemical and heat treatments.

#### **(ii) Section 8 Management:**

- Administrative Plan

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
i	2	Resources	C	<p><b>Code of Federal Regulations</b>  <a href="http://www.gpoaccess.gov/efr/index.html">http://www.gpoaccess.gov/efr/index.html</a><a href="https://www.ecfr.gov">https://www.ecfr.gov</a></p>	
i	2	Resources	C	<p><b>Earned Income Disregard FAQ</b>  <a href="http://www.hud.gov/offices/pih/phr/about/ao_faq_eid.efm">www.hud.gov/offices/pih/phr/about/ao_faq_eid.efm</a><a href="https://www.hud.gov/program_offices/public_indian_housing/phr/about/ao_faq_eid">https://www.hud.gov/program_offices/public_indian_housing/phr/about/ao_faq_eid</a></p>	
i	2	Resources	C	<p><b>Enterprise Income Verification (EIV) System, Security Procedures for Upfront Income Verification data</b>  <a href="http://www.hud.gov/offices/pih/programs/ph/rhiip/docs/eivseeguidepha.pdf">http://www.hud.gov/offices/pih/programs/ph/rhiip/docs/eivseeguidepha.pdf</a><a href="https://www.hud.gov/sites/documents/EIVSECGUIDEPHA.PDF">https://www.hud.gov/sites/documents/EIVSECGUIDEPHA.PDF</a></p>	
i	2	Resources	C	<p><b>Executive Order 11063</b>  <a href="http://www.hud.gov/offices/fheo/FHLaws/EXO11063.efm">http://www.hud.gov/offices/fheo/FHLaws/EXO11063.efm</a><a href="https://www.archives.gov/federal-register/codification/executive-order/11063.html">https://www.archives.gov/federal-register/codification/executive-order/11063.html</a></p>	
i	2	Resources	C	<p><b>Federal Register</b>  <a href="http://www.access.gpo.gov/su_docs/aces/fr-cont.html">http://www.access.gpo.gov/su_docs/aces/fr-cont.html</a><a href="https://www.federalregister.gov/">https://www.federalregister.gov/</a></p>	
i	2	Resources	D	<p><del><b>General Income and Rent Determination FAQs</b>  <a href="http://www.hud.gov/offices/pih/programs/ph/rhiip/faq_gird.efm">www.hud.gov/offices/pih/programs/ph/rhiip/faq_gird.efm</a></del></p>	
i	3	Resources	C	<p><b>Housing Choice Voucher Program Guidebook (7420.10G), April 2001  Updated Chapters</b>  <a href="https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/guidebook">https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/guidebook</a></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
i	3	Resources	C	Joint Statement of the Department of Housing and Urban Development and the Department of Justice, issued May 17, 2004 <a href="http://www.hud.gov/offices/fheo/library/huddojstatement.pdf">http://www.hud.gov/offices/fheo/library/huddojstatement.pdf</a> <a href="https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/joint_statement_ra.pdf">https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/joint_statement_ra.pdf</a>	
i	3	Resources	C	Notice of Guidance to Federal Assistance Recipients Regarding Title VI Prohibition Affecting Limited English Proficient Persons, published <del>December 19, 2003</del> <u>January 22, 2007</u> <a href="http://www.hud.gov/offices/fheo/promotingfh/FederalRegistepublishedguidancee.pdf">http://www.hud.gov/offices/fheo/promotingfh/FederalRegistepublishedguidancee.pdf</a> <a href="https://www.lep.gov/guidance/HUD_guidance_Jan07.pdf">https://www.lep.gov/guidance/HUD_guidance_Jan07.pdf</a>	
i	3	Resources	A	<a href="https://www.hud.gov/sites/documents/DOC_8993.PDF">Notice PIH 2010-26 (HA), Nondiscrimination and Accessibility Notice https://www.hud.gov/sites/documents/DOC_8993.PDF</a> <a href="https://www.hud.gov/sites/documents/PIH2017-12EIVNOTICE.PDF">Notice PIH 2017-12, Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) System https://www.hud.gov/sites/documents/PIH2017-12EIVNOTICE.PDF</a>	
i	3	Resources	C	Notice PIH 2018-24, Verification of Social Security Numbers (SSNs) and Supplemental Security Income (SSI) Benefits; and Effective Use of the Enterprise Income Verification (EIV) System’s Identity Verification Report <a href="http://portal.hud.gov/huddoc/pih2018-24.pdf">http://portal.hud.gov/huddoc/pih2018-24.pdf</a> <a href="https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2018-24_EIV_SSN_Notice_FINAL.pdf">https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2018-24_EIV_SSN_Notice_FINAL.pdf</a>	
i	3	Resources	C	OMB Circular A-133 <a href="http://www.whitehouse.gov/omb/circulars/a133_compliance_supplement_2010">http://www.whitehouse.gov/omb/circulars/a133_compliance_supplement_2010</a> <a href="https://www.whitehouse.gov/sites/whitehouse.gov/files/omb/circulars/A133/a133.pdf">https://www.whitehouse.gov/sites/whitehouse.gov/files/omb/circulars/A133/a133.pdf</a>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
i	3	Resources	D	<p><del>Rental Housing Integrity Improvement Program (RHIIP) Frequently Asked Questions.</del>  <a href="http://www.hud.gov/offices/pih/programs/ph/rhiip/faq.cfm">www.hud.gov/offices/pih/programs/ph/rhiip/faq.cfm</a></p>	
i	3	Resources	A	<p>VAWA Final Rule  <a href="http://www.gpo.gov/fdsys/pkg/FR-2010-10-27/pdf/2010-26914.pdf">http://www.gpo.gov/fdsys/pkg/FR-2010-10-27/pdf/2010-26914.pdf</a></p> <hr/> <p>Violence Against Women Reauthorization Act of 2013  <a href="https://www.gpo.gov/fdsys/pkg/BILLS-113s47enr/pdf/BILLS-113s47enr.pdf">https://www.gpo.gov/fdsys/pkg/BILLS-113s47enr/pdf/BILLS-113s47enr.pdf</a></p>	
i	4	Resources	D	<p><del>Verification FAQ</del>  <a href="http://www.hud.gov/offices/pih/programs/ph/rhiip/faq_verif.cfm">www.hud.gov/offices/pih/programs/ph/rhiip/faq_verif.cfm</a></p> <hr/> <p><del>Verification Guidance, March 2004 (attachment to Notice PIH 2004-1)</del>  <a href="http://www.hud.gov/offices/pih/publications/notices/04/verifguidance.pdf">http://www.hud.gov/offices/pih/publications/notices/04/verifguidance.pdf</a></p>	
i	4	Resources	C	<p>The HUD website is <del><a href="http://portal.hud.gov/hudportal/HUD">http://portal.hud.gov/hudportal/HUD</a></del>. <a href="https://www.hud.gov/">https://www.hud.gov/</a>.</p> <p>Guidebooks, handbooks and other HUD resources may be found at the <del>HUDClips</del> website:  <a href="https://www.hud.gov/program_offices/administration/hudclips">https://www.hud.gov/program_offices/administration/hudclips</a>.</p>	
1	14	1-III.D.	C	<p><u>SNRHA Policy</u></p> <p>SNRHA will review and update the plan <del>annually and more often if as</del> needed, to reflect changes in regulations, SNRHA operations, or when needed to ensure staff consistency in operation.</p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
2	6	2-I.B.	A	<p>Discrimination Complaints</p> <p><u>Upon receipt of a housing discrimination complaint, the PHA is required to:</u></p> <ul style="list-style-type: none"> <li>• <u>Provide written notice of the complaint to those alleged and inform the complainant that such notice was made</u></li> <li>• <u>Investigate the allegations and provide the complainant and those alleged with findings and either a proposed corrective action or an explanation of why corrective action is not warranted</u></li> <li>• <u>Keep records of all complaints, investigations, notices, and corrective actions</u> <u>[Notice PIH 2014-20]</u></li> </ul>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
3	21	3-III.A.	A	<p><u>While the regulations state that the PHA must prohibit admission for certain types of criminal activity and give the PHA the option to deny for other types of previous criminal history, more recent HUD rules and OGC guidance must also be taken into consideration when determining whether a particular individual’s criminal history merits denial of admission.</u></p> <p><u>When considering any denial of admission, PHAs may not use arrest records as the basis for the denial. Further, HUD does not require the adoption of “One Strike” policies and reminds PHAs of their obligation to safeguard the due process rights of applicants and tenants [Notice PIH 2015-19].</u></p> <p><u>HUD’s Office of General Counsel issued a memo on April 4, 2016, regarding the application of Fair Housing Act standards to the use of criminal records. This memo states that a PHA violates the Fair Housing Act when their policy or practice has an unjustified discriminatory effect, even when the PHA had no intention to discriminate. Where a policy or practice that restricts admission based on criminal history has a disparate impact on a particular race, national origin, or other protected class, that policy or practice is in violation of the Fair Housing Act if it is not necessary to serve a substantial, legitimate, nondiscriminatory interest of the PHA, or if that</u></p> <hr/> <p><u>interest could be served by another practice that has a less discriminatory effect [OGC Memo 4/4/16].</u></p>	
3	22	3-III.B.	C	<p><u>SNRHA Policy</u></p> <hr/> <p><i>Currently engaged in</i> is defined as any use of illegal drugs during the previous <del>six</del> <u>three (3)</u> months.</p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
3	22	3-III.B.	A	<p><u>o PHA Policy</u></p> <p><u>o In determining reasonable cause, the PHA will consider all credible evidence, including but not limited to, any record of convictions, arrests, or evictions of household members related to the use of illegal drugs or the abuse of alcohol. A conviction will be given more weight than an arrest. A record or records of arrest will not be used as the sole basis of determining reasonable cause. The PHA will also consider evidence from treatment providers or community-based organizations providing services to household members.</u></p>	
4	12	4-II.K.	C	<p><u>SNRHA Policy</u></p> <p>The waiting list will be updated <del>bi-annually</del> <u>as needed</u> to ensure all applicants and applicant information is current and timely.</p>	
4	19	4-III.H.	C	<p>The family must provide the information necessary to establish the family’s eligibility and determine the appropriate level of assistance, <del>as well as and must complete</del> <u>ing</u> required forms, <del>providing</del> <u>ing</u> required signatures, and <del>submitting</del> <u>ing</u> required documentation. If any materials are missing, SNRHA will provide the family with a written list of items that must be submitted within 14 calendar days.</p>	
5	27	5-I.M.	D	<p><b>5-I.M. STUDENT FINANCIAL ASSISTANCE [<del>24 CFR 5.609(b)(9);</del> Notice PIH 2015-21]</b></p>	
5	28	5-I.M.	A	<p>For students who satisfy these three (3) conditions, any financial assistance in excess of tuition, <u>fees, and other required charges</u> received:</p>	



# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:  Administrative Plan (HP)

ACOP (PH)

Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training																																				
5	43	5-III.B.	C	<p>Determination of Hardship</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4" style="text-align: center;"><b>Example: Impact of Minimum Rent Exemption</b></td> </tr> <tr> <td colspan="4">Assume the PHA has established a minimum rent of <del>\$350</del>.</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Family Share – No Hardship</b></td> <td colspan="2" style="text-align: center;"><b>Family Share – With Hardship</b></td> </tr> <tr> <td style="text-align: center;">\$0</td> <td style="text-align: center;">30% of monthly adjusted income</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">30% of monthly adjusted income</td> </tr> <tr> <td style="text-align: center;">\$15</td> <td style="text-align: center;">10% of monthly gross income</td> <td style="text-align: center;">\$15</td> <td style="text-align: center;">10% of monthly gross income</td> </tr> <tr> <td style="text-align: center;">N/A</td> <td style="text-align: center;">Welfare rent</td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">Welfare rent</td> </tr> <tr> <td style="text-align: center;"><del>\$350</del></td> <td style="text-align: center;">Minimum rent</td> <td style="text-align: center;"><del>\$350</del></td> <td style="text-align: center;">Minimum rent</td> </tr> <tr> <td colspan="2">Minimum rent applies.</td> <td colspan="2">Hardship exemption granted.</td> </tr> <tr> <td colspan="2">TTP = <del>\$350</del></td> <td colspan="2">TTP = \$15</td> </tr> </table>	<b>Example: Impact of Minimum Rent Exemption</b>				Assume the PHA has established a minimum rent of <del>\$350</del> .				<b>Family Share – No Hardship</b>		<b>Family Share – With Hardship</b>		\$0	30% of monthly adjusted income	\$0	30% of monthly adjusted income	\$15	10% of monthly gross income	\$15	10% of monthly gross income	N/A	Welfare rent	N/A	Welfare rent	<del>\$350</del>	Minimum rent	<del>\$350</del>	Minimum rent	Minimum rent applies.		Hardship exemption granted.		TTP = <del>\$350</del>		TTP = \$15		
<b>Example: Impact of Minimum Rent Exemption</b>																																									
Assume the PHA has established a minimum rent of <del>\$350</del> .																																									
<b>Family Share – No Hardship</b>		<b>Family Share – With Hardship</b>																																							
\$0	30% of monthly adjusted income	\$0	30% of monthly adjusted income																																						
\$15	10% of monthly gross income	\$15	10% of monthly gross income																																						
N/A	Welfare rent	N/A	Welfare rent																																						
<del>\$350</del>	Minimum rent	<del>\$350</del>	Minimum rent																																						
Minimum rent applies.		Hardship exemption granted.																																							
TTP = <del>\$350</del>		TTP = \$15																																							
6	11	6-I.D.	C	<p>Third Party Written and Oral Verification</p> <p><b>Streamline Annual Reexaminations for Fixed Income:</b></p> <p><del>For families whose income consists solely of fixed sources.</del></p> <p><del>The final rule provides for a streamlined income determination for any fixed source of income, even if a person or a family with a fixed source of income also has a non-fixed source of income. SNRHA shall apply to a previously determined or verified source of income a cost of living adjustment (COLA) or interest rate adjustment specific to each source of income. The COLA or current interest rate must be obtained from a public source or from tenant provided third party generated documentation.</del></p>																																					

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
6	12	6-I.D.	D	<p><del>In the absence of such verification for any source of fixed income third party verification of income must be obtained. The final rule adopts an expanded list of fixed income sources of income. With respect to income from annuities (or other retirement benefits programs, insurance policies, disability for death benefits, or other similar types of periodic receipts) if a family member receives income from any of these sources and the income consists solely of periodic payments at a reasonable predictable level, then the income source may be considered “fixed.”</del></p> <p><del>“Family member with a fixed source of income” is defined as a family member whose income includes periodic payments at reasonable predictable levels from one or more of the following sources:</del></p> <ul style="list-style-type: none"> <li><del>i. Social Security, Supplemental Security Income, Supplemental Disability Insurance</del></li> <li><del>ii. Federal, state, local, or private pension plans</del></li> <li><del>iii. Annuities or other retirement benefit programs, insurance policies, disability or death benefits, or other similar types of periodic receipts, or</del></li> <li><del>iv. Any other source of income subject to adjustment by a verifiable COLA or current rate of interest.</del></li> </ul> <p><del>If the family receives any income from a non fixed income source, SNRHA will not streamline the annual reexamination. If written third party is required and is not received or available by the client, after ten (10) calendar days, staff will then attempt an oral verification if the written third party is not received. File narratives shall be documented whenever UIV or third party written is not used. Information received orally from third parties may be used either to clarify information provided in writing by the third party or as independent verification when written third party verification is not received in a timely fashion.</del></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
6	12	6-I.D.	D	<p><del>SNRHA may mail, fax, or e-mail third party written verification requests and will accept third party responses using any of these methods. SNRHA will send a written request for verification to each required source within four (4) business days of securing a family's authorization for the release of the information and give the source ten (10) calendar days to respond in writing. If a response has not been received by the 11<sup>th</sup> business day, SNRHA will request third party oral verification.</del></p> <p><del>SNRHA will make a minimum of two (2) attempts, (one written and one oral, if needed) to obtain third party verification. A record of each attempt to contact the third party source (including no-answer calls) and all contacts with the source will be documented in the file. Regarding third party oral verification, SNRHA staff will record in the family's file the name and title of the person contacted, the date of the conversation (or attempt), the telephone number used, and the facts provided.</del></p> <p><del>When any source responds verbally to the initial written request for verification SNRHA will accept the verbal response as oral verification but will also request the source complete and return any verification forms that were provided.</del></p>	
6	12	6-I.D.	A	<p><u>HUD permits PHAs to streamline the income determination process for family members with fixed sources of income. While third-party verification of all income sources must be obtained during the intake process and every three years thereafter, in the intervening years the PHA may determine</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
6	13	6-I.D.	A	<p><u>income from fixed sources by applying a verified cost of living adjustment (COLA) or rate of interest. The PHA may, however, obtain third-party verification of all income, regardless of the source. Further, upon request of the family, the PHA must perform third-party verification of all income sources.</u></p> <p><u>Fixed sources of income include Social Security and SSI benefits, pensions, annuities, disability or death benefits, and other sources of income subject to a COLA or rate of interest. The determination of fixed income may be streamlined even if the family also receives income from other non-fixed sources.</u></p> <p><u>Two streamlining options are available, depending upon the percentage of the family's income that is received from fixed sources. If at least 90 percent of the family's income is from fixed sources, the PHA may streamline the verification of fixed income and may choose whether but is not required to - verify non-fixed income amounts in years where no fixed income review is required. If the family receives less than 90 percent of its income from fixed sources, the PHA may streamline the verification of fixed income and must verify non-fixed income annually.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
6	13	6-I.D.	A	<p><u>PHA Policy</u></p> <p><u>The PHA will streamline the annual reexamination process by applying the verified COLA or interest rate to fixed-income sources. The PHA will document in the file how the determination that a source of income was fixed was made.</u></p> <p><u>If a family member with a fixed source of income is added, the PHA will use third-party verification of all income amounts for that family member.</u></p> <p><u>If verification of the COLA or rate of interest is not available, the PHA will obtain third-party verification of income amounts.</u></p> <p><u>Third-party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter.</u></p> <p><u>Third-party verification of non-fixed income will be obtained annually regardless of the percentage of family income received from fixed sources.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
6	31	6-I-F.	A	<p><b>6-I-F. SELF-CERTIFICATION</b></p> <p><u>When HUD requires third-party verification, self-certification or “tenant declaration,” is used as a last resort when the PHA is unable to obtain third-party verification.</u></p> <p><u>Self-certification, however, is an acceptable form of verification when:</u></p> <ul style="list-style-type: none"> <li>• <u>A source of -income is fully excluded</u></li> <li>• <u>Net family assets total \$5,000 or less and the PHA has adopted a policy to accept self certification at annual recertification, when applicable</u></li> <li>• <u>The PHA has adopted a policy to implement streamlined annual recertifications for fixed sources of income (See Chapter 11)</u></li> </ul> <p><u>When the PHA was required to obtain third-party verification but instead relies on a tenant declaration for verification of income, assets, or expenses, the family’s file must be documented to explain why third-party verification was not available.</u></p>	
6	31	6-I-F.	A	<p><u>SNRHA Policy</u></p> <p>When information cannot be verified by a third party or by review of documents, family members will be required to submit self-certifications attesting to the accuracy of the information they have provided to SNRHA.</p> <p><u>The PHA may require a family to certify that a family member does not receive a particular type of income or benefit.</u></p> <p><u>The self-certification must be made in a format acceptable to the PHA and must be signed by the family member whose information or status is being verified. All self-certifications must be signed in the presence of a PHA representative or PHA notary public.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
7	19	7-II-E.	C	<p><u>SNRHA Policy</u></p> <p>If a family's voucher term or extension expires before the family has submitted a Request for Tenancy Approval (RFTA), SNRHA will require the family reapply for assistance. If the RFTA was submitted prior to the expiration date of the voucher is subsequently</p> <hr/> <p>disapproved by SNRHA (after the voucher term has expired), the family will be given the remaining tolling days on the voucher.</p> <p>Within <del>two (2)</del><u>ten</u> business days after the expiration of the voucher term or any extension, SNRHA will notify the family in writing the voucher term has expired and <del>their voucher terminated.</del> <u>Family must reapply when the waiting list is open in order to be placed on the waiting list.</u></p>	
12	2	12I-B.	C	<p><b>12-I.B. MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)]</b></p> <p><del>HUD requires SNRHA to deny assistance in the following cases:</del> <u>HUD permits, but does not require, the PHA to deny assistance if the PHA determines that any household member is currently engaged in, or has engaged in during a reasonable time before the family would receive assistance, certain types of criminal activity.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
12	9	12-I.D.	D	<p><b><i>Immediate vicinity means within a three-block radius of the premises.</i></b></p> <p>Evidence of such criminal activity includes, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Any conviction for drug-related or violent criminal activity within the past 5 years.</li> <li>• Records of arrests for drug-related or violent criminal activity within the past five (5) years, although a record of arrest(s) will not be used as a <u>sole</u> basis for the denial or proof that the applicant engaged in disqualifying criminal activity.</li> <li style="color: red;">• <del>Any record of eviction from public or privately owned housing as a result of criminal activity within the past five (5) years.</del></li> <li>• A conviction for drug-related or violent criminal activity will be given more weight.</li> </ul>	
12	16	12-II.D.	C	<p>A record <u>or records</u> of arrest(<del>s</del>) will not be used as the <u>sole</u> basis for the termination or proof that the participant engaged in disqualifying criminal activity.</p>	
12	17	12-II.D.	C	<ul style="list-style-type: none"> <li>▪ Any family member has been evicted from federally-assisted housing in the last <del>five (5)</del> <u>three (3)</u> years.</li> <li style="color: red;">▪ <del>Any PHA has ever terminated assistance under the program for any member of the family within the last five (5) years.</del></li> </ul>	



# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:  Administrative Plan (HP)

ACOP (PH)

Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
14	4	14-II-B.	C	<p>Updating Payment Standards</p> <p><del>Changes to payment standard amounts will be effective March 1, of each year.</del></p> <p><u>Effective dates of changes to payment standard amounts will be determined at time of update. The PHA will always ensure the payment standards will be within the basic range.</u></p>	
14	7	14-III.B.	A	<p><b>Decisions Subject to Informal Review [24 CFR 982.554(a) and (c)]</b></p> <ul style="list-style-type: none"> <li><u>A SNRHA determination not to approve an extension of a voucher term</u></li> </ul>	
14	8 & 9	14-III.B.	A	<p><b><u>Remote Informal Reviews</u></b></p> <p><u>All PHA policies and processes for remote informal reviews must be conducted in accordance with due process requirements and be in compliance with HUD regulations.</u></p> <p><u>PHA Policy</u></p> <p><u>The PHA has the sole discretion to require that informal reviews be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster.</u></p> <p><u>In addition, the PHA may conduct an informal review remotely upon request of the applicant as a reasonable accommodation for a person with a disability, if an applicant does not have child care or transportation that would enable them to attend the informal review, or if the applicant believes an in-person informal review would create an undue</u></p> <hr/> <p><u>health risk. The PHA may consider other reasonable requests for a remote informal review on a case-by-case basis.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
14	9	14-III.B.	A	<p><b><u>Conducting Remote Informal Reviews</u></b></p> <p><u>The PHA must ensure that the applicant has the right to hear and be heard.</u></p> <p><u>PHA Policy</u></p> <p><u>The PHA may conduct remote informal reviews via telephone conferencing call-in or via videoconferencing. If the informal review will be conducted via videoconferencing, the PHA will ensure that all applicants, applicant representatives, PHA representatives and the person conducting the informal review can adequately access the platform (i.e., hear, be heard, see, and be seen). If any applicant, applicant representative, PHA representative, or person conducting the informal review is unable to effectively utilize the videoconferencing platform, the informal review will be conducted by telephone conferencing call-in.</u></p> <p><u>Whether the informal review is to be conducted via videoconferencing or telephone call-in, the PHA will provide all parties login information and/or conferencing call-in information before the review.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
14	13	14-III.C.	A	<p><b><u>Remote Informal Hearings</u></b></p> <p><u>All PHA policies and processes for remote informal reviews must be conducted in accordance with due process requirements and be in compliance with HUD regulations.</u></p> <p><u>PHA Policy</u></p> <p><u>The PHA has the sole discretion to require that informal reviews be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster.</u></p> <p><u>In addition, the PHA may conduct an informal review remotely upon request of the applicant as a reasonable accommodation for a person with a disability, if an applicant does not have child care or transportation that would enable them to attend the informal review, or if the applicant believes an in-person informal review would create an undue health risk. The PHA may consider other reasonable requests for a remote informal review on a case-by-case basis.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
14	13	14-III.C.	A.	<p><b><u>Conducting Remote Informal Hearings</u></b></p> <p><u>The PHA must ensure that the applicant has the right to hear and be heard.</u></p> <p><u>PHA Policy</u></p> <p><u>The PHA may conduct remote informal reviews via telephone conferencing call-in or via videoconferencing. If the informal review will be conducted via videoconferencing, the PHA will ensure that all applicants, applicant representatives, PHA representatives and the person conducting the informal review can adequately access the platform (i.e., hear, be heard, see, and be seen). If any applicant, applicant representative, PHA representative, or person conducting the informal review is unable to effectively utilize the videoconferencing platform, the informal review will be conducted by telephone conferencing call-in.</u></p> <p><u>Whether the informal review is to be conducted via videoconferencing or telephone call-in, the PHA will provide all parties login information and/or conferencing call-in information before the review.</u></p>	
14	13	14-III.C.	A	<ul style="list-style-type: none"> <li>• <u>That disabled clients have the right to request a reasonable accommodation.</u></li> <li>• <u>That the family may request a remote informal hearing</u></li> </ul> <p><u>If the PHA will require that the hearing be conducted remotely, at the time the notice is sent to the family informing them of the right to request an informal hearing, the family will be notified that the informal hearing will be conducted remotely. The family will be informed of the processes involved in a remote informal hearing.</u></p>	
14	14	14-III.C.	A	<p><u>as a reasonable accommodation for a person with disabilities. If the family cannot show good cause for the failure to appear, or a rescheduling is not needed as a reasonable accommodation, the PHA's decision will stand.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
14	14	14-III.C.	D	<p><del>The SNRHA hearing procedures may provide that SNRHA must be given the opportunity to examine at SNRHA offices before the hearing, any family documents that are directly relevant to the hearing. SNRHA must be allowed to copy any such document at the SNRHA's expense. If the family does not make the document available for examination upon request of SNRHA, the family may not rely on the document at the hearing.</del></p>	
14	24	14-IV.B.	D	<p><del>Repayment Agreement to the new HoH. Regardless of whether or not a new Repayment Agreement is offered, the new HoH former head of household. The only exception is if the head</del></p>	
17	2	17-I.B.	A	<p><b><u>17-I.B. APPLICABLE REGULATIONS</u></b></p> <p><u>On the whole, the regulations for both the standard and RAD PBV programs generally follow the regulations for the tenant-based HCV program found at 24 CFR Part 982. However, important parts of the tenant-based regulations do not apply to the project-based program. 24 CFR Part 983 outlines the sections of 24 CFR Part 982 that are not applicable to the project-based program.</u></p> <p><u>For the RAD PBV program, Congress authorized HUD to waive certain statutory and regulatory provisions or establish alternative requirements from the standard PBV program. These provisions are identified in Notice 2019-23 (issued September 5, 2019). Any non-RAD PBV units located in the covered project are subject to the same waivers and alternative requirements where noted in Notice PIH 2019-23 and in this policy.</u></p> <p><u>Otherwise, all regulatory and statutory requirements for the standard PBV program in 24 CFR Part 983 and Section 8(o)(13) of the Housing Act of 1937, and all applicable standing and subsequent Office of Public and Indian Housing (PIH) notices and guidance, including related</u></p> <hr/> <p><u>handbooks, apply to RAD PBV. This includes environmental review, Davis-Bacon, and fair housing requirements.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	3	17-I.B.	A	<p><u>RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act of 2014 (Public Law 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act of 2015 (Public Law 113-235, approved December 6, 2014), the Consolidated Appropriations Act of 2016 (Public Law 114-113, approved <del>December 18, 2015</del> December 18, 2015), the Consolidated Appropriations Act, 2017 (Public Law 115-31, approved May 5, 2017), and section 237 of Title II, Division L, Transportation, Housing and Urban Development, and Related Agencies, of the Consolidated Appropriations Act, 2018 (Public Law 115-141, approved March 23, 2018) collectively, the “RAD Statute.”</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	3	17-I.B.	A	<p style="color: red; text-decoration: underline;"><b>Requirements specific to the RAD program may be found in the following:</b></p> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;"> <span style="color: red;">•</span> <u>Generally, public housing projects converting assistance under RAD are bound by the terms of the notice in effect at the time of closing.</u> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;"> <span style="color: red;">-</span> <u>Notice PIH 2019-23 was immediately applicable at the time of closing to all projects converting assistance (notwithstanding execution of a commitment for conversion). Notice PIH 2019-23 was published on September 5, 2019.</u> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;"> <span style="color: red;">▪</span> <u>Except with respect to changes in the project eligibility and selection criteria, not included in this policy, which are effective after a 30-day comment period.</u> </li> </ul> </li> <li style="margin-bottom: 10px;"> <span style="color: red;">-</span> <u>Notice PIH 2012-32 REV-3 was applicable to projects that were seeking conversion of assistance through RAD, including those where a CHAP had already been issued when it was published January 12, 2017.</u> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;"> <span style="color: red;">▪</span> <u>Except with respect to changes in the project eligibility and selection criteria, not included in this policy, which were effective after a 30-day comment period.</u> </li> </ul> </li> <li style="margin-bottom: 10px;"> <span style="color: red;">-</span> <u>Notice PIH 2012-32, REV-2 was applicable to projects that were seeking conversion of <del>ting</del> assistance through RAD, including those where a CHAP had already been issued when it was published June 15, 2015.</u> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;"> <span style="color: red;">▪</span> <u>Except with respect to changes in the project eligibility and selection criteria, not included in this policy, which are effective after a 30-day comment period.</u> </li> </ul> </li> </ul> </li> </ul>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	3 & 4	17-I.B.	A	<ul style="list-style-type: none"> <li>• <a href="#"><u>RAD Quick Reference Guide for Public Housing Converting to PBV Assistance (10/14)</u></a></li> <li>• <a href="#"><u>RAD Welcome Guide for New Awardees: RAD 1st Component (3/15)</u></a></li> </ul> <hr/> <ul style="list-style-type: none"> <li>• <a href="#"><u>Notice PIH 2016-17, Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions.</u></a></li> </ul>	
17	4	17-I-B.	A	<p><a href="#"><u>This Notice applies to all projects that have applied for RAD conversion but have not yet converted as of November 10, 2016.</u></a></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Notice PIH 2014-17, Relocation Requirements under the RAD Program, Public Housing in the First Component.</u></a></li> </ul> <p><a href="#"><u>This notice may apply to projects that have converted to RAD prior to November 10, 2016, AND who have requested and received approval from HUD to be governed by this notice. See PIH Notice 2016-17, Section 1, Paragraph 1.3 for applicability.</u></a></p> <p><a href="#"><u>NOTE: The policies in this chapter follow Notice PIH 2016-17. If your project falls under PIH 2014-17, applicable policies may be found in Section 18-I.D.</u></a></p> <ul style="list-style-type: none"> <li>• <a href="#"><u>RAD FAQs (<a href="http://www.radresource.net/search.cfm">http://www.radresource.net/search.cfm</a>)</u></a></li> </ul> <p><a href="#"><u>In other words, the standard PBV program follows many of the same regulations as the tenant-based HCV program, but not all of them, and the RAD PBV program follows many of the same regulations as the standard PBV program, but not all of them.</u></a></p> <p><a href="#"><u>MTW agencies are able to apply activities impacting the PBV program that are approved in the MTW Plan to properties converting under RAD, provided they do not conflict with RAD requirements.</u></a></p>	



# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	5	17-I-D	A	<p style="color: red;"><u>For projects that apply for conversion of assistance under the First Component of RAD and will convert November 10, 2016 or later, the following applies [Notice PIH 2016-17]:</u></p> <ul style="list-style-type: none"> <li style="color: red;"><u>• In some developments, in-place residents may need to be relocated as a result of properties undergoing repairs, being demolished and rebuilt, or when assistance is transferred from one site to another. RAD program rules prohibit the permanent, involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed. Any non-RAD PBV units located in the same project are also subject to the right to return.</u></li> <li style="color: red;"><u>• Relocation assistance provided to residents will vary depending on the length of time relocation is required. Residents must be properly notified in advance of relocation requirements in accordance with RAD program rules and Uniform Relocation Act (URA) requirements, and other requirements which may be applicable such as Section 104(d) of the Housing and Community Development Act of 1974, as amended. Sample informing notices are provided in Appendices 2–5 of Notice PIH 2014-17. A written relocation plan is required if the RAD conversion involves permanent relocation (including a move in connection with a transfer of assistance) or temporary relocation anticipated to last longer than a year. While the PHA is not required to have a written relocation plan for temporary relocation lasting one year or less, HUD strongly encourages PHAs to prepare one. Appendix II of Notice PIH 2016-17 contains recommended contents for a relocation plan.</u></li> </ul>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	5	17-I-D.	A	<ul style="list-style-type: none"> <li>• <u>In addition, PHAs must undertake a planning process that complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), although not all relocations under RAD will trigger requirements under URA. URA statute and implementing regulations may be found at 49 CFR Part 24. The obligation due to relocating residents under RAD are broader than URA relocation assistance and payments.</u></li> <li>• <u>Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to either: a) a unit at the development once rehabilitation or construction is completed, provided the resident’s household is not under-housed; or b) a unit in the development which provides the same major features as the resident’s unit in the development prior to the implementation of the RAD conversion.</u></li> </ul>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	6	17-I.D.	A	<ul style="list-style-type: none"> <li>• <u>Where the transfer of assistance to a new site is warranted and approved, residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete.</u></li> <li>• <u>If the PHA’s proposed plans for conversion would preclude a resident from returning to the development, the resident must be given an opportunity to comment and/or object to such plans. PHAs must alter the project plans to accommodate the resident’s right to return to the development if the resident would be precluded from returning to the development.</u></li> <li>• <u>Examples of project plans that may preclude a resident from returning to the development include, but are not limited to:</u> <ul style="list-style-type: none"> <li><u>Changes in the development’s bedroom distribution that decrease the size of the units, resulting in the resident being under-housed;</u></li> <li><u>The resident cannot be accommodated in the remaining assisted units due to a reduction in the number of assisted units at the development;</u></li> <li><u>Income limit eligibility requirements associated with the LIHTC program or another program;</u></li> <li><u>and</u></li> <li><u>Failure to provide a reasonable accommodation, in violation of applicable law, where reasonable accommodation may include installation of accessibility features that are needed by the resident.</u></li> </ul> </li> </ul>	



# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:      Administrative Plan (HP)                       ACOP (PH)                       Other

17	7	17-I.D.	A	<p style="text-align: center;"> <u>o Other options identified by the PHA</u>  <u>o However, for projects that applied for conversion prior to November 10, 2016, the following applies [Notice PIH 2014-17]:</u> </p> <ul style="list-style-type: none"> <li>• <u>In some developments, in-place residents may need to be relocated as a result of properties undergoing repairs, being demolished and rebuilt, or when assistance is transferred from one site to another. RAD program rules prohibit the permanent, involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed.</u></li> <li>• <u>Relocation assistance provided to residents will vary depending on the length of time relocation is required. Residents must be properly notified in advance of relocation requirements in accordance with RAD program rules and Uniform Relocation Act (URA) requirements. Sample informing notices are provided in Appendices 2–5 of Notice PIH 2014-17. While the PHA is not required to have a written relocation plan, HUD strongly encourages PHAs to prepare one. Appendix I of Notice PIH 2014-17 contains recommended contents for a relocation plan.</u></li> <li>• <u>In addition, PHAs must undertake a planning process that complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), although not all relocations under RAD will trigger requirements under URA. URA statute and implementing regulations may be found at 49 CFR Part 24.</u></li> <li>• <u>Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved, residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or owner’s offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.</u></li> </ul>	
----	---	---------	---	---	--

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	7	17-I-E.	A	<p><del>17-I.D.E.</del> <b>EQUAL OPPORTUNITY REQUIREMENTS [24 CFR 983.8, <u>24 CFR 5.105, Notice PIH 2016-17</u>]</b></p> <p><u>RAD conversions are governed by the same civil rights authorities that govern HUD-assisted activities in general. These authorities prohibit discrimination and impose affirmative obligations on HUD program participants.</u></p> <p>SNRHA must comply with all equal opportunity requirements under federal law and regulations in its implementation of the PBV program. In addition, SNRHA must comply with the SNRHA Plan Certification on Civil Rights and Affirmatively Furthering Fair Housing and Section 504 of the Rehabilitation Act of 1973, when conducting relocation planning and providing relocation assistance. For example, persons with disabilities returning to the RAD project may not be turned away or placed on a waiting list due to a lack of accessible units. Their need for an accessible unit must be accommodated. <u>See the RAD Fair Housing, Civil Rights, and Relocation Notice [Notice PIH 2016-17] for more information.</u></p>	
17	9	17-II.B	A	<p><u>In order to promote partially assisted projects, p</u><del>Projects with where</del> <u>less than 25 percent of the units will be assisted - -will be rated higher than projects with where 25 percent or more of the units will be assisted.</u> In the case of projects for occupancy by the elderly, persons with disabilities or families needing other services, SNRHA will rate partially assisted projects on the <u>percentage</u> of units assisted. Projects with the lowest <u>percentage</u> of assisted units will receive the highest score.</p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	10	17-II.B.	A	A SNRHA-owned unit may be assisted under the PBV program only if the HUD field office or HUD-approved independent entity reviews the selection process and determines SNRHA-owned units were appropriately selected based on the selection procedures specified in SNRHA’s administrative plan. <u>This also applies to non-competitive selections.</u> If SNRHA selects a proposal for housing that is owned or controlled by SNRHA, SNRHA must identify the entity that will review the SNRHA proposal selection process and perform specific functions with respect to rent determinations, <u>the term of the HAP contract,</u> and inspections.	
17	11	17-II.B.	A	state-certified appraiser.) In addition, an independent entity must provide rental comparables in order to determine the <u>initial</u> rent to owner, the redetermined rent to owner, and reasonable rent. Housing Quality Standards (HQS) inspections must also be conducted by an independent entity.	
17	11	17-II.B.	C	<u>SNRHA Policy</u> SNRHA may submit a proposal for project-based housing that is owned or controlled by SNRHA. If the proposal for SNRHA-owned housing is selected, SNRHA will use another entity to review SNRHA’s selection <u>process and to administer the PBV program.</u> SNRHA will obtain HUD approval of entity prior to selecting the proposal for SNRHA-owned housing.	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	13	17-II.E.	D	<p><b><u>17-II.E. SUBSIDY LAYERING REQUIREMENTS [24 CFR 983.55, <u>Notice PIH 2013-11 and FR Notice 2/28/20</u>]</u></b></p> <p><del>SNRHA may provide PBV assistance only in accordance with HUD subsidy layering regulations [24 CFR 4.13] and other requirements.</del></p> <p>The subsidy layering review is intended to prevent excessive public assistance by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits.</p> <p><del>A subsidy layering review is not required prior to execution of a HAP contract for an existing housing project if a subsidy layering review was previously conducted by a State or local agency.</del></p> <p><del>SNRHA must submit the necessary documentation to HUD for a subsidy layering review. SNRHA may not enter into an agreement to enter into a HAP contract or a HAP contract until HUD (or an independent entity approved by HUD) has conducted any required subsidy layering review and determined that the PBV assistance is in accordance with HUD subsidy layering requirements.</del></p>	



# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	14	17-II.E.	A	<p><u>HUD requires new construction and rehabilitation housing that will include forms of governmental assistance other than PBVs to undergo a subsidy layering review (SLR) prior to entering into an Agreement to Enter into Housing Assistance Payments Contract (AHAP). Subsidy layering requirements do not apply to existing housing, when PBV is the only governmental assistance, or for projects already subject to a PBV HAP contract, even if the project is recapitalized with outside sources of funding.</u></p> <p><u>When a PHA selects a new construction or rehabilitation project, the PHA must require information regarding all HUD and/or other federal, state, or local governmental assistance to be disclosed by the project owner using Form HUD-2880. Appendix A of FR Notice 2/28/20 contains a list of all required documentation.</u></p> <p><u>Either HUD or a HUD-approved housing credit agency (HCA) in the PHA’s jurisdiction performs the subsidy layering review. The PHA must request an SLR through their local HUD Field Office or, if eligible, through a participating HCA.</u></p> <p><u>If the SLR request is submitted to an approved HCA, and the proposed project-based voucher assistance meets HUD subsidy layering requirements, the HCA must submit a certification to HUD and notify the PHA. The PHA may proceed to execute an AHAP at that time if the environmental approval is received.</u></p>	
17	14	17-II.E.	A	<p><u>For projects governed by Notice PIH 2019-23, the following language applies:</u></p> <ul style="list-style-type: none"> <li>• <u>In the case of a PHA that will no longer have ACC units as a result of the pending or simultaneous closing, or have less than 50 units remaining and have initiated procedures to dispose of their final ACC units, there is no restriction on the amount of public housing funds that may be contributed to the covered project or projects through the conversion. However, the PHA must estimate and plan for outstanding liabilities and costs and must follow Notice PIH 2016-23 or successor notice regarding the administrative activities required to terminate the ACC if it has no plans to develop additional public housing.</u></li> </ul>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	14 & 15	17-II.E.	A	<ul style="list-style-type: none"> <li>• <u>Following execution of the HAP contract, PHAs are authorized to use operating and capital funds to make HAP payments for the remainder of the first calendar year in which the HAP contract is effective. Otherwise, a PHA may not contribute public housing program funds to the covered project unless been identified in the <b>RCC</b> and <b>converted at closing for Section 8 RAD purposes.</b></u></li> </ul> <p><u>For projects governed by Notice PIH 2012-32, REV-3, the following language applies:</u></p> <ul style="list-style-type: none"> <li>• <u>In the case of a PHA that is converting all of its ACC units, there is no restriction on the amount of public housing funds that may be contributed to the covered project at closing; the PHA may convey all program funds to the covered projects. In order to cover the cost of administrative activities required to terminate the ACC, once it no longer has units under the ACC and has no plans to develop additional public housing, the PHA may:</u></li> </ul> <hr/> <p><u>Designate that a reserve associated with the project be available to fund any public housing closeout costs (such as an operating deficit reserve or a specific PHA closeout reserve). Any funds not needed for public housing closeout costs would remain in such reserve or may be transferred to another reserve associated with the project (such as the replacement reserve). Thereafter, these funds may be used at the project pursuant to the authorized use of the applicable reserve; or</u></p> <p><u>Retain funds under the public housing program for this purpose. However, HUD will recapture any public housing funds that a PHA does not expend for closeout costs.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	15	17-II.E.	A	<ul style="list-style-type: none"> <li>• <u>In the case where the PHA will continue to maintain other units in its inventory under a public housing ACC, a contribution of operating funds to the covered project that exceeds the average amount the project has held in operating reserves over the past three years will trigger a subsidy layering review under 24 CFR 4.13. Similarly, any contribution of capital funds, including Replacement Housing Factor (RHF) or Demolition Disposition Transitional Funding (DDTF), will trigger a subsidy layering review. Notwithstanding the subsidy layering review, PHAs should be mindful of how the capital funds or operating reserves used in the financing of its RAD properties may impact the physical and financial health of properties that will remain in its public housing inventory.</u></li> <li>• <u>In addition, following execution of the HAP contract, PHAs are authorized to use operating and capital funds to make HAP payments for the remainder of the first calendar year in which the HAP contract is effective. Otherwise, a PHA may not contribute public housing program funds to the covered project unless such funding has been identified in the approved financing plan and included in the approved “sources and uses” attached to the RCC.</u></li> </ul>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	15 & 16	17-II.E.	A	<p><u>For projects governed by the requirements of Notice PIH 2012-32, REV-2, the following language applies:</u></p> <ul style="list-style-type: none"> <li><u>In the case of a PHA that is converting all of its ACC units, there is no restriction on the amount of public housing funds that may be contributed to the covered project at closing; the PHA may convey all program funds to the covered project. HUD will recapture any public housing funds that a PHA has not expended once it no longer has units under ACC. In the case where the PHA will continue to maintain other units in its inventory under a public housing ACC, a contribution of operating funds to the covered project that exceeds the average amount the project has held in operating reserves over the past three years will trigger a subsidy layering review under 24 CFR 4.13. Similarly, any contribution of capital funds, including Replacement Housing Factor (RHF) or Demolition Disposition Transitional Funding (DDTF), will trigger a subsidy layering review. Notwithstanding the subsidy layering review, PHAs should be mindful of how the capital funds or operating reserves used in the financing of its RAD properties may impact the physical and financial health of properties that will remain in its public housing inventory.</u></li> </ul>	
17	16	17-II-F.	C	<p><del><u>17-II.F. CAP ON NUMBER OF PBV UNITS IN EACH PROJECT PBV PERCENTAGE LIMITATION AND UNIT CAP [Notice PIH 2012-32, REV-32019-23]</u></del></p> <p><u><b>PBV Percentage Limitation</b></u></p> <p><u>Covered projects do not count against the maximum amount of assistance a PHA may utilize for the PBV program, which under the standard PBV program is set at 20 percent of the authorized units allocated to a PHA under the HCV program. To implement this provision, HUD is waiving section 8(o)(13)(B) of the 1937 Act as well as 24 CFR 983.6.</u></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

17	16	17-II-F.	A	<p><b><u>Unit Cap Limitation</u></b></p> <p><u>When HUD published REV-3 of Notice PIH 2012-32, the cap on the number of assisted units in each project was eliminated. Under the standard PBV program the cap is set at the greater of 25 units or 25 percent of the units in the project. HUD is waiving this requirement, and projects governed by Notice PIH 2019-23 and Notice PIH 2012-32, REV-3 have</u><del>There is no cap on the number of units that may receive PBV assistance in a project.</del></p> <p><u>However, for projects that are governed by REV-2 of Notice PIH 2012-32, the cap on the number of PBV units in the project is increased to 50 percent. In these projects, however, provided units met certain exception criteria, the PHA may have converted a larger number of units to RAD PBV. For projects governed by the requirements of Notice PIH 2012-32, REV-2 only, the following language applies:</u></p> <ul style="list-style-type: none"> <li><u>• In general, the PHA may not provide PBV assistance for units in a project if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than 50 percent of the number of dwelling units (assisted or unassisted) in the project. However, PHAs may exceed the 50 percent limitation when units in the project are occupied by elderly and/or disabled families or families that will receive supportive services. These units are known as “excepted units” and do not count toward the project cap.</u></li> <li><u>• For projects governed by the requirements of Notice PIH 2012-32, REV-2 choosing to include excepted units, additional policy decisions may be required.</u></li> </ul> <p style="text-align: center;"><u>PHA Policy</u></p> <p><u>For projects governed by Notice PIH 2012-32, REV-2, the PHA will not provide RAD PBV assistance for any excepted units.</u></p>	
----	----	----------	---	--	--

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	17	17-II-F.	D	<p><del><b>25 Percent per Project Cap [24 CFR 983.56(a); FR Notice 1/18/17, and Notice PIH 2017-21]</b></del></p> <p><del>In general, SNRHA may not select a proposal to provide PBV assistance for units in a project or enter into an agreement to enter into a HAP or a HAP contract to provide PBV assistance for units in a project, if the total number of dwelling units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than 25 percent of the number of dwelling units (assisted or unassisted) in the project.</del></p> <p><del><b>Exceptions to 25 Percent per Project Cap [24 CFR 983.56(b)]</b></del></p> <p><del>As of April 18, 2017, units are not counted against the 25 percent per project cap if the units are <i>excepted units</i> in a multifamily building because they are specifically made available for elderly or disabled families or families receiving supportive services (also known as <i>qualifying families</i>).</del></p> <p><del>SNRHA must include in SNRHA’s administrative plan the type of services offered to families for a project to qualify for the exception and the extent to which such services will be provided. It is not necessary that the services be provided at or by the project, if they are approved services. To qualify, a family must have at least one member receiving at least one qualifying supportive service. A SNRHA may not require participation in medical or disability-related services other than drug and alcohol treatment in the case of current abusers as a condition of living in an excepted unit, although such services may be offered.</del></p> <p><del>If a family at the time of initial tenancy is receiving, and while the resident of an excepted unit has received, FSS supportive services or any other supportive services as defined in SNRHA’s administrative plan, and successfully completes the FSS contract of participation or the supportive services requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit.</del></p> <p><del>SNRHA must monitor the excepted family’s continued receipt of supportive services and take appropriate action regarding those families that fail without good cause to complete their supportive services requirement. SNRHA’s administrative plan must state the form and frequency of such monitoring.</del></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	17	17-II-F.	D	<p><del><u>SNRHA Policy</u></del></p> <p><del>SNRHA will provide PBV assistance for excepted units.</del></p> <p><del>Supportive services include services such as employment and training, counseling, case management, financial, and social services, or other services as deemed appropriate for the population served, provided by SNRHA or other public or private agencies. At least one member of each family must participate in at least one session of a provided service.</del></p>	
17	18	17-II.F.	C	<p><u>SNRHA Policy:</u></p> <p><u>Excepted units will be limited to units for elderly families.</u></p> <p><del>SNRHA will provide assistance for excepted units.</del> Beyond that, SNRHA will not impose any further cap on the number of PBV units assisted per project.</p> <p><del>Supportive services include services such as employment and training, counseling, case management, financial, and social services, or other services as deemed appropriate for the population served, provided by SNRHA or other public or private agencies. At least one member of each family must participate in at least one session of a provided service.</del></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	18	17-II.G.	A	<p><b><u>17-II.G. SITE SELECTION STANDARDS</u></b> <span style="color: red;"><b>[Notice PIH 2019-23, Notice PIH 2016-17]</b></span></p> <p><b>Compliance with PBV Goals, Civil Rights Requirements, and HQS Site Standards [24 CFR 983.57(b)]</b></p> <p style="color: red;"><u>Site selection requirements set forth in 24 CFR 983.57 apply to RAD PBV, with the exception of 983.57(b)(1) and (c)(2). HUD waives the provisions regarding deconcentration of poverty and expanding housing and economic opportunity for existing housing sites.</u></p> <p style="color: red;"><u>To facilitate the uniform treatment of residents and units, any non-RAD PBV units located in the same project are subject to the terms of this provision.</u></p> <p style="color: red;"><u>HUD will conduct a front-end civil rights review of the PHA's proposed site in certain circumstances. For RAD PBV conversions that involve new construction located in an area of minority concentration (whether on the existing public housing site or on a new site) HUD will determine whether it meets one of the exceptions that would allow for new construction in an area of minority concentration.</u></p> <p style="color: red;"><u>The PHA must ensure that its RAD PBV conversion, including any associated new construction, is consistent with its certification to affirmatively further fair housing and complies with civil rights laws.</u></p>	
17	21	17-III.B.	A	<p><b>Lead-Based Paint [24 CFR 983.101(c), <span style="color: red;">Notice PIH 2019-23</span>]</b></p>	
17	21	17-III.C.	A	<p><b>17-III.C. HOUSING ACCESSIBILITY FOR PERSONS WITH DISABILITIES</b></p> <p style="color: red;"><u>Federal accessibility requirements apply to all conversions, whether they entail new construction, alternations, or existing facilities.</u> The housing must comply with program accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. SNRHA must ensure that the percentage of accessible dwelling units complies with the requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as implemented by HUD's regulations at 24 CFR 8, subpart C.</p>	



# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	21	17-III.D.	A	<b><u>Initial Inspection [RAD Quick Reference Guide; Notice PIH 2012-32, REV-32019-23]</u></b> <u>Under standard PBV regulations at 24 CFR 983.103(b), a PHA may not enter into a HAP contract until the PHA has determined all units comply with HQS. It is the responsibility of the contract administrator to perform this initial inspection (unless units are PHA-owned). In order to accommodate projects in which repairs are conducted, however, HUD has waived this requirement when units are undergoing rehabilitation. In this case, units must meet HQS by the date indicated in the RAD Conversion Commitment (RCC).</u>	
17	22	17-III.D.	C	<b><u>Pre-HAP Contract Inspections [24 CFR 983.103(b), FR Notice 1/18/17, and Notice PIH 2017-20]</u></b> <del>SNRHA must inspect each contract unit before execution of the HAP contract. SNRHA may not enter into a HAP contract covering a unit until the unit fully complies with HQS. The PHA may not provide assistance on behalf of the family until the unit fully complies with HQS.</del>	
17	22	17-III.D.	C	<b><u>Inspecting SNRHA-owned Units [24 CFR 983.103(f), Notice PIH 2017-21]</u></b> In the case of SNRHA-owned units, <del>the</del> <u>all required</u> inspections must be performed by an independent <del>agency entity</del> designated by SNRHA and approved by HUD. The independent entity must furnish a copy of each inspection report to SNRHA and to the HUD field office where the project is located. SNRHA must take all necessary actions in response to inspection reports from the independent <del>agency entity</del> , including exercise of contractual remedies for violation of the HAP contract by the SNRHA-owner.	
17	25	17-V.A.	A	<b><u>17-V.A. OVERVIEW [PBV Quick Reference Guide 10/14]</u></b>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	25 & 26	17-V.B.	A	<p><b>17-V.B. HAP CONTRACT REQUIREMENTS</b></p> <p><b>Contract Information [24 CFR 983.203, <u>PBV Quick Reference Guide 10/14, Notice PIH 2019-23</u>]</b></p> <p><u>The RAD PBV program uses the PBV HAP contract for new construction or rehabilitated housing (Form HUD-52530A), as modified by the RAD rider (Form HUD-52621). For closings on or after January 1, 2018, HUD incorporated the RAD rider directly into the standard PBV HAP contract. For closing that occurred prior to January 1, 2018, the RAD rider must be attached to the PBV HAP contract.</u></p> <p><u>The distinction between “existing housing” and “rehabilitated and newly constructed housing” is overridden by RAD requirements. The project must also have an initial RAD use agreement. All</u></p> <hr/> <p><u>public housing RAD conversion properties financed with LIHTC are also required to include an LIHTC rider.</u></p>	
17	26	17-V.B.	A	<p><b>Term of HAP Contract [24 CFR 983.205, FR Notice 1/18/17, and Notice PIH 2017-21, <u>Notice PIH 2019-23</u>]</b></p>	
17	29	17-V.E.	A	<p><b>17-V.E. OWNER RESPONSIBILITIES UNDER THE HAP <u>CONTRACT</u>[24 CFR 983.209]</b></p>	

# FY2021 ANNUAL PLAN REVISION SUGGESTIONS

May 12, 2021

Housing Programs Department

Document:     Administrative Plan (HP)                       ACOP (PH)                       Other

Chapter	Page	Section	Add (A) Delete (D) Change (C)	Proposed Language	(x) if proposed change requires training
17	34	17-VI.F.	C	<p><b>Reduction in HAP Contract Units <del>Due to Vacancies</del> [24 CFR 983.254(b) <u>Notice PIH 2019-23</u>]</b></p> <p><del>If any contract units have been vacant for 120 or more calendar days since owner notice of the vacancy, SNRHA may give notice to the owner amending the HAP contract to reduce the number of contract units by subtracting the number of contract units (according to the bedroom size) that have been vacant for this period.</del></p> <p style="text-align: center;"><u>SNRHA Policy</u></p> <p><del>If any contract units have been vacant for 120 calendar days, SNRHA will give notice to the owner that the HAP contract will be amended to reduce the number of contract units that have been vacant for this period. SNRHA will provide the notice to the owner within 10 business days of the 120<sup>th</sup> day of the vacancy. The amendment to the HAP contract will be effective the first day of the month following the date of SNRHA’s notice.</del></p> <p><u>Project owners are required to make available for occupancy by eligible tenants the number of assisted units under the terms of the HAP contract.</u></p> <p><u>The PHA may not reduce the number of assisted units without written HUD approval. Any HUD approval of a PHA’s request to reduce the number of assisted units under contract is subject to conditions that HUD may impose. MTW agencies may not alter this requirement.</u></p> <p><u>If units are removed from the HAP contract because a new admission’s TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR 983.207, or where the development has “floating” units.</u></p>	
All	All	All	C	Changed ‘tenant’ to ‘participant’ throughout the Housing Choice Voucher Administrative Plan (where appropriate)	

**FY2022 ANNUAL PLAN ACOP REVISIONS**

CHAPTER	PAGE	SECTION	ADD / DELETE / CHANGE	PROPOSED LANGUAGE
13	1	A	DELETE	<del>If the first day of the month falls on a weekend or holiday, the rent shall be due and payable on the first business day following that weekend or holiday.</del>
13	1	A	ADD	A fee for late payment of rent in the amount of five percent of the monthly rent, not to exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5th) day of the month.
13	1	A	DELETE	<del>\$20.00 late fee</del>
13	1	A	ADD	5% late fee of the monthly rental amount (not to exceed \$20.00)
13	2	A	DELETE	<del>If the fifth day of the month falls on a Weekend or Holiday, the rent shall be considered delinquent by the close of business on the first business day following that weekend or holiday.</del>
13	2	A	ADD	A fee for late payment of rent in the amount of five percent of the monthly rent, not to exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5th) day of the month.
13	2	A - Late Penalties/Charges	CHANGE	<del>Returned Check Payment Fee</del>
13	2	A - Late Penalties/Charges	CHANGE	<del>A returned check payment fee of \$40.00 will be posted to the resident's account for returned checks.</del>
13	2	A - Late Penalties/Charges	DELETE	<del>In addition, management will require that payments are made by money order or cashier's check for the next 12-month period. If a resident pays with a returned check, the finance staff shall flag the resident's account. Management shall notify staff that they are not to accept personal checks from that resident for the appropriate period of time. A written notice shall be provided to the resident to advise that personal checks may no longer be accepted for the prescribed time period. If such a resident subsequently offers to pay with a personal check, the payment shall be refused and that resident shall be instructed to obtain a money order or cashier's check and return with the payment.</del>
13	2	A - Acceptable Forms and Locations for Payment of Rent and Other Charges	ADD	New residents will be required to pay their initial rent and/or security deposit by certified funds, money order or cashier's check.
13	2	A - Acceptable Forms and Locations for Payment of Rent and Other Charges	DELETE	<del>Depending on the location of payment, Current residents may pay their rent by check, or money order.</del>
13	2	A - Acceptable Forms and Locations for Payment of Rent and Other Charges	ADD	Current residents must register with Rent Café to pay their rent electronically via ACH or credit or debit card payments.
13	2	A - Acceptable Forms and Locations for Payment of Rent and Other Charges	CHANGE	Third party personal checks are not acceptable for the payment of rent or charges unless this is from an approved state or federal agency
13	2	A - Acceptable Forms and Locations for Payment of Rent and Other Charges	DELETE	<del>Rent in the proper amount and form will be accepted at the following locations:</del>

13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	DELETE	<del>SNRHA residents may pay rent in person at the community office responsible for the management of their housing unit. They may also deposit their rent in the secure drop box at that management office, if a drop box is available. Only checks and money orders will be accepted at the management offices or drop boxes.</del>
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	CHANGE	Electronic Payments by Rent Café:
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	ADD	<u>ACH</u> - A resident may setup a reoccurring or one-time automated withdrawal from their checking or savings account on the date of their choice by completing their profile with their bank account information. Fees Charged: None
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	ADD	A resident may also setup a reoccurring or one-time payment from their debit/credit card on the date of their choice by completing their profile with their debit/credit card information. Fees Charged: Debit: \$3.95 per transaction up to \$1,000; \$4.95 per transaction \$1,001 - \$2,000; \$9.95 per transaction over \$2,001. Credit: 2.5% of each transaction.
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	ADD	If a new resident
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	DELETE	<del>check or money order."</del>
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	DELETE	<del>Checks are not accepted after the 5<sup>th</sup> business day of the month, unless a verifiable emergency exists.</del>
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	DELETE	<del>If the proper amount of rent and other charges is not tendered by the resident, the payment is to be refused and the resident informed of the proper amount to be paid.</del>
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	ADD	Current residents may only pay online via Rent Café from the 1 <sup>st</sup> of each month through the 19 <sup>th</sup> of each month. Once the 14-day non-payment of rent notice has expired, they are required to tender full cash payment via WIPS or enter into a repayment agreement with the management office in the form of a money order or cashier's check.
13	3	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	ADD	<u>Cash Payments by WIPS</u> – Current residents may pay their rent with cash at any time at any participating 7-Eleven and CVS Pharmacy. Residents must request a barcode from their property management office to make a cash payment. Residents must show their barcode to any participating CVS Pharmacy or 7-Eleven. If a 14-day notice was issued for nonpayment, residents will be required to pay in cash from the 20 <sup>th</sup> to the end of each month. Residents must keep their receipts and provide proof of payment to the management office in order to become lease compliant. <u>Fees Charged: \$3.95 per transaction</u>

13	4	<i>A - Acceptable Forms and Locations for Payment of Rent and Other Charges</i>	DELETE	<p>Payment by Mail— The resident's payment is mailed to the management office.— Only the following SNRHA personnel are specifically authorized to accept rent or charges or handle any receipts for rent and other charges:</p> <p>Asset Manager Housing Assistance Specialist</p> <p>If the proper amount of rent and/or charges is not tendered, the payment is to be refused and the following procedures are to be followed:</p> <p>Notify the resident in writing that the check/money order or cashier's check has not been tendered.— Provide information regarding necessary actions to correct the payment.—</p>
13	4	<i>A - Acceptance of Delinquent Rent and Charges</i>	CHANGE	by money order or cashier's check only <b>via Rent Café or WIPS</b>
13	4	<i>A - Acceptance of Delinquent Rent and Charges</i>	DELETE	<p>Resident Ledger - The Accounting Department will receive the daily collections from the management offices. Accounting will also receive statements from the designated banks indicating the identity and amount of payments received for rents and other charges.</p> <p>As the daily receipts and bank-generated statements are received by the Accounting Department, the appropriate entries shall be made into the resident accounting database. Each amount received shall be credited to the appropriate resident's account. Accounting shall keep the records of resident accounts up to date, so that all management may review resident accounts to ascertain who has and has not paid rent and/or other charges.</p>
13	5	<i>B - Written Contact and Delinquency Notices</i>	CHANGE	the "14-Day Demand <b>Notice for Nonpayment of Rent</b> " and/or the "30-Day Demand for Charges- <b>Notice of Termination</b> " for charges other than rent.
13	5	<i>B - Written Contact and Delinquency Notices</i>	CHANGE	The appropriate site management staff shall <b>request for the notices to be posted and processed through a third-party, licensed process serving company.</b> hand-deliver, or mail the appropriate notice(s) to an adult member of the household.
13	6	<i>C. Repayment Agreements</i>	DELETE	under the discretion of the manager as long as the family meets the basic eligibility requirements for a repayment agreement. Managers are cautioned against the indiscriminate use of these agreements as they can become an obstacle to timely collections.—
13	6	<i>C. Repayment Agreements</i>	ADD	<b>outlined below.</b>
13	6	<i>C. Repayment Agreements - Eligibility to Enter into a Repayment Agreement</i>	DELETE	<p>No repayment agreement has been entered within with past 12 months.— The resident has not been delinquent two times within the preceding 12-month period;</p>
13	6	<i>C. Repayment Agreements - Eligibility to Enter into a Repayment Agreement</i>	DELETE	The repayment agreement is requested within the 14 day (for rent) or 30 day (for other charges) delinquency remedy period which is concurrent with the running of the 14 day or 30 day notice (this requirement may be waived if the resident can prove that he/she was physically incapable of requesting this agreement during this period of time through no fault of his/her own);
13	6	<i>C. Repayment Agreements - Eligibility to Enter into a Repayment Agreement</i>	DELETE	The resident is not under any actual or pending eviction proceeding;—

13	6	C. Repayment Agreements - Eligibility to Enter into a Repayment Agreement	DELETE	<del>There are no carryover balances from the previous month, and</del>
13	6	C. Repayment Agreements - Terms of Repayment Contracts	CHANGE	<del>12-6</del> months
13	8	C - Executing the Repayment Agreement	ADD	for payment agreements over \$2,000
13	10	E - Preparation of Documents	CHANGE	appropriate following documentation
13	10	E - Preparation of Documents	ADD	documentation per the Justice Court jurisdiction
13	10	E - Preparation of Documents	DELETE	<ul style="list-style-type: none"> <li>•Affidavit/Complaint Summary for Eviction (1 copy)-</li> <li>•Complaint for Summary Eviction (2 copies)-</li> <li>•Notice to the Constable (1 copy)</li> <li>•Copy of Lease</li> <li>•Copies of notices to the delinquent resident</li> <li>•Verification of method of service of the notices, e.g. certificates of mailing/posting/personal service</li> </ul> <p>These documents shall be sent to the Director of Operations or designee not later than one (1) day after the expiration of the 14- or 30-day notice.</p>
13	10	E - Lockout	ADD	The SNRHA must notify the former resident, in writing, 14-days prior to the expiration of the 30 days.
13	10	E - Lockout	ADD	by the Deputy and/or Director of Operations
9	7	Transfer of Security Deposit	CHANGE	<del>one-quarter</del> one-third
9	7	Transfer of Security Deposit	CHANGE	<del>three</del> two
9	7	Transfer of Security Deposit	CHANGE	<del>120</del> 90
9	ALL	Footer	CHANGE	Revised 2020 2021
9	11	N. Smoke Free Housing	DELETE	and
9	11	N. Smoke Free Housing	ADD	and ENDS (Electronic Nicotine Delivery Systems) also known as vaping.
9	11	N. Smoke Free Housing	DELETE	ENDS (Electronic Nicotine Delivery Systems)
9	11	N. Smoke Free Housing	DELETE	The use of ENDS in public housing is not prohibited. SNRHA will allow the use of ENDS within the unit, but prohibits ENDS in all common areas.
9	12	N - Smoke-Free Apartments	DELETE	<p>The premises listed below has already been designated as a smoke free living environments:</p> <ul style="list-style-type: none"> <li>•Lubertha Johnson Estates Senior Development</li> </ul> <p>With 45 days written notice and a signed lease addendum for all current residents, future properties will be designated smoke free by no later than July 30, 2018.</p>
9	12	N - Smoke-Free Apartments	ADD	all Public Housing and mixed finance properties
PH Lease	ALL		CHANGE	SNRHA Lease Revised 202119
PH Lease	1	1. Terms of Lease	DELETE	each check or ACH returned-

PH Lease	1	1. Terms of Lease	ADD	each returned payment fee
PH Lease	1	1. Terms of Lease	DELETE	SNRHA will no longer accept a personal check or ACH for payment of rent or other charges upon receipt of one returned check for a period of no less than one year.
PH Lease	1	1. Terms of Lease	CHANGE	does not accept cash payments. will only accept electronic payments for rent via Rent Café or cash payments via WIPS (Walk-In Payment Systems) at specified locations.
PH Lease	14		ADD	(hh) to comply with the SNRHA No Smoking Policy
PH House Rules	1	Rent Payments	CHANGE	via Rent Café or WIPS at the assigned Management Office.
PH House Rules	2	Rent Payments - Delinquency Charges	ADD	14-Day
PH House Rules	2	Rent Payments - C	CHANGE	Payment must be made electronically via Rent Café, or cash payments through WIPS, by certified check or money order only.
PH House Rules	2	Rent Payments - D	CHANGE	Bad check Returned Payment Fees Charges
PH House Rules	2	Rent Payments - D	CHANGE	check payment fee
PH House Rules	2	Rent Payments - D	DELETE	charge equal to the greater-
PH House Rules	2	Rent Payments - D	DELETE	If such occurs, SNRHA will no longer accept checks from that resident and future payments must be by certified check or money order only.
PH House Rules	5	General Requirements	ADD	j. Smoke Free Housing. HUD in its Final Rule has mandated that ALL Public Housing and mixed finance developments be Smoke Free effective within eighteen months (24 CFR 965 and 966). SNRHA must implement their Smoke Free policies, barring the use of prohibited tobacco products in all public housing and administrative office buildings, public housing offices, day care centers, community centers, common areas, and laundry rooms assisted under the U.S. Housing Act of 1937, other than assistance under section 8 of the 1937 Act. (collectively, “restricted areas”). The Rule does not prohibit smoking by residents; rather it requires that residents and guests who smoke do so at least 25 feet away from the buildings. Prohibited Tobacco products are defined as items that involve the ignition and burning of tobacco leaves, such as cigarettes, cigars, pipes, water pipes (also known as hookahs) And ENDS (electronic Nicotine Delivery Systems) also known as vaping.
PH House Rules	ALL		CHANGE	Public Housing House Rules - Revised 06/04/2020 2021
15	ALL		CHANGE	Revised 04-05-2019 05/2021
15	3	Program Size	CHANGE	425 450
15	3	Program Size	CHANGE	including 27 mandatory
15	3	Program Size	DELETE	as of February 28, 2019. As the mandatory size decreases, the voluntary size will increase.
15	3	Estimate of Potential Participating Families	CHANGE	2,431 2149
15	3	Estimate of Potential Participating Families	CHANGE	551 439



15	3	Estimate of Potential Participating Families	CHANGE	<del>12,163</del> 12,009
15	3	Estimate of Potential Participating Families	CHANGE	<del>425</del> 450
15	5	Family Selection Procedures	DELETE	<del>enrollment.</del>
15	7	Interim Escrow Withdrawals	ADD	deposit to move from public housing to the private sector,
15	8	Successful Completion of Program	ADD	§ Has a HS diploma or equivalent unless an exception is approved by the SSM and RPC.
7	11	Streamlined Annual Recerts	DELETE	<p><del>Allow optional streamlined annual reexaminations for elderly families and disabled families on fixed incomes.</del></p> <p><del>SNRHA is statutorily required to verify income and calculate rent annually, including for elderly and disabled families on fixed incomes. The notice states that the requirement to undertake the complete process for income verification and rent determination for families on fixed incomes is not necessary given the infrequency of changes to their incomes. Further, this requirement requires considerable staff time and SNRHA resources. The notice provides simplification of the requirements associated with determining the annual income of participants on fixed incomes (24 CFR 982.516, 960.257).</del></p> <p><del>SNRHA will conduct a streamlined reexamination of income for elderly families and disabled families when 100 percent of the family's income consists of fixed income. In a streamlined reexamination, SNRHA will recalculate family incomes by applying any published cost of living adjustments to the previously verified income amount.</del></p> <p><del>For purposes of this process, the term 'fixed income' includes income from:</del></p> <ol style="list-style-type: none"> <li><del>1. Social Security payments to include Supplemental Security Income (SSI) and Supplemental Security Disability Insurance (SSDI);</del></li> <li><del>2. Federal, State, local, and private pension plans; and</del></li> <li><del>3. Other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic receipts that are of substantially the same amounts from year to year.</del></li> </ol>

7	31	<i>II.B. SOCIAL SECURITY NUMBERS [24 CFR 5.216, 5.218 and 5.233]</i>	<i>ADD</i>	<p>HUD uses the SSN (along with the name and date of birth) of an individual to validate that person's identity, obtain employment and income information via computer matching programs, and ensure duplicate assistance is not being paid. These uses allow HUD, program administrators, and auditors to determine compliance with program requirements, as well as determine the eligibility and level of assistance a family is eligible to receive and reduce improper payments, and to prevent fraud waste and abuse in HUD rental assistance programs.</p> <p>Under HUD regulations at 24 CFR §§ 5.216 and §5.233, SNRHA is required to use the EIV system to reduce administrative and subsidy payment errors. In accordance with this, SNRHA's</p> <p>a. Use EIV's Identity Verification report for effective making, corrective action implementation, and reporting activities;</p> <p>b. Will to minimize erroneous subsidy payments on behalf of families who have not complied with the required SSN disclosure and documentation requirements;</p> <p>c. Use EIV to validate and/or verify tenant-reported social security benefits; and</p> <p>d. Provide accurate and reliable information to HUD in the Inventory Management System Public and Indian Housing Information Center (IMS/PIC).</p>
7	32	<i>SNRHA Policy</i>	<i>ADD</i>	<i>Children and Foster Adults</i>
7	32	<i>SSN Disclosure</i>	<i>ADD</i>	<i>Entire section - please see documentation</i>
7	35	<i>III.C. ASSETS AND INCOME FROM ASSETS</i>	<i>ADD</i>	<i>Entire section - please see documentation</i>
<i>Addendum 1 - AFFM</i>	<i>1</i>		<i>ADD</i>	<i>Housing Counseling,</i>
<i>Addendum 1 - AFFM</i>	<i>1</i>	<i>1. B</i>	<i>ADD</i>	<i>and Housing Counseling</i>
<i>Addendum 1 - AFFM</i>	<i>3</i>	<i>Addendum</i>	<i>ADD</i>	<p>Addendum:</p> <p>SNRHA shall further ensure additional reasonable steps are taken to affirmatively further fair housing in regards to any Family Unification Vouchers awarded from HUD. These reasonable steps shall include:</p> <p>1. Identifying and ensuring certifications of FUP eligible families and youth that may be placed on SNRHA's waiting list and ensuring that the family or youth maintaining their original position on the waiting list after certification.</p> <p>2. Appropriately placing all FUP eligible families and youth referred from the PCWA on the HCA waiting list in order of first come; first serve</p> <p>3. Informing applicants on how to file a fair housing complaint including the provision of the toll-free number for the Housing Discrimination Hotline 1-800-669-9777.</p>
<i>1</i>	<i>2</i>	<i>PH Objective</i>	<i>DELETE</i>	<del><i>Housing Quality Standards-</i></del>
<i>1</i>	<i>2</i>	<i>PH Objective</i>	<i>ADD</i>	<i>UPCS and NSPIRE</i>
<i>1</i>	<i>2</i>	<i>PH Objective</i>	<i>DELETE</i>	<del><i>Attain a PHAS score of 95%. Increase internal and external customer satisfaction-</i></del>

1	2	PH Objective	ADD	Administer applicable federal and state laws and regulations to achieve high ratings in compliance measurement indicators while maintaining efficiency in program operation to ensure fair and consistent treatment of clients served.
1	2	PH Objective	DELETE	<del>Attain a PHAS component score of 100%</del>
1	3		ADD	Achieve a healthy mix of incomes in its public housing developments by attracting and retaining higher income families and by working towards deconcentration of poverty goals.
1	6	Discrimination Complaints	ADD	Entire section - please see documentation
4	8	H. Units Designated for the Elderly	ADD	The units designated for the elderly are located at James Down Towers, Levy Gardens, and Sartini Plaza.
2	14	Denial of Admissions for Debts to the PHA	Change	<del>Previous outstanding</del> Any debts owed to SNRHA or any Public Housing Authority (PHA), resulting from a <del>previous-tenancy</del> in Public Housing, Section 8 (including Section 8 community-based) or any other housing program, must be paid in full prior to final determination of eligibility.
2	22	Probation/Parole	DELETE	<p><del>Even if a person has been incarcerated and has now been released on probation or parole, they cannot be admitted into public housing unless a year has passed since the completion of their probation or parole. If the only sentence was probation or parole, a year must have elapsed, without incident, since its completion to be considered eligible for housing, regardless of the type of probation imposed.</del></p> <p><del>A person who is released from incarceration with no probation or parole requirement would have to operate on the outside for one year with no convictions for the prohibited activities as listed in the one year bar in order to be considered for admission.</del></p> <p><del>A person who has been convicted of any crime involving bodily injury would not be considered for admission until a year has passed since full repaying of the social debt, including probation or parole. This section (probation and parole) applies to continued occupancy also for PH residents.</del></p>
2	22	Probation/Parole	ADD	Persons who are currently on parole/probation are barred from the program for the same period of time for the crime for which the parole/probation was issued. (i.e. burglary, person would be barred for a three year period)
2	16	Criminal Conduct of Applicant	DELETE	<del>If on any type of probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence. For purposes of this section, the “completion of sentence” shall mean the date of discharge from parole and/or probation or, in the case of a sentence that did not impose parole or probation, the date of release from prison/jail or the date of completion of court-ordered classes, community service, and/or final payment of court-ordered fines/restitution.</del>
2	16	Criminal Conduct of Applicant	ADD	Persons who are currently on parole/probation are barred from the program for the same period of time for the crime for which the parole/probation was issued. (i.e. burglary, person would be barred for a three year period)



## THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY'S (SNRHA) AFFIRMATIVELY FURTHERING FAIR MARKETING POLICY

It is the responsibility of SNRHA, and its contract management agents, to conduct all marketing activities in an open and clear manner, with all marketing information available in both English and any other language used by at least five (5) percent of the program eligible Limited English Proficiency (LEP) population of the locality which currently is Spanish, containing the Fair Housing logo, and in a manner that reaches those eligible families least likely to apply for housing and/or be aware of our Scattered-site and Housing Choice Voucher (HCV) homeownership options, Family Self-Sufficiency Program, **Housing Counseling**, Family Unification, and/or other Services.

### 1. **Marketing and informational materials will:**

- a. Comply with Fair Housing Act requirements on wording, logo, size of type, etc.
- b. Describe the housing units, application process, waiting list, and preference structure accurately and conduct and track outreach for its Family Self-Sufficiency **and Housing Counseling** Programs
- c. Use clear and easy to understand terms and more than strictly English-language and other-language print media
- d. Contact agencies that serve potentially qualified applicants least likely to apply (e.g. persons with disabilities or members of racial or ethnic minority groups) to ensure that accessible/adaptable units are offered to applicants who need these features and that all minorities are notified
- e. Make clear who is eligible: low income individuals and families, working and non-working people, and people with both physical and mental disabilities; and
- f. Be clear about SNRHA's responsibility to provide reasonable accommodations to people with disabilities
- g. Develop partnerships with non-profit organizations that provide services to those populations that are least likely to apply, including disabled clients for SNRHA programs and services
- h. Advertise through minority printed media and when feasible radio and television stations to promote programs and services
- i. Develop marketing tools such as brochures and posters that shall be distributed throughout our community as various social service offices and non-profit organizations to ensure information is available via multiple marketing outreach methods
- j. Schedule bi-lingual staff to speak at cultural events to promote SNRHA's programs and services
- k. Participate with the County of Clark in the development of its Affirmative Further Fair Housing Plan, which is part of its Consolidated Plan
- l. Ensure all participants and residents are aware of the Scattered-Site and Section 8 Housing Choice Voucher (HCV) homeownership option by ensuring notices in both



English and Spanish are available in all lobbies and adding a brief description for the programs to our initial and annual re-certification process.

2. **In order to identify and then market effectively to those eligible families least likely to apply, SNRHA or its contractor shall, every three years, perform the following actions to document the effectiveness of its marketing and outreach strategy:**
  - a. Prepare a property-by-property demographic breakdown that identifies the number and percentage of residents who are:
    - 1) Elderly families (Head, spouse or sole member age 62 or older)
    - 2) Disabled families (Head, spouse or sole member is a person with disabilities)
    - 3) White/Caucasian families
    - 4) Black/African American families
    - 5) Asian families
    - 6) Hawaiian/Pacific Islander families
    - 7) Native American/Alaska Native families
    - 8) Hispanic/Latino families
    - 9) Non-Hispanic/Non-Latino families
  - b. Prepare a breakdown of each site-based waiting list and any citywide waiting list that breaks down the number and percentage of applicants by the categories listed above
  - c. Using the most recent demographic information for the City, SNRHA shall determine the number and percentage of income eligible families, first all eligible families using the categories above, then subdividing the eligible families by income tier and the categories above as follows:
    - 1) Extremely low-income families (incomes less than 30 percent of area median income, adjusted for family size)
    - 2) Very low-income families (incomes between 31 and 50 percent of area median income adjusted for family size)
    - 3) Lower income families (incomes between 50 and 80 percent of area median income adjusted for family size).
  - d. Compare the data on property demographics and waiting list demographics to the citywide eligible family data to determine whether there are any categories of eligible families who are under-served (i.e., 10 percent or more difference) by age, disability, race, or ethnicity.
  - e. Using data on unit turnover, determine the number, size, type (accessible, adaptable and non-accessible/adaptable), and locations of apartments likely to become vacant in the next 12 months.
  - f. Review the applicable waiting lists against the likely availability projections from step (e) above, and determine whether any waiting lists that are presently closed will be re-opened.



- g. If there are any under-served categories of families including Limited English Proficiency (LEP persons), determine where those families are currently located, and design a marketing campaign to reach those families.
- h. The campaign should, at a minimum:
  - 1) be aimed at families for whom the waiting list is open
  - 2) be presented in the appropriate language
  - 3) use all appropriate media
  - 4) describe the housing opportunities including homeownership of scattered-site units to eligible families available at SNRHA simply but accurately
  - 5) contain both the Fair Housing Logo and Fair Housing language
  - 6) describe how an interested family can get additional information about the Authority's housing opportunities
  - 7) be coordinated with SNRHA's LEP Outreach Plan
  - 8) advertise widely within the community
  - 9) making efforts to ensure the building and communications that facilitate applications and services delivery are accessible to persons with disabilities
  - 10) provide fair housing counseling services or referrals to fair housing agencies
  - 11) inform participants of how to file a fair housing complaint, including the toll free number for housing discrimination
  - 12) recruit FSS coordinators and all other staff community
  - 13) recruit landlords and service providers in areas that expand housing choice to program participants
  - 14) Ensure record keeping includes race, ethnicity, familial status, and disability status of program participants.

These marketing activities shall be conducted at least annually and shall include direct marketing activities to the population who is Limited English Proficient. Advertisements shall be printed in Las Vegas major publications, one Spanish newspaper, and other minority newspapers within Las Vegas. Additionally, we shall distribute information via facsimile or email to over 40 government and non-profit organizations that work directly with low-income families including those who are LEP. Radio and Television appearance(s) shall be scheduled, to the extent possible, to also promote all housing programs including scattered-site homeownership and Housing Choice Voucher (HCV) Homeownership options to eligible participants. SNRHA shall maintain tracking records reflecting our efforts as it relates to affirmatively furthering fair housing opportunities.

**Addendum:**

SNRHA shall further ensure additional reasonable steps are taken to affirmatively further fair housing in regards to any Family Unification Vouchers awarded from HUD. These reasonable steps shall include:



1. Identifying and ensuring certifications of FUP eligible families and youth that may be placed on SNRHA's waiting list and ensuring that the family or youth maintaining their original position on the waiting list after certification.
2. Appropriately placing all FUP eligible families and youth referred from the PCWA on the HCA waiting list in order of first come; first serve
3. Informing applicants on how to file a fair housing complaint including the provision of the toll-free number for the Housing Discrimination Hotline 1-800-669-9777.



- HUD Strategic Goal:** **Increase the availability of decent, safe, and affordable housing**
- Public Housing Goal:** Create positive public relations that expand the level of family and community support in accomplishing SNRHA’s mission.
- Public Housing Objective:** Develop public/private partnerships to create affordable housing opportunities and to increase the number of affordable housing units with limited federal subsidy. Ensure that all units meet ~~Housing Quality Standards~~ **UPCS and NSPIRE** and other SNRHA standards identified in the Admissions and Continued Occupancy Policy.
- Public Housing Goal:** Provide decent, safe and sanitary housing for very low-income families while maintaining their rent payments at an affordable level.
- Public Housing Objective:** Implement a flat rent structure that encourages family economic independence.
- Public Housing Goal:** Administer an efficient, high performing agency through continuous improvement of SNRHA’s support systems and commitment to our employees and their development
- Public Housing Objective:** ~~Attain a PHAS score of 95%. Increase internal and external customer satisfaction~~ Administer applicable federal and state laws and regulations to achieve high ratings in compliance measurement indicators while maintaining efficiency in program operation to ensure fair and consistent treatment of clients served.
- Public Housing Goal:** Ensure all units meet HUD's Uniform Physical Condition Standards (UPCS)
- Public Housing Objective:** ~~Attain a PHAS component score of 100%~~
- HUD Strategic Goal:** Promote self-sufficiency and asset development of families and individuals promote homeownership opportunities to all goals (2) and the objectives.
- Public Housing Goal:** Promote self-sufficiency and assist in the expansion of family opportunities that address educational, socioeconomic, recreational and other human service needs
- Public Housing Objectives:** Increase the number and percentage of employed persons in assisted families  
Provide or attract supportive services to improve employability for recipients of assistance.

In addition, this Admissions and Continued Occupancy Policy is designed to achieve the following objectives:





To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.

To avoid concentrations of economically and socially deprived families in any one or all of SNRHA's public housing developments. **Achieve a healthy mix of incomes in its public housing developments by attracting and retaining higher income families and by working towards deconcentration of poverty goals.**

To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to SNRHA employees.

To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in SNRHA's jurisdiction.

To provide opportunities for upward mobility for families who desire to achieve self-sufficiency and to promote homeownership opportunities.

To facilitate the judicious management of SNRHA inventory, as well as the efficient management of SNRHA staff.

To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, disability or familial status.

To promote opportunities for persons of Limited English Proficiency to achieve full participation and access to all programs and services.

### **C. PURPOSE OF THE POLICY**

The purpose of this Admissions and Continued Occupancy Policy (ACOP) is to establish guidelines for the Public Housing Authority (SNRHA) staff to follow in determining eligibility for admission and continued occupancy. These guidelines are governed by the requirements of the Department of Housing and Urban Development (HUD) with latitude for local policies and procedures. These policies and procedures for admissions and continued occupancy are binding upon applicants, residents, and SNRHA.

SNRHA Board of Commissioners must approve the original policy and any changes. Required portions of this Plan will be provided to HUD.

### **D. FAIR HOUSING POLICY**

Civil rights laws protect the rights of applicants and residents to equal treatment by the



accessibility is needed in other locations, reasonable accommodation will be made.

Accessibility for the hearing impaired will be provided by using a sign language interpreter, the TDD telephone service provider or other method requested by a qualified person with a disability. Further, applicants and residents who need material presented in any alternative format because of a disability may request such an accommodation at any time in compliance with SNRHA's Effective Communication Policy.

SNRHA shall not, on account of race, color, sex, religion, familial status, disability, national origin, marital status, gender identity or sexual orientation:

Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;

Provide housing that is different from that provided to others;

Subject a person to segregation or disparate treatment;

Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

Treat a person differently in determining eligibility or other requirements for admission; or

Deny a person access to the same level of services.

SNRHA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).

SNRHA shall not discriminate against someone because they are related to or associated with a member of a protected class.

### **Discrimination Complaints**

If an applicant or tenant family believes that any family member has been discriminated against by the SNRHA, the family should advise the SNRHA. The SNRHA should make every reasonable attempt to determine whether the applicant or tenant family's assertions have merit and take any warranted corrective action.

In all cases, the SNRHA may advise the family to file a fair housing complaint if the family feels they have been discriminated against under the Fair Housing Act.

Upon receipt of a housing discrimination complaint, the SNRHA is required to:

- Provide written notice of the complaint to those alleged and inform the complainant that such notice was made
- Investigate the allegations and provide the complainant and those alleged with findings and either a proposed corrective action or an explanation of why corrective



action is not warranted

- Keep records of all complaints, investigations, notices, and corrective actions [Notice PIH 2014-20]

### **SNRHA Policy**

Applicants or tenant families who believe that they have been subject to unlawful discrimination may notify the SNRHA either orally or in writing.

Within 10 business days of receiving the complaint, the SNRHA will provide a written notice to those alleged to have violated the rule. The SNRHA will also send a written notice to the complainant informing them that notice was sent to those alleged to have violated the rule, as well as information on how to complete and submit a housing discrimination complaint form to HUD's Office of Fair Housing and Equal Opportunity (FHEO).

The SNRHA will attempt to remedy discrimination complaints made against the SNRHA and will conduct an investigation into all allegations of discrimination.

Within 10 business days following the conclusion of the SNRHA's investigation, the SNRHA will provide the complainant and those alleged to have violated the rule with findings and either a proposed corrective action plan or an explanation of why corrective action is not warranted.

The SNRHA will keep a record of all complaints, investigations, notices, and corrective actions.

### **E. CUSTOMER SERVICE**

It is the policy of SNRHA to provide courteous and efficient service to all applicants for housing assistance and all Residents. In that regard, SNRHA will endeavor to accommodate persons with disabilities, as well as those persons with limited English proficiency (LEP) barriers.

### **F. REASONABLE ACCOMMODATIONS POLICY**

1. The Authority, as a public agency that provides low rent housing to eligible families, has a legal obligation to provide “reasonable accommodations” to applicants and residents if they or any family members have a disability. See the Definitions section of this policy for the definition of “individual with a disability”. **24 CFR § 8.4**
2. Applicants, residents or employees who are individuals with disabilities should contact the Authority’s 504/ADA Coordinator or submit a request for a reasonable accommodation form to their manager and/or designated staff to seek reasonable accommodations.
3. A reasonable accommodation is some modification or change the PHA can make, at the PHA’s expenses, to its units, buildings, sites, policies, practices, program or procedures that will assist an otherwise eligible applicant or resident with a disability



## **Denial of Admission for Debts to This or Any Other PHA**

~~Previous outstanding~~ Any debts owed to SNRHA or any Public Housing Authority (PHA), ~~resulting from a previous tenancy in~~ Public Housing, Section 8 (including Section 8 community-based) or any other housing program, must be paid in full prior to final determination of eligibility. Failure to make payment in full within 14 calendar days of the date of notice of the debt will result in denial of assistance. Applicant can be granted an extension for full payment up to 14 days by the Eligibility Manager or designee.

## **Documenting Findings**

An authorized representative of the SNRHA shall document any pertinent information received relative to the following:

**Criminal Activity** - Includes the activities listed in the definition of criminal activity in this chapter.

**Pattern of Violent Behavior** - Includes evidence of repeated acts of violence on the part of an individual, or a pattern of conduct constituting a danger to peaceful occupancy of neighbors. Violent criminal activity will be considered any activity that has as one of its elements the use, attempted use, or threatened use of physical force against a person or property, and the activity was/is being engaged in by any household member, as defined by HUD.

**Pattern of Drug Use** - Includes a determination by the SNRHA that the applicant has exhibited a pattern of illegal use of a controlled substance which might interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

**Drug Related Criminal Activity** - Includes a determination by SNRHA that the applicant has been involved in the illegal manufacture, sale, distribution, use or possession of a controlled substance as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802).

**Pattern of Alcohol Abuse** - Includes a determination by the SNRHA that the applicant's pattern of alcohol abuse might interfere with the health, safety or right to peaceful enjoyment of the premises by other residents (see One Strike chapter.)

**Initiating Threats** - Behaving in a manner indicating intent to assault employees or other tenants.

**Abandonment of a Unit** - without advising SNRHA officials so that staff may secure the unit and protect its property from vandalism.

**Non-Payment of Rightful Obligations** - Includes rent and/or utilities and other charges owed to the SNRHA (or any other PHA).

**Intentionally Falsifying an Application for Leasing** - Includes uttering or otherwise providing false information about family income and size, using an alias on the application for housing, or making any other material false statement or omission



Has been evicted from a federally subsidized housing program for a period of five (5) years or owes a debt to a public housing program or other assisted housing property;

Has made fraudulent representations on his/her public housing application; Has engaged in or threatened abusive or violent behavior toward SNRHA personnel;

Credit history checks or landlord inquiries received with any listed judgments or evictions (with the exception of certain mitigating circumstances).

Fails to establish citizenship or eligible immigration status.

Has a record of disturbance of neighbors, destruction of property or other living or housekeeping habits at prior residences, which adversely affected the health, safety or welfare of other residents.

**Mitigating Circumstances:** In deciding whether to deny assistance because of an applicant's actions or failure to act, SNRHA has discretion to consider all of the circumstances in each case, including the seriousness of the action or failure the time elapsed since the action or failure to act (unless specified elsewhere in this ACOP) and the extent of the applicant's culpability. SNRHA will also consider good cause reasons for missing appointments or failing to provide requested information. Said reasons include verifiable hospitalization or travel.

The SNRHA has no discretion when denying assistance to an applicant who has failed to establish citizenship or eligible immigration status.

## **2. Criminal Conduct of an Applicant or Member of the Applicant's Household**

SNRHA will consult local and federal law enforcement databases to determine whether an applicant or household member, 18 years of age or older, has a criminal record. For purposes of this section, criminal record includes convictions.

SNRHA may deny assistance to an applicant if the preponderance (i.e. majority) of verifiable evidence (i.e., Scope/NCIC criminal records, police reports, reports from parole/probation officers or landlord references) indicates that an applicant and/or household members have engaged in drug-related or violent criminal activity that otherwise adversely affects the health, safety or welfare of the public.

~~If on any type of probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence. For purposes of this section, the "completion of sentence" shall mean the date of discharge from parole and/or probation or, in the case of a sentence that did not impose parole or probation, the date of release from prison/jail or the date of completion of court-ordered classes, community service, and/or final payment of court-ordered fines/restitution.~~

~~Persons who are currently on parole/probation are barred from the program for the same~~



period of time for the crime for which the parole/probation was issued. (i.e. burglary, person would be barred for a three year period)

Applicants and/or household members whose records reflect criminal convictions or documented controlled substance or alcohol addiction shall be evaluated in accordance with the standards below:

a. **Convictions for Possession and/or Use of Controlled Substance** - Applicants and/or household members who have been convicted of possession of a controlled substance that was due to the applicant and/or household members' addiction rather than sale or distribution, may be eligible for admission to the public housing program, if the applicant and/or household member submits verifiable documentation evidencing completion or on-going participation in a certified drug rehabilitation program, and the conviction did not occur within the year immediately preceding the date of admission of the applicant into the public housing program.

b. **Termination of Assistance Due to Alcohol Abuse** - The SNRHA may deny assistance to an applicant when, through verifiable evidence, SNRHA determines that:

The applicant and/or household member has a pattern of abuse of alcohol;  
and

The abuse interferes with the health, safety or right to peaceful enjoyment of the community surrounding their current residence.

**Mitigating Circumstances.** The SNRHA may elect not to deny assistance to an applicant due to alcohol abuse, if the applicant produces verifiable evidence that:

He/she or his/her household member has successfully completed an alcohol rehabilitation program; or

He/she or his/her household member is currently enrolled in and is regularly attending an alcohol rehabilitation program.

c. **Other Convictions** - Applicants and/or members of their household who have criminal convictions, for offenses other than those referenced in paragraphs 2a and 2b above, shall be barred from admission for the time periods listed below.

## **SEX OFFENDERS**

### **a. PERMANENT BAN**

**Sex Offenders Subject to Lifetime Registration** – The following Applicants and/or any member of the applicants' household (collectively referred to as "Applicants" will be Prohibited from participation in any SNRHA housing program (24 CFR



program admission and continued occupancy in public housing program for a period of one (1) year.

- Prostitution (first and second offense)
- Battery
- Domestic violence (first and second offense)
- Disorderly house
- Possession of drugs not to be introduced into interstate commerce
- Abuse and neglect of children (first offense, if no physical injury resulted to child)
- Harassment/stalking
- Trespassing
- DUI – 1<sup>st</sup> or 2<sup>nd</sup> offense Violation of a protective order Resist a police officer

### **Probation and Parole**

~~Even if a person has been incarcerated and has now been released on probation or parole, they cannot be admitted into public housing unless a year has passed since the completion of their probation or parole. If the only sentence was probation or parole, a year must have elapsed, without incident, since its completion to be considered eligible for housing, regardless of the type of probation imposed.~~

~~A person who is released from incarceration with no probation or parole requirement would have to operate on the outside for one year with no convictions for the prohibited activities as listed in the one year bar in order to be considered for admission.~~

~~A person who has been convicted of any crime involving bodily injury would not be considered for admission until a year has passed since full repaying of the social debt, including probation or parole. This section (probation and parole) applies to continued occupancy also for PH residents.~~

~~Persons who are currently on parole/probation are barred from the program for the same period of time for the crime for which the parole/probation was issued. (i.e. burglary, person would be barred for a three year period)~~

### ***Other Criminal Convictions***

Applicants, incoming clients under portability and/or members of their household who have criminal convictions, for offenses other than those referenced above, shall be barred from admission for the time periods listed and must demonstrate that they have not incurred any new convictions for a minimum period of one (1) year from the completion of their sentence.

For purpose of this section, the “completion of sentence” shall mean the date of discharge from parole and/or probation or, in the case of a sentence that did not impose parole or



probation, the date of release from prison/jail or the date of completion of court-ordered community service and/or final payment of court-ordered fines/restitution.

~~Persons with outstanding warrants or pending charges are barred from admission until the warrants or pending charges have been satisfied or dismissed by the issuing legal jurisdiction. Applicant must provide documentation within 30 days of notification to prevent denial of assistance.~~

Persons with pending charges are barred from admission until the pending charges have been satisfied or dismissed by the issuing legal jurisdiction. Applicants must provide documentation within 30 days of notification to prevent denial of assistance.

Persons with outstanding warrants are barred from the program for the same period of time for the crime for which the warrant was issued. (i.e. burglary, person would be barred for a three year period.)

### ***DENIAL FOR ACTION/INACTION BY THE APPLICANT***

The SNRHA **will not** deny assistance to an otherwise eligible family because the family previously failed to meet its obligations under the Family Self-Sufficiency (FSS) or the Welfare to Work Voucher Program.

The SNRHA **will** deny assistance to an applicant family if:

The family does not provide information that the SNRHA or HUD determines is necessary in determining program eligibility.

The family does not provide complete and true information to the SNRHA.

If any family member has been evicted from federally assisted housing in the last five years.

Fails to meet eligibility requirements concerning individuals enrolled at an institution of higher education as noted in 24 CFR 5.612

Has made fraudulent misrepresentation on his/her application for assistance.

The family failed to disclose and verify social security numbers and submit and sign consent forms for obtaining information.

Fails to establish citizenship or eligible immigration status for at least one family member.

The family failed to keep scheduled eligibility appointments with SNRHA staff

A family member engages in or threatens violent or abusive behavior toward





30% of SNRHA admissions to public housing will be to extremely low-income families. The fungibility floor is the number of units that cause SNRHA overall requirement for housing extremely low-income families to drop to 30% of its newly available units.

Fungibility shall only be utilized if SNRHA is anticipated to fall short of its 40% goal for new admissions to public housing.

### **Low Income Family Admissions**

Once SNRHA has met the 40% targeted income requirement for new admissions of extremely low-income families, SNRHA will fill the remainder of its new admission units with families whose incomes do not exceed 80% of the HUD approved area median income.

### **H. UNITS DESIGNATED FOR THE ELDERLY**

In accordance with the 1996 Housing Act, Head or Spouse must be at least 62 years of age to be selected for admission to such units or buildings covered by a HUD-approved Allocation Plan, except for the units which are accessible, which may be offered to persons with disabilities. **The units designated for the elderly are located at James Down Towers, Levy Gardens, and Sartini Plaza.**

### **I. UNITS DESIGNATED FOR THE DISABLED**

SNRHA has no HUD-approved disabled-only designated developments.

### **J. MIXED POPULATION UNITS**

A mixed population community is a public housing community, or portion of a community that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. All other SNRHA preferences will be applied.

### **K. GENERAL OCCUPANCY UNITS**

General occupancy units are designed to house all populations of eligible families. In accordance with SNRHA occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to SNRHA general occupancy units.

SNRHA will use its local preference system as stated in this chapter for admission of eligible families to its general occupancy units.

### **L. DECONCENTRATION OF POVERTY AND INCOME-MIXING**

SNRHA admission policy is designed to provide for de-concentration of poverty and income mixing by bringing higher income tenants into lower income communities and lower income



those assets is included as income used to calculate the tenant's rent obligation. Currently, where the family has net family assets in excess of \$5,000, annual income includes the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate. This Notice allows a SNRHA to accept a family's declaration of the amount of assets of less than \$5,000, and the amount of income expected to be received from those assets.

SNRHA's application and reexamination documentation, which is signed by all adult family members, can serve as the declaration. Where the family has net family assets equal to or less than \$5000, SNRHA does not need to request supporting documentation (e.g. bank statements) from the family to confirm the assets or the amount of income expected to be received from those assets. Where the family has net family assets in excess of \$5000, SNRHA must obtain supporting documentation (e.g. bank statements) from the family to confirm the assets. Any assets will continue to be reported on HUD Form 50058.

### **~~Allow optional streamlined annual reexaminations for elderly families and disabled families on fixed incomes.~~**

~~SNRHA is statutorily required to verify income and calculate rent annually, including for elderly and disabled families on fixed incomes. The notice states that the requirement to undertake the complete process for income verification and rent determination for families on fixed incomes is not necessary given the infrequency of changes to their incomes. Further, this requirement requires considerable staff time and SNRHA resources. The notice provides simplification of the requirements associated with determining the annual income of participants on fixed incomes (24 CFR 982.516, 960.257).~~

~~SNRHA will conduct a streamlined reexamination of income for elderly families and disabled families when 100 percent of the family's income consists of fixed income. In a streamlined reexamination, SNRHA will recalculate family incomes by applying any published cost of living adjustments to the previously verified income amount.~~

~~For purposes of this process, the term 'fixed income' includes income from:~~

- ~~1. Social Security payments to include Supplemental Security Income (SSI) and Supplemental Security Disability Insurance (SSDI);~~
- ~~2. Federal, State, local, and private pension plans; and~~
- ~~3. Other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic receipts that are of substantially the same amounts from year to year.~~

### **I.C. UP-FRONT INCOME VERIFICATION (UIV)**

HUD strongly recommends the use of up-front income verification (UIV). UIV is "the verification of income, before or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals" [VG, p. 7]. UIV includes the HUD EIV system and other upfront verification tools such as the Work Number.

HUD allows SNRHA to use the EIV information in conjunction with family-provided



**II.A. VERIFICATION OF LEGAL IDENTITY**

SNRHA Policy

SNRHA will require families to furnish verification of legal identity for each household member.

Verification of Legal Identity for Adults	Verification of Legal Identity for Children
Driver's license U.S. passport. Department of Motor Vehicles Identification Card Validated Sheriff Card Military ID DMV Instructional ID Clark County Heath Card with valid photo ID Veteran's ID with photo Certificate of Birth Naturalization papers Government Issued Identification	Certificate of birth Adoption papers Custody agreement School records Hospital Birth Certifications Passport Health and Human Services ID (foster children; adopted children) I-94

If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required.

**II.B. SOCIAL SECURITY NUMBERS [24 CFR 5.216 , 5.218 and 5.233]**

HUD uses the SSN (along with the name and date of birth) of an individual to validate that person's identity, obtain employment and income information via computer matching programs, and ensure duplicate assistance is not being paid. These uses allow HUD, program administrators, and auditors to determine compliance with program requirements, as well as determine the eligibility and level of assistance a family is eligible to receive and reduce improper payments, and to prevent fraud waste and abuse in HUD rental assistance programs.

Under HUD regulations at 24 CFR §§ 5.216 and §5.233, SNRHA is required to use the EIV system to reduce administrative and subsidy payment errors. In accordance with this, SNRHA's

- a. Use EIV's Identity Verification report for effective making, corrective action implementation, and reporting activities;
- b. Will to minimize erroneous subsidy payments on behalf of families who have not complied with the required SSN disclosure and documentation requirements;
- c. Use EIV to validate and/or verify tenant-reported social security benefits; and
- d. Provide accurate and reliable information to HUD in the Inventory Management System Public and Indian Housing Information Center (IMS/PIC).



Every family member must provide documentation of a valid social security number (SSN) unless they are a non-citizen or non-eligible immigrant.

### SNRHA Policy

SNRHA will request to copy the family member's social security card.

If the social security card is not available, SNRHA will instruct the family to obtain a duplicate card from the local social Security Administration (SSA) office, but will complete the action by accepting the following documents as evidence if the SSN is provided on the document:

- Benefit award letters from a government agency; retirement benefit letters; life insurance policies.
- Any document issued by the Social Security Administration that clearly lists the family member's social security number and name.
- For individuals who are at least 62 years of age and are unable to submit the required documentation of their SSN within the initial 60-day period, SNRHA will grant an additional 60 calendar days to provide documentation.
- For placement of Foster **Children and Foster Adults**, an official letter or document from the state, county, or local child placement agency indicating the foster child's name and social security number.

Social security numbers must be verified only once during continuously-assisted occupancy. If any family member obtains an SSN after admission to the program, the new SSN must be disclosed within 30 days.

The social security numbers of non-household members, such as live-in aids, must be verified for the purpose of conducting criminal background checks.

Names on verifications of Legal Identity and Social Security Number must match.

### **SSN Disclosure**

In accordance with 24 CFR §5.216, applicants and participants (including each member of the household and including, live-in aides, foster children, and foster adults) are required to disclose his/her SSA-assigned SSN, with the exception of the following individuals:

- a. Those individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States) **and** have not been assigned an SSN. These individuals in most instances would not be eligible for a SSN.
  - i. A family that consists of a single household member (including a pregnant individual) who does not have eligible U.S. citizenship or eligible immigration status is **not eligible** for housing assistance and cannot be housed.
  - ii. A family that consists of two or more household members **and at least one** household member that has eligible U.S. citizenship or eligible immigration status, is classified as a mixed family, and **is eligible** for prorated assistance in accordance



with 24 CFR §5.520. SNRHA may **not** deny assistance to mixed families due to nondisclosure of an SSN by an individual who does not contend to have eligible immigration status.

**Note:** Financial assistance may only be provided to individuals with eligible immigration status in accordance with 42 USC §1436a, which is generally evidenced by the individual providing his/her Green Card (Form I-551 – U.S. Permanent Residence Card) or other documentation approved by the Department of Homeland Security for noncitizens with refugee or asylum status.

- b. Existing program participants, who as of January 31, 2010, were 62 years of age or older (born on or before January 31, 1948). This exemption continues even if the individual moves to a new public housing assisted unit.

Disclosure of SSNs is considered information subject to the Federal Privacy Act (5 USC §552a, as amended). In accordance with 24 CFR §5.212, the collection, maintenance, use, and dissemination of SSNs, any information derived from SSNs and income information must be conducted, to the extent applicable, in compliance with that Act and all other provisions of Federal, State, and local laws.

An individual who previously declared to have eligible immigration or eligible citizenship status may **not** change his/her declaration to no longer contend to have eligible immigration status to avoid compliance with the SSN disclosure and documentation requirements or penalties associated with noncompliance of these requirements.

### **SSN Documentation**

SNRHA must request the applicant and participant (including each member of the household), who are not exempt under Paragraph 5 of this notice, to provide documentation of each disclosed SSN. Acceptable evidence of the SSN consists of:

- a. An original SSN card issued by SSA;
- b. An original SSA-issued document, which contains the name and SSN of the individual;  
or
- c. An original document issued by a Federal, State, or local government agency, which contains the name and SSN of the individual.

It should be noted that most (if not all) individuals who are lawfully present in the U.S. have been assigned an SSN. Many existing laws require the disclosure of the SSN for various purposes. All applicants and participants, including each member of the household (with the exception of those individuals noted above are required to disclose his/her SSA-assigned SSN.

The SSA issues three types of social security cards depending on an individual's citizen or noncitizen status and whether or not a noncitizen is authorized by the Department of Security (DHS) to work in the United States. They include:



- a. The first type of card shows the individual’s name and SSN only. This is the card most people have and reflects the fact that the holder can work in the U.S. without restriction. SSA issues this card to:
  - i. U.S. Citizens; or
  - ii. Noncitizens lawfully admitted to the United States for permanent residence and noncitizens with DHS permission to work permanently in the United States (i.e., refugees and asylees).
- b. The second type of card bears, in addition to the individual’s name and SSN, the legend: **“NOT VALID FOR EMPLOYMENT.”** SSA issues this card to lawful noncitizens who do not have DHS permission to work and are required by law to provide an SSN to obtain general assistance benefits that they already have qualified for.
- c. The third type of card bears, in addition to the individual’s name and SSN, the legend **“VALID FOR WORK ONLY WITH DHS AUTHORIZATION.”** SSA issues this card to people with DHS permission to work temporarily in the United States. SSA verifies all noncitizens’ documents with DHS before an SSN card is issued to a noncitizen.

### **Rejection of Documentation**

The SNRHA may reject documentation of the SSN provided by the applicant or participant for only the following reasons:

- a. The document is not an original document; or
- b. The original document has been altered, mutilated, or is no legible; or
- c. The document appears to be a forged document (i.e., does not appear to be authentic).

The SNRHA should explain to the applicant or participant, the reason(s) the document is not acceptable and request the individual to obtain acceptable documentation of the SSN and submit it to SNRHA within a specified time.

### **Addition of a New Household Member**

When a participant requests to add a new household member, who is at least six years of age or is under the age of six and has an SSA-assigned SSN, to the family, the participant must disclose the SSA-assigned SSN and provide the SNRHA with the documents as previously noted at the time of such request, or at the time of processing the interim or annual reexamination of family income and/or composition. If the family is unable to provide the required documentation of the SSN, the SNRHA shall not add the new household member to the family composition until the family provides such documentation. The SNRHA is not authorized to generate an ALT ID for the affected household member.

When a participant requests to add a new household member, who is under the age of six and does not have an SSA-assigned SSN, the participant must disclose the SSA-assigned SSN and provide the SNRHA with the documents referenced previously within 90 calendar days of the



child being added to the household.

If the family is unable to disclose and provide evidence of the SSN within 90 calendar days, the SNRHA is required to grant the family an additional 90-day period to comply with the SSN disclosure and documentation requirement, **only if** the SNRHA determines the family was unable to comply with the requirements due to circumstances that could not have reasonably been foreseen and were outside the control of the family. Examples include but are not limited to: delayed processing of SSN application by SSA, natural disaster, fire, death in family, etc.

The child is to be included as part of the assisted household and is entitled to all the benefits of being a household member during the allotted time for the family to comply with the SSN disclosure and documentation requirements. The SNRHA is required to generate an ALT ID as previously noted. Upon expiration of the provided time period, if the family has not complied with the SSN disclosure and documentation requirements, the SNRHA **must** terminate the entire family's tenancy or assistance, or both.

### **Penalties for Failure to Disclose and/or Provide Documentation of the SSN**

In accordance with 24 CFR §5.218, the following penalties apply for noncompliance with the SSN disclosure and documentation requirements:

- a. **Applicants.** The SNRHA must deny the eligibility of an assistance applicant if s/he (including each member of the household required to disclose his/her SSN) does not disclose a SSN and/or provide documentation of such SSN. However, if the family is otherwise eligible to participate in the program, the family may maintain his/her position on the waiting list for the time determined by SNRHA. The SNRHA should prescribe in its policies, the maximum time the family may remain on the waiting list, pending disclosure of requested information. If all household members have not disclosed their SSN at the time a unit becomes available, the SNRHA must offer the available unit to the next eligible applicant family on the waiting list.

### **Individuals without an assigned SSN**

It is not uncommon for certain individuals to not have a SSA-assigned SSN. Below is a listing of such individuals, which is not all inclusive:

- a. U.S. newborn children (eligible citizens – these individuals will be issued an SSN upon SSA confirmation of birth)
- b. Noncitizens lawfully present in the U.S. (ineligible noncitizens – these individuals will be issued an SSN confirmation of the individual's DHS documentation or confirmation that the individual is required by law to provide and SSN to receive general assistance benefits that they already have qualified for.
- c. Noncitizens unlawfully present in the U.S. (ineligible noncitizens – typically, these individuals cannot be assigned an SSN.

SNRHA will use the Public and Indian Information Center (PIC) Tenant ID Management Tool



The family is required to report any other income received in lieu of earnings. The family will be required to report when the income starts again. At that time an interim will be conducted to add the income back into the family budget.

### **III.B. PERIODIC PAYMENTS AND PAYMENTS IN LIEU OF EARNINGS Social Security/SSI Benefits**

#### SNRHA Policy

To verify the SS/SSI benefits of applicants, SNRHA will request a current (dated within the last 60 days) SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s), the PHA will ask the family to request a benefit verification letter by either calling SSA at 1- 800-772-1213, or by requesting it from [www.ssa.gov](http://www.ssa.gov). Once the applicant has received the benefit verification letter they will be required to provide it to SNRHA.

To verify the SS/SSI benefits of participants, SNRHA will obtain information about social security/SSI benefits through the HUD EIV System or the Tenant Assessment Subsystem (TASS). If benefit information is not available in HUD systems, SNRHA will request a current SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s) the PHA will ask the family to request a benefit verification letter by either calling SSA at 1- 800-772-1213, or by requesting it from [www.ssa.gov](http://www.ssa.gov). Once the participant has received the benefit verification letter they will be required to provide it to SNRHA.

### **III.C. ASSETS AND INCOME FROM ASSETS**

#### **Treatment of ABLE Accounts in HUD-Assisted Programs**

The Achieving Better Life Experience (ABLE) Act (P.L. 113-295.) was signed into law on December 19, 2014. The ABLE Act allows States to establish and maintain a program under which contributions may be made to a tax-advantaged ABLE savings account to provide for the qualified disability expenses of the designated beneficiary of the account. The designated beneficiary must be a person with disabilities, whose disability began prior to his or her 26<sup>th</sup> birthday and who meets the statutory eligibility requirements.

#### **Definition of Terms**

- A. *ABLE account* means an account established for the benefit of an eligible individual, maintained under a qualified ABLE program.
- B. *Contribution* is the deposit of funds into an ABLE account.
- C. *Designated beneficiary* is the eligible individual who established and owns the ABLE account.
- D. *Distribution* is the withdrawal or issuance of funds from an ABLE account.





## **Treatment of ABLÉ account in HUD programs**

Section 103 of the ABLÉ Act mandates that an individual's ABLÉ account (specifically, its account balance, contributions to the account, and distributions from the account) is excluded /disregarded when determining the designated beneficiary's eligibility and continued occupancy under certain federal means-tested programs.

Individuals have to be income eligible to receive assistance under HUD programs. Annual income is defined as the anticipated total income from all sources received by every family member which are not specifically excluded in 24 CFR 5.609(c). The ABLÉ Act creates a federally mandated exclusion for ABLÉ accounts applicable to HUD programs, in determining a family's income, HUD will exclude amounts in the individual's ABLÉ account pursuant to 24 CFR 5.609(c)(17). The entire value of the individual's ABLÉ account will be excluded from the household's assets. This means actual or imputed interest on the ABLÉ account balance will not be counted as income. Distributions from the ABLÉ account are also not considered income. All wage income received, regardless of which account the money is paid to, is included as income.

For example:

### **Contributions made by the designated beneficiary**

If the beneficiary has a portion of his/her wages directly deposited into his/her ABLÉ account, then all wage income received, regardless of which account the money is paid to, is included as income. *Pre-tax employer contributions to an ABLÉ account (that are not deducted from wages) are excluded.* If the designated beneficiary subsequently deposits any amount previously included as income into his/her ABLÉ account, that deposited amount must not be included in the household's asset calculation or counted as income again when the beneficiary receives a distribution from the account.

### **Contributions made by others directly into the ABLÉ account**

If someone other than the designated beneficiary contributes directly to the ABLÉ account, that contribution will not be counted as income to the designated beneficiary.

If a relative provides a recurring gift of \$100 per month directly to the beneficiary, the recurring gift would be counted as income. If a relative deposits the \$100 recurring monthly gift directly into the ABLÉ account, then it will not be counted as income. Note: Any person can contribute to an ABLÉ account. However, the Internal Revenue Service (IRS) limits the total annual contributions that any ABLÉ account can receive from all sources for a given calendar year.

### **Rollovers from existing ABLÉ accounts**



Rollovers from existing ABLÉ accounts to the designated beneficiary's ABLÉ account are not counted as income to the designated beneficiary.

### **Verification:**

In accordance with program requirements at 24 CFR 5.240(c), SNRHA will verify the amount held in the ABLÉ account. The information verified will be:

- The name of the designated beneficiary; and
- The State ABLÉ program administering the account to verify that the account qualifies as an ABLÉ account.

### **Assets Disposed of for Less than Fair Market Value**

The family must certify whether any assets have been disposed of for less than fair market value in the preceding two years. SNRHA needs to verify only those certifications that warrant documentation.

#### SNRHA Policy

SNRHA will verify the value of assets disposed of only if:

- SNRHA does not already have a reasonable estimation of its value from previously collected information, or
- The amount reported by the family in the certification appears obviously in error. Example 1: An elderly participant reported a \$10,000 certificate of deposit at the last annual reexamination and SNRHA verified this amount. Now the person reports that she has given this \$10,000 to her son. SNRHA has a reasonable estimate of the value of the asset; therefore, re-verification of the value of the asset is not necessary.

Example 2: A family member has disposed of its 1/4 share of real property located in a desirable area and has valued her share at approximately \$5,000. Based upon market conditions, this declaration does not seem realistic. Therefore, SNRHA will verify the value of this asset.

### **III.D. NET INCOME FROM RENTAL PROPERTY**

#### SNRHA Policy

The family must provide:

A current executed lease for the property that shows the rental amount or certification from the current tenant.

A self-certification from the family members engaged in the rental of property providing an estimate of expenses for the coming year and the most recent IRS



## **Security Deposit Amounts**

New tenants must pay a security deposit to the SNRHA at the time of leasing the unit.

The Security Deposits for Public Housing will be based on bedroom size as follows:

- Efficiency Unit: \$200.00
- One Bedroom Unit: \$200.00
- Two Bedroom Unit \$250.00
- Three Bedroom Unit \$300.00
- Four Bedroom Unit \$350.00
- Five Bedroom Unit \$400.00

Scattered Site units will be required to pay an additional \$100 deposit for lawn or yard maintenance for which they are responsible for under terms of their lease.

## **Transfer of Security Deposit**

If a resident transfers, the original security deposit may be refunded to the resident less any charges for unpaid rent or damages beyond normal wear and tear. The resident must then pay the required deposit for the new unit. The resident will be responsible for payment of any additional security deposits as outlined in this policy. The tenant will also be further billed for any maintenance or other charges beyond the security deposit.

The SNRHA may permit installment payments of security when a new tenant demonstrates a financial hardship to the satisfaction of the SNRHA. The Authority may allow for ~~one-quarter~~ **one-third** of the required deposit at the time of admission and the remainder to be paid with additional equal payments for a ~~three~~ **two** month period. The full deposit must be paid within ~~120~~ **90** days of initial occupancy.

The Security Deposit will be returned, less any applicable charges, to the tenant after move-out, if the following conditions are met:

- There is no unpaid rent and/or charges for which the resident is liable under the lease or as a result of breaching the lease.
- The dwelling unit and all equipment are left clean, and all trash and debris have been removed by the family.
- There is no breakage or damage beyond that expected from normal wear and use.
- Tenant gave the required 30 calendar days advance written notice of intent to vacate and all keys issued have been returned to the management office when the family vacates the dwelling unit.

The Security Deposit may not be used to pay charges during the tenant's occupancy.



away from the buildings.

- Prohibited Tobacco products are defined as items that involve the ignition and burning of tobacco leaves, such as cigarettes, cigars, pipes, ~~and~~ water pipes (also known as hookahs), **and ENDS (Electronic Nicotine Delivery Systems) also known as vaping.**

## MARIJUANA

Regardless of the purpose of legalization under state law (medical or recreational), the use of marijuana in any form, is illegal under The Controlled Substance Act (CSA) and therefore is an illegal controlled substance under Section 577 of the Quality Housing and Work Responsibility Act (QHWRA). This pertains to PHA's and to all owners and operators of other federally subsidized properties.

HUD's Memorandum "Use of Marijuana in Multifamily Assisted Properties" acknowledged that various states have legalized marijuana for "medicinal purposes" and that some states have broadened that to include recreational use. However, they still cite the illegal use in any form under the Controlled Substance Act stating:

- Owners must deny admission to assisted housing for any household with a member determined to be illegally using a controlled substance.
- Owners may not establish lease provisions or policies that affirmatively permit occupancy by any member of a household who uses marijuana.
- Owners must establish policies which allow the termination of tenancy of any household member who is illegally using marijuana, and cannot have a provision that allows to preserve a tenancy in cases of medical marijuana use that seems harmless and is not disturbing others.

### ~~ENDS (Electronic Nicotine Delivery Systems)~~

~~The use of ENDS in public housing is not prohibited. SNRHA will allow the use of ENDS within the unit, but prohibits ENDS in all common areas.~~

HUD does not consider addiction to nicotine or smoking to be a disability. Reasonable Accommodations will not be approved to allow smoking in restricted areas, but other reasonable accommodation requests to allow easier access to smoking areas will be approved for persons with disabilities.

Failure to comply with the Smoke Free Policy may result in:

- Increased Inspection Frequency. Upon issuance of a written warning from management and/or a documented complaint, the PAH will increase the frequency of unit inspections for a suspected policy violator.
- Termination of Tenancy/Eviction. A tenant shall be in violation of their lease if the resident or any guest is determined to be smoking in violation of the policy. **Four (4)** violations of SNRHA Smoke Free Policy may result in termination of the lease and eviction.
- Residents may request grievance hearings in accordance SNRHA's policy.

### **Smoke-Free Apartments:**



~~The premises listed below has already been designated as a smoke free living environments:~~

- ~~• Lubertha Johnson Estates Senior Development~~

~~With 45 days written notice and a signed lease addendum for all current residents, future properties will be designated smoke free by no later than July 30, 2018.~~

Residents, staff and guests are prohibited from smoking on ~~these properties~~ **all Public Housing and mixed finance properties** owned and managed by SNRHA, including the apartment rented by the resident, the building in which the dwelling unit is located, and all common areas and administrative buildings, and outside the building up to 25 feet from each building and 25 feet from the building's entry.

### **The Southern Nevada Regional Housing Authority Not a Guarantor of Smoke-Free Environment**

The adoption of a smoke free living environment and the mandate to designate all Public Housing properties as smoke-free, does not make SNRHA a guarantor of resident's health or of the smoke free condition of the resident's apartment and common areas. However, SNRHA shall take reasonable steps to enforce the smoke-free terms of its leases and to make the property smoke-free. SNRHA will post smoke free properties with "No Smoking" signs inside and outside the buildings and may, at its sole option, consider designating smoking areas at any or all of the properties.

### **Smoking on the Property as a Lease Violation**

If a resident smells tobacco smoke anywhere in the building, they should report this to the office as soon as possible. Management will seek the source of the smoke and take appropriate action. A resident will be in violation of his/her lease if the resident or any guest is determined to be smoking on SNRHA property. Four (4) violations of SNRHA's Smoke Free Policy may result in eviction. All applicants/residents acknowledge receipt of this Policy and Smoke-Free Lease Addendum in writing at the time of application. Residents will be required to sign the Lease Addendum prior to the deadline for implementation.

## **O. INSPECTIONS OF PUBLIC HOUSING UNITS**

### **Initial Inspections**

The SNRHA and the family will inspect the premises prior to occupancy of the unit in order to determine the condition of the unit and equipment in the unit. A copy of the initial inspection, signed by the SNRHA and the tenant, will be kept in the unit file and tenant file.

### **Vacate Inspections**

The management staff will perform a move-out inspection when the family vacates the unit, and will encourage the family to participate in the move-out inspection.

The purpose of this inspection is to determine necessary maintenance and whether there are damages that exceed normal wear and tear. The SNRHA will determine if there are tenant caused damages to the unit. Tenant caused damages may affect



## Chapter 13

### RENT AND DEBT COLLECTION PROCEDURES

#### **INTRODUCTION**

This procedure sets forth the steps to be carried out by (SNRHA) staff to accomplish the goals of the Rent Collection Policy. It is designed to be used in conjunction with other SNRHA policies and procedures (which are referenced herein).

The rent collection performance of their developments shall be considered as a significant aspect of all management staff's performance appraisals. Rent collection is a key indicator of management competence. Specific rent collection goals may be made a part of the management staff's performance standards.

#### **A. COLLECTING RENT**

##### **Due Dates**

*Rent* - Rent is due and payable on the first calendar day of the month. ~~If the first day of the month falls on a weekend or holiday, the rent shall be due and payable on the first business day following that weekend or holiday.~~ A fee for late payment of rent in the amount of five percent of the monthly rent, not to exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5<sup>th</sup>) day of the month. Residents are to be kept informed of this due date through:

Posting the rent collection policy and any related notices.

Briefing in orientations for new residents.

Meetings with residents who are having difficulty paying rent on time.

Periodic notices sent directly to residents.

*Other Charges* - Any charges other than rent and late fees shall become due and payable on the first day of the second month following the date the charge was incurred by the resident and at least 14 days after the resident has been properly notified of the charge by the SNRHA.

##### Due Dates for Tenants on Alternate Monetary Disbursement Schedule (SSI/SSA/SSDI)

Tenants may receive regular recurring monthly payments from the Social Security Administration that are not received on or by the 5<sup>th</sup> of the month. Tenants may request an alternate due date which is consistent with the date at which they receive their check upon verification of an AMDS. In these cases there is no grace period. A 14 day notice which will include a 5% late fee of the monthly rental amount (not to exceed \$20.00), will be issued the first business day following the date upon which the rent due date was agreed upon. A written notification shall be signed by the tenant acknowledging the due date and terms. Failure to meet the designated date four (4) or more times during a calendar year will result in termination of the agreement. In this case rent will automatically become due on the 1<sup>st</sup> of each month forward. In no case will an arrangement be made which will cause rent to be due beyond the last day of the month.

##### **Grace Period**

Rent and other charges are considered delinquent if they have not been received by the close of business on the fifth calendar day after the rental due date. **A fee for late payment of rent in the**



amount of five percent of the monthly rent, not to exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5th) day of the month. ~~If the fifth day of the month falls on a Weekend or Holiday, the rent shall be considered delinquent by the close of business on the first business day following that weekend or holiday.~~

### **Late Penalties/Charges**

*Late Fee* - The Accounting Department shall post a charge of 5% late fee of the monthly rental amount (not to exceed \$20.00) to the resident's account if rent is delinquent. Rent will not be accepted without payment of the posted late fee. Exceptions to late fee penalties may be considered in the event of medical emergencies, verifiable fraud, identity theft, or other verifiable unanticipated hardships.

If the late payment is made on behalf of the resident through protective payment or other vendor payment by an authorized agency, and the late payment is not the fault of the resident, the late fee shall be forgiven:

Accounts of residents whose rent is paid through payroll deductions or vendor payments shall be flagged by managers on the resident ledgers and in the residents' files.

If the delay is not the fault of the resident, prepare an adjustment removing the \$20.00 late fee;

*Returned Check-Payment Fee* - A returned ~~check~~ payment fee of \$40.00 will be posted to the resident's account for returned ~~checks~~ payment. ~~In addition, management will require that payments are made by money order or cashier's check for the next 12-month period. If a resident pays with a returned check, the finance staff shall flag the resident's account. Management shall notify staff that they are not to accept personal checks from that resident for the appropriate period of time. A written notice shall be provided to the resident to advise that personal checks may no longer be accepted for the prescribed time period. If such a resident subsequently offers to pay with a personal check, the payment shall be refused and that resident shall be instructed to obtain a money order or cashier's check and return with the payment.~~

*Court Costs and Attorney Fees* - If a delinquency has to be referred to an attorney or the courts for collection or eviction, the appropriate charge, as established by the SNRHA, will be posted to the resident's account.

### **Acceptable Forms and Locations for Payment of Rent and Other Charges**

Only the full amount of rent and/or charges will be accepted. No partial payments will be accepted unless they are made in accordance with a valid, up-to-date repayment agreement. ~~New residents will be required to pay their initial rent and/or security deposit by certified funds, money order or cashier's check. Depending on the location of payment, Current residents may pay their rent by check, or money order.~~ Current residents must register with Rent Café to pay their rent electronically via ACH or credit or debit card payments. Third party personal checks are not acceptable for the payment of rent or charges ~~unless this is from an approved state or federal agency. Rent in the proper amount and form will be accepted at the following locations:~~



~~SNRHA residents may pay rent in person at the community office responsible for the management of their housing unit. They may also deposit their rent in the secure drop box at that management office, if a drop box is available. Only checks and money orders will be accepted at the management offices or drop boxes.~~

~~ACH: A resident may request an automated withdrawal from their bank account by completing an “auto-cash set up” form at the management office. This process requires that the resident provide a voided check to a valid account in their name. Once this process has been established rental payments will be automatically deducted between the 1-8<sup>th</sup> of each month. If the bank draft is unsuccessful a 14 day notice is issued with returned check fee and late charges assessed.~~

#### Electronic Payments by Rent Café:

ACH - A resident may setup a reoccurring or one-time automated withdrawal from their checking or savings account on the date of their choice by completing their profile with their bank account information.

#### **Fees Charged: None**

Debit/Credit Card Payments - A resident may also setup a reoccurring or one-time payment from their debit/credit card on the date of their choice by completing their profile with their debit/credit card information.

#### **Fees Charged:**

**Debit: \$3.95 per transaction up to \$1,000; \$4.95 per transaction \$1,001 - \$2,000; \$9.95 per transaction over \$2,001.**

**Credit: 2.5% of each transaction.**

Payment in Person - If a **new** resident is paying in person, they must present the payment in the proper amount in the form of a ~~check or~~ money order. ~~Checks are not accepted after the 5<sup>th</sup> business day of the month, unless a verifiable emergency exists.~~

~~If the proper amount of rent and other charges is not tendered by the resident, the payment is to be refused and the resident informed of the proper amount to be paid.~~

Cash Payments by WIPS – Current residents may pay their rent with cash at any time at any participating 7-Eleven and CVS Pharmacy. Residents must request a barcode from their property management office to make a cash payment. Residents must show their barcode to any participating CVS Pharmacy or 7-Eleven. If a 14-day notice was issued for nonpayment, residents will be required to pay in cash from the 20<sup>th</sup> to the end of each month. Residents must keep their receipts and provide proof of payment to the management office in order to become lease compliant.

#### **Fees Charged: \$3.95 per transaction**





~~Payment by Mail—The resident's payment is mailed to the management office. Only the following SNRHA personnel are specifically authorized to accept rent or charges or handle any receipts for rent and other charges:~~

~~Asset Manager~~

~~Housing Assistance Specialist~~

~~If the proper amount of rent and/or charges is not tendered, the payment is to be refused and the following procedures are to be followed:~~

~~Notify the resident in writing that the check/money order or cashier's check has not been tendered. Provide information regarding necessary actions to correct the payment.~~

### **Acceptance of Delinquent Rent and Charges**

Delinquent rent and/or charges may be accepted ~~by money order or cashier's check only~~ via **Rent Café or WIPS** until the lockout is completed by the Constable . Staff shall accept such payment, however, only if the full amount, including late fees and other penalties, are tendered.

No payment shall be accepted after LOCKOUT occurs unless approved by the Director of Operations or designee.

*Daily Deposits and Transmittal* - Management staff responsible for transferring money collected to the Accounting Department shall do so on a daily basis. These funds must be accompanied by a transmittal that indicates the amount of money from the collection of rents and other charges, including security deposits, being delivered. This transmittal and money shall be accompanied by the following:

A calculator tape itemizing the amount of each collection and totaling the day's collections, a batch report and deposit slip

~~Resident Ledger—The Accounting Department will receive the daily collections from the management offices. Accounting will also receive statements from the designated banks indicating the identity and amount of payments received for rents and other charges.~~

~~As the daily receipts and bank-generated statements are received by the Accounting Department, the appropriate entries shall be made into the resident accounting database. Each amount received shall be credited to the appropriate resident's account. Accounting shall keep the records of resident accounts up to date, so that all management may review resident accounts to ascertain who has and has not paid rent and/or other charges.~~

### **B. DELINQUENT ACCOUNTS**

Staff is to place a high priority on the collection of delinquent rents and charges. Control of delinquent accounts is to be considered an indicator of the manager's effectiveness. Managers are to maintain records of delinquent residents and of the efforts taken to collect amounts past due. Managers have the authority, within the limits established by the rent collection policy and these procedures, to determine if resident requests for modification of terms for payment



are acceptable. The following steps, at a minimum, are to be taken in an effort to collect delinquent rents and other charges:

### **Written Contact and Delinquency Notices**

*First Written Notice* - All residents who have not paid rent and other charges in full by the end of the grace period and who have not had those amounts covered by an up-to-date repayment agreement shall be sent or delivered the appropriate delinquency notices. On the first day rents and charges are delinquent; management shall prepare and deliver the "14-Day **Demand Notice for Nonpayment of Rent**" and/or the "30-Day **Demand for Charges-Notice of Termination**" for charges other than rent. The appropriate site management staff shall request for the notices to be posted and processed through a third-party, licensed process serving company. ~~hand-deliver, or mail the appropriate notice(s) to an adult member of the household. If hand-delivery to an adult member of household is not possible, or if delivery in this manner is refused or not acknowledged, the manager shall post the notice at the unit and send it by first class mail and obtain a "Certificate of Mailing."~~ A record of the posting and mailing shall be made by:

~~Placing a properly annotated copy of the posted notice in the resident's file. This annotated copy shall indicate the date and time of posting and the signature of the staff member that posted the notice, and~~

~~Placing the "Certificate of Mailing" in the resident's file.~~

### **Verifying Abandoned Units**

If there is any possibility that a unit may have been abandoned, the manager shall promptly send the family a letter by certified mail (with a copy to the file) notifying the family that they must contact the community office within 10 calendar days from the date of letter or staff will enter the unit to verify possible abandonment.

Should the family fail to contact the community office within 10 calendar days from the date of letter; the manager will enter the unit to determine whether it has been abandoned. A unit can be considered to be abandoned if there are no signs of recent habitation, nothing of value left in the unit, and no authorized occupant of the unit is seen entering or leaving the premises within the last two days.

If the unit appears to be abandoned, the manager shall notify the resident in accordance with State law by posting a Notice of Abandonment and sending a copy by certified mail. If the unit is not secure, it should be secured promptly by the maintenance staff.

If a unit is abandoned by a delinquent resident, the manager will make every effort to determine the total charges owed, including any repairs needed to the unit resulting from damage caused by the residents actions or negligence. This amount shall be reported to the Accounting Department which will deduct such amounts, plus unpaid rent and charges, from the security deposit.

### **Documenting the File**

Each attempt to contact the resident about the delinquency will be noted in the resident's file indicating the date of the attempted contact, the method of attempted contact, the person attempting the contact and the outcome. Any items sent by certified mail and returned



unclaimed will be held in the file unopened so that it may be opened by the Court.

### **Duration of Rent Collection Efforts**

Rent collection efforts are a month-long task. Attempts to reach all delinquent residents by telephone and home visits will be continued until the full amount due has been paid or until the 14-day delinquency remedy period has expired, whichever comes first. The manager should consider using proactive measures at other times of the month to ensure that habitually late residents begin to pay their rent on time. Managers should also consider referring such families to financial counseling or other assistance through Resident Services.

### **C. REPAYMENT AGREEMENTS**

Repayment agreements may be used to modify the terms (periodic amount and timing) of delinquent amounts owed. The circumstances under which repayment agreements are acceptable are ~~under the discretion of the manager as long as the family meets the basic eligibility requirements for a repayment agreement. Managers are cautioned against the indiscriminate use of these agreements as they can become an obstacle to timely collections.~~ outlined below.

#### **Purpose of Repayment Agreement**

A repayment agreement sets up a legally binding agreement between a delinquent resident and the SNRHA under which the resident agrees to pay current rent and charges plus a fair amount each month toward delinquent rent or charges until the delinquency is repaid in full.

The SNRHA, for its part, agrees not to terminate the lease of the delinquent resident for nonpayment unless the terms of the repayment agreement are broken by the resident.

#### **Eligibility to Enter into a Repayment Agreement**

A resident is eligible to execute a repayment agreement when all of the following conditions are met:

No other repayment agreement is in force;

~~No repayment agreement has been entered within with past 12 months.~~

~~The resident has not been delinquent two times within the preceding 12-month period;~~

~~The repayment agreement is requested within the 14-day (for rent) or 30-day (for other charges) delinquency remedy period which is concurrent with the running of the 14-day or 30-day notice (this requirement may be waived if the resident can prove that he/she was physically incapable of requesting this agreement during this period of time through no fault of his/her own);~~

~~The resident is not under any actual or pending eviction proceeding;~~

~~There are no carryover balances from the previous month, and~~

The reason for the request for the repayment agreement is valid and is fully substantiated and documented.

Generally, these agreements should be restricted to clear cases of the following



hardships:

- Death of an immediate family member.
- Serious illness that requires the hospitalization of a member of resident's household.
- Lost or stolen paycheck.
- Unexpected SNRHA charge that exceeds the residents ability to pay in one sum.

The manager shall document and obtain third party verification of the hardship claimed by the resident. The manager shall also document the reason for granting each request for a repayment agreement.

**Terms of Repayment Contracts (Not for Retroactive Rent)**

The maximum duration of any repayment agreement that a manager may approve shall be 12 months, inclusive of the month in which the down payment is made. The terms of all SNRHA repayment contracts shall be as follows:

<u>Balance Due</u>	<u>Payment Due</u>
\$26 - \$100	\$25 down and \$25 per month
\$101 - \$500	25% down and balance within 12 months with a minimum payment of \$35 per month
\$501 - \$1000	25% down and balance within 12 months with a minimum payment of \$50 per month
\$1001+	25% down and balance within 12 months with a minimum payments of \$75 per month

When the down payment required exceeds \$125, the manager may approve arrangements resulting in the payment of the portion that exceeds \$125 in equal installments over a 2-month period. (This section does not refer to security or pet deposits)

**Negotiating a Repayment Agreement**

Once the manager has determined that the resident is eligible, the parties will meet to address the terms of the agreement. The primary topics for the negotiation are the down payment, the amount of the subsequent monthly payments and the term/duration of the agreement. The negotiation shall be carried out in a professional and non-threatening manner.

When negotiating a repayment agreement for rent underpayment commonly called retroactive rent. The residents monthly payment must be what the tenant can afford to pay based on the family's income. The monthly payment plus the amount of the tenant's total tenant payment (TTP) at the time the repayment agreement is executed should not exceed 40% of the family's monthly adjusted income (unless the tenant agrees to pay more). However, SNRHA has the discretion to establish thresholds and policies for repayment agreements in addition to HUD required procedures.

**Example:**



- Family's monthly adjusted income is \$1,230.
- Family's monthly rent payment is \$369 (30% of the family's monthly adjusted income).
- 40% of the family's monthly adjusted income is \$492.
- The monthly payment for the repayment agreement should not exceed \$123 per month (\$369 monthly rent + \$123 repayment = \$492, 40% of the family's monthly adjusted income.)

### **Repayment Time Period**

The period in which the retroactive rent balance will be repaid is based on the monthly payments and original retroactive balance.

Managers should attempt to shorten the duration of the agreement by seeking the largest down payment and subsequent monthly payments that the resident can afford. Under no circumstances may the manager agree to a term that is in excess of 12 months or which requires a down payment of less than what is specified by SNRHA policy. The manager shall take into consideration factors of affordability when negotiating the terms of the repayment agreement.

Any Repayment Agreement negotiated for a term longer than the maximum 12 months, must be approved by the Director of Operations or Designee prior to conveyance to the resident.

The manager will also inform the resident that failure to abide by the terms of the agreement will be grounds for eviction for non-payment.

### **Executing the Repayment Agreement**

Once the terms of the agreement have been settled, the manager will fill out the Repayment Agreement form. The form will then be explained to the resident and both parties will sign it in the appropriate places. The manager will place the original of the agreement in the resident's file and provide a copy to the resident once approved by the Director of Operations or designee **for payment agreements over \$2,000**. The resident must pay the down payment at the management office at the time the Repayment Agreement is signed.

All repayment agreements must be in writing, dated, signed by both the resident and SNRHA, include the total retroactive rent amount owed, amount of lump sum payment made at time of execution, if applicable, and the monthly repayment amount. In addition, the repayment agreements must contain the following:

- 1) Reference to the lease whereby the resident is in non-compliance and may be subject to termination of tenancy.
- 2) The monthly retroactive rent repayment amount is in addition to the family's regular rent contribution and is payable to SNRHA.
- 3) Contain a clause whereby the terms of the agreement will be negotiated if there is a decrease or increase in the family's income of \$200 or more per month.
- 4) Include a statement that the monthly retroactive rent repayment amount is in addition to the family's monthly rent payment and is payable to SNRHA.



On the day after the expiration of the applicable 14-day or 30-day notice period, the manager shall review the accounts of all delinquent residents. The files of those residents that have not paid in full shall be pulled and the manager shall prepare the ~~following appropriate~~ documentation ~~per the Justice Court jurisdiction~~ for the eviction of each delinquent resident:

- ~~Affidavit/Complaint Summary for Eviction (1 copy)~~
- ~~Complaint for Summary Eviction (2 copies)~~
- ~~Notice to the Constable (1 copy)~~
- ~~Copy of Lease~~
- ~~Copies of notices to the delinquent resident~~
- ~~Verification of method of service of the notices, e.g. certificates of mailing/posting/personal service~~

~~These documents shall be sent to the Director of Operations or designee not later than one (1) day after the expiration of the 14- or 30-day notice.~~

### **Filing the Eviction Papers**

If the jurisdiction permits online court filing, the onsite manager will process the documentation in accordance with local laws. If this is not the case, the on site manager will manually process the forms in accordance with local laws.

If there is no challenge to the eviction action, the Constable can be expected to post the lockout notice within twenty-four (24) to seventy-two (72) hours. The manager must monitor the actions of the Constable in order to keep track of the date on which the lock-out can take place.

### **Executing the Eviction**

At the expiration of the lock-out notice, the manager shall:

Schedule and coordinate lock-out with maintenance to change locks.

Perform a lock-out inventory on the resident's possessions and place the completed inventory into the resident's file.

Schedule maintenance to remove the resident's possessions and place them in temporary storage.

Have the unit secured by changing the locks and boarding up the windows.

### **Lockout**

The former resident has 30 days from the date of the eviction lockout to claim their possessions from storage. In order to claim the possessions, the former resident must contact the management office to schedule a date and time to claim their possessions prior to the expiration of 30 days. ~~The SNRHA must notify the former resident, in writing, 14-days prior to the expiration of the 30 days.~~



Any items left in storage longer than 30 days shall be disposed of and no longer available to be claimed. An extension to claim stored items must be requested in writing and approved **by the Deputy and/or Director of Operations** prior to the expiration of 30 days.

The SNRHA will report adverse information on residents who have voluntarily or involuntarily terminated participation in the program to HUD's national repository. This information will include any debts owed to the SNRHA or adverse action, including not limited to, criminal activity, fraud, lease violations, damages to the unit, etc. This information will be available to HUD employees, PHA employees, and contractor of HUD and PHA's.

## **F. RENT COLLECTION MONITORING**

### **Form HUD-52295**

Each month, the SNRHA will complete the HUD 52295 form for each community. Managers are encouraged to track the progress of their rent collection efforts by reviewing these forms when they are received.

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

---

1 Community Name \_\_\_\_\_ Community No. \_\_\_\_\_

2 Name of Tenant \_\_\_\_\_ Client No. \_\_\_\_\_

3 Address \_\_\_\_\_

4 Unit No. \_\_\_\_\_ Bedroom Size \_\_\_\_\_ THE SOUTHERN NEVADA

5 REGIONAL HOUSING AUTHORITY (hereinafter referred to as "SNRHA") does hereby lease

6 to \_\_\_\_\_ (hereinafter "Tenant") the

7 above dwelling unit described under the terms and conditions stated herein:

---

8

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

10 (a) The initial term of this lease shall begin on \_\_\_\_\_ and  
11 end at midnight on the last day of the same calendar month. The rent for this initial period is  
12 \_\_\_\_\_, payable in advance on the first day of occupancy.

13 (b) The lease shall have a 12-month term. Renewals of the lease will be for an additional 12-  
14 month term. The lease will not be renewed if the family has violated the requirement for  
15 resident performance of community service participation in an economic self-sufficiency  
16 program.

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

20 (d) A fee for late payment of rent in the amount of five percent of the monthly rent, not to  
21 exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5th) day of the month. In  
22 addition to the foregoing late fee, the Tenant agrees to pay a charge of \$40.00 for **each returned**  
23 **payment fee each check or ACH returned** to SNRHA for non-sufficient funds. ~~SNRHA will~~  
24 ~~no longer accept a personal check or ACH for payment of rent or other charges upon receipt~~  
25 ~~of one returned check for a period of no less than one year.~~ SNRHA ~~does not accept cash~~  
26 ~~payments.~~ will only accept electronic payments for rent via Rent Café or cash payments via  
27 **WIPS (Walk-In Payment Systems) at specified locations.**

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



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

---

32 responsible for damages and other charges incurred.

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

37 **2. MEMBERS OF HOUSEHOLD:**

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

49

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

62 **3. CRIMINAL ACTIVITY:**

63 The head of household and all adult household members listed in section 2 above, do hereby

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

---

64 agree, acknowledge and understand that SNRHA may terminate this lease agreement, if the  
65 head of household, household member, guest or other person under their control is found to  
66 have:

- 67 • a prior or current conviction for a sexual criminal offense that is subject to the Nevada Sex  
68 Offender Registration Program; or
- 69 • a prior or current conviction for the manufacture or production of methamphetamine; in  
70 Federally-assisted housing or
- 71 • any non-drug related felony conviction during the residency period.

72 Residents who are evicted pursuant to this lease provision, to wit section 3, due to a conviction  
73 for a sexual criminal offense and/or due to a conviction for the manufacture or production of  
74 methamphetamine in Federally assisted housing; **shall** be permanently barred from re-  
75 admission to public housing. Residents who are evicted pursuant to this lease provision, to  
76 with section 3, for a non-drug related felony conviction shall be barred from re-admission to  
77 SNRHA Public Housing in accordance with the SNRHA Admissions and Occupancy Policy in  
78 effect on the date the application for re-admission is submitted.

79 **ZERO TOLERANCE POLICY REGARDING DRUGS OR CRIMINAL ACTIVITY**

80 SNRHA has a zero tolerance with all residents who are found to have violated this lease  
81 provision. Zero Tolerance means a single violation of any of the provision of this section of  
82 the lease will result in the termination of tenancy.

83 **(a) DRUG-RELATED CRIMINAL ACTIVITY**

84 Drug-related criminal activity by residents, household members, guests, and other persons  
85 under the Resident's control is expressly prohibited and shall be cause for termination of this  
86 lease. Resident or members of the household or a guest or other persons on the property due  
87 to resident's tenancy shall not engage in any acted intended to facilitate criminal activity;  
88 including drug related criminal activity.

89 For purposes of this section, drug-related criminal activity means the illegal use, manufacture,  
90 sale, possession or distribution of controlled substance in violation of State and/or Federal law.

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

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

---

95 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. Residents  
112 and/or household members who are evicted pursuant to this lease provision, to wit section 3(b)  
113 of this lease agreement, shall be barred from re-admission to SNRHA Public Housing in  
114 accordance with the SNRHA Admissions and Occupancy Policy in effect on the date the  
115 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  
121 State or Federal law.

122 **4. FRAUDULENT INFORMATION**

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

- 126
- False information regarding income or the lack thereof;

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

---

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

136 **5. FIRES CAUSED BY RESIDENT/HOUSEHOLD MEMBERS OR GUESTS**

137 SNRHA shall terminate this lease agreement if it determines that the head of household and/or

138 his/her household members or guest has/have caused a fire that resulted in damage to the Public

139 Housing Community or any portion thereof.

140 Additionally, in the event of fires caused by the head of household and/or household members

141 or guests, SNRHA shall assess the cost of repair to the tenant and shall utilize all legal remedies

142 to recover the same.

143 \_\_\_\_\_

144 Signature

145 **6. SECURITY DEPOSIT:**

146 Upon the execution of this Lease, the Tenant agrees to make a security deposit in the amount

147 of \$ \_\_\_\_\_. A security deposit of \$100 is also required for all scattered site tenants for

148 lawn maintenance. The security deposit may be used by the SNRHA at the termination of this

149 Lease toward the cost of repairing any intentional or negligent damages to the dwelling unit

150 and cleaning of the premises caused by the Tenant, members of the household or guests, and

151 any rent or other charges owed to the SNRHA by the Tenant. The SNRHA agrees to return

152 the security deposit within thirty (30) days after the Tenant has notified the SNRHA that the

153 unit is vacated and returns the keys to said dwelling unit to the Asset Manager, less any

154 deductions for any of the costs indicated above. If such deductions are made, Management

155 will give Tenant a written statement of any such costs for damages and /or other charges

156 deducted from the security deposit. The security deposit may not be used to pay rent or other

157 charges while Tenant occupies the dwelling unit. Security deposit may be used in whole or in

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

---

158 part through 30 day notice period towards unpaid tenant rent when tenant vacates without  
159 giving written notice in accordance with Section 1(e).

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

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

163  Gas  Electricity  Water  Sewer Services  Garbage Collection

164  Smoke Detector  Fire Extinguisher  Gas Range  Electric Range  Refrigerator

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

167 **8. UTILITIES:**

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

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

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

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

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

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

184 Tenant shall pay reasonable charges for maintenance and repair beyond normal wear and tear,  
185 and for cleaning and pest control rendered necessary by the acts or failure to act by Tenant, in  
186 accordance with the Schedule of Charges for Services and Repairs posted in SNRHA's offices  
187 and incorporated herein by reference. Tenant will be charged in the event the unit is not  
188 prepared for pest control in a manner specified by SNRHA when requested by SNRHA.

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

---

189 Charges billed to the Tenant shall specify the items damaged, corrective action taken and cost  
190 thereof. Charges assessed to the Tenant by SNRHA for maintenance and repairs shall become  
191 due and payable the first day of the second month following the month in which the charges  
192 are incurred, except at termination of lease when all charges are considered due and payable.  
193 All charges provided for in this section shall be computed on the basis of labor and material  
194 expended.

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

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

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

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

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

208 (e) INTERIM REEXAMINATIONS. A family must report all changes in household  
209 composition, and increases in income/assets of all household members to SNRHA in writing  
210 within 10 calendar days of the occurrence. SNRHA will process rent adjustments resulting  
211 from any increase in income. Residents may report a decrease in income and other changes,  
212 which would reduce the amount of the total tenant payment.

213 (f) If a household fails to complete an annual recertification, they will receive a 30 Day  
214 Notice of Lease Termination in accordance with Section 20.

215 (g) The Housing Opportunity through Modernization Act of 2016 adds an income limit to  
216 Public Housing and makes the income limit effective. After a family's income has  
217 exceeded 120% of the area median income for two consecutive years, a public housing  
218 agency must terminate the family's tenancy within six months of the second income  
219 determination or charge the family a monthly rent equal to the greater of (1) the applicable  
220 Fair Market Rent (FMR); or (2) the amount of monthly subsidy for the unit including  
221 amounts from the operating and capital fund, as determined by regulations.  
222

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

---

223 **11. COMMUNITY SERVICE REQUIREMENT:**

224 (a) For all tenants who household includes nonexempt individuals, as defined in CFR  
225 960.601, SNRHA will determine compliance once each 12 months with community service  
226 and self-sufficiency requirements.

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

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

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

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

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

245 (c) Notwithstanding any of the above, a retroactive rent increase may be charged and become  
246 immediately due and payable if information given by Tenant in compliance with Subsection  
247 (a) and (b) of this section is intentionally misrepresented or withheld. A retroactive rent  
248 increase may be charged and become due and payable in the event the reexamination or  
249 interim process is delayed because the Tenant does not respond in a timely manner or fails to  
250 complete the process including but not limited to signing required forms.

251 (d) In the event of any rent adjustments pursuant to this Section, SNRHA will mail or deliver  
252 a *Notice of Lease Change/ Rent Adjustment* to the Tenant in accordance with Section 19.

253 (e) Tenant agrees to move to a unit of appropriate size if SNRHA determines in accordance  
254 with the Occupancy Policy that the size of Tenant's present unit is no longer appropriate to

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

---

255 the Tenant's needs. If Tenant resides in a handicap-accessible unit but does not require the  
256 use of the handicap-accessible features, Tenant agrees to move to an appropriate standard unit  
257 should those accessible features be needed by another qualified family. Tenant will be  
258 required to move within 30 days upon notification by SNRHA pursuant to Section 19 that an  
259 appropriate size vacant unit is available. Only one unit offer will be made in accordance with  
260 Section 8 of the Admissions and Continued Occupancy Policy (ACOP).

261 \_\_\_\_\_

262 *Signature*

263 (f) If SNRHA determines at the time of regular reexamination that the Tenant no longer  
264 qualifies as a family of low income, no action will be taken to terminate the Lease or  
265 commence eviction proceedings on the basis of the income of Tenant unless SNRHA has  
266 identified for possible rental by Tenant a unit of decent, safe and sanitary housing of suitable  
267 size available for rental at a rent not exceeding 30 percent of income as defined by SNRHA  
268 for the purpose of determining rent, and Notice is given according to Subsection 19, after  
269 identification of such housing.

270 (g) Upon re-determination of rent or notice of requirement to transfer due to change in family  
271 composition, SNRHA shall notify family, they may request an explanation of the specific  
272 grounds for the change(s), and if family disagrees the family has a right to request a grievance  
273 hearing.

274 **13. TENANT'S RIGHT TO USE AND OCCUPANCY:**

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

286



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

---

287 **14. OBLIGATIONS OF SNRHA**

288 SNRHA shall:

289 (a) Maintain the premises and the community in a decent, safe and sanitary condition.

290 (b) Comply with requirements of applicable building codes, housing codes, and regulations  
291 of the Department of Housing and Urban Development (HUD) materially affecting health and  
292 safety.

293 (c) Make necessary repairs to the premises.

294 (d) Keep community buildings, facilities, and common areas, not otherwise assigned to  
295 Tenant for maintenance and upkeep, in a clean and safe condition.

296 (e) Maintain in good and safe working order and condition electrical, plumbing, sanitary,  
297 heating, ventilating, and other facilities and appliances, including elevators, supplied or  
298 required to be supplied by the SNRHA.

299 (f) Provide and maintain appropriate receptacles and facilities (except containers for the  
300 exclusive use of an individual Tenant family) for the deposit of ashes, garbage, rubbish and  
301 other waste removed from the premises by Tenant in accordance with Section 15, Subsection  
302 (g).

303 (g) Supply running water, reasonable amounts of hot water and reasonable amounts of heat at  
304 appropriate times of the year except where the building that includes the dwelling unit is not  
305 required by law to be equipped for that purpose, or where heat or hot water is generated by an  
306 installation within the exclusive control of Tenant and supplied by a direct utility connection.

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

309 **15. TENANT'S OBLIGATIONS**

310 Tenant shall be obligated:

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

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

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

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

---

319 or guest.

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

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

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

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

332 (g) To dispose of all ashes, garbage, rubbish and other waste from the premises in a sanitary  
333 and safe manner. To refrain from, and cause members of Tenant's household or guest to  
334 refrain from, littering or leaving trash and debris in common areas.

335 (h) To properly collect and dispose of pet waste, to include service animals.

336 (i) To use only in a reasonable manner all electrical, plumbing, water, sanitary, heating,  
337 ventilation, air conditioning and other facilities and appurtenances, including elevators.

338 (j) To refrain from, and to cause Tenant's household and Tenant's guests to refrain from  
339 destroying, defacing, damaging, or removing any part of the premises or community.

340 (k) To pay reasonable charges (other than for ordinary wear and tear) for the repair of damages  
341 to the premises, community buildings, facilities or common areas caused by Tenant, Tenant's  
342 household or guests exceptions may be made in cases of verifiable criminal activity not  
343 involving the tenant, members of the tenants household or guests /visitors of the tenant.  
344 Tenant will be responsible for cost of any repair for any utility meter tampered with or  
345 damaged and for which Tenant received or is receiving the benefit of the utility from the  
346 damaged or tampered meter.

347 (l) To act and be responsible for behavior or conduct of individuals on the premises due to  
348 Tenant's residency and to cause said individuals to conduct themselves in a manner which  
349 will not disturb Tenant's neighbors' peaceful enjoyment of their accommodations, and will be  
350 conducive to maintaining the community in a decent, safe, and sanitary condition and to be

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

---

351 responsible for damages resulting from their actions or failure to act.

352 (m) Not to display on or about the premises any advertisement for goods or services without  
353 prior written approval of the SNRHA. Political advertisements may not be displayed on the  
354 interior of the unit so that it can be seen from outside of the unit, the exterior or other SNRHA  
355 property.

356 (n) To make no alterations or repairs or redecorations to the interior of the dwelling unit or to  
357 the equipment, nor to install additional equipment or major appliances without written consent  
358 from SNRHA. To make no changes to locks or install new locks on exterior and/or interior  
359 doors without SNRHA's written approval.

360 (o) Not to dismantle or to otherwise tamper with the smoke detectors in his/her public housing  
361 residence and to report inoperable or damaged smoke detectors immediately. SNRHA will  
362 assess a charge to the tenant account for tampering or damaging smoke detectors.

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

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

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

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

---

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

386 (t) To transfer to a unit of appropriate size when requested to do so by SNRHA in accordance  
387 with the established Transfer Policy. Once a unit has been offered and accepted, keys to the  
388 old unit must be submitted within 3 days of signing the new lease. Resident is responsible for  
389 any damages to the old unit until the keys have been submitted to SNRHA. Any balances  
390 owed on the old unit will be transferred to the new unit and are considered due immediately.

391 (u) To prepare the unit for fumigation or other pest control remedies in the manner prescribed  
392 by SNRHA upon notice.

393 (v) To continuously maintain all utilities directly billed to the tenant family by the utility  
394 supplier.

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

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

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

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

414 (aa) To give prompt prior notice to SNRHA, of Tenant's leaving dwelling unit unoccupied

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

---

415 for any period exceeding more than 30 days.

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

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

421 (dd) Attend new resident orientation within 90 days of move-in. This applies to all adult  
422 household members and any adult household member added to the lease during tenancy.

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

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

426 (gg) To comply with the SNRHA Trespass Policy

427 (hh) to comply with the SNRHA No Smoking Policy

428 **16. GROUND MAINTENANCE:**

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

438

439

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

441 \_\_\_\_\_

442 \_\_\_\_\_

443 **17. HAZARDOUS DEFECTS:**

444 Tenant agrees to take every care to prevent fires by not storing or keeping gasoline, storing  
445 abandoned vehicles or tools with fuel, solvents, or other combustible materials or substances  
446 in or around the dwelling unit and to exercise particular caution with respect to children

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

---

447 playing with matches or other flammable material or other hazards as determined by  
448 SNRHA. In the event the premises is damaged to the extent that conditions created are  
449 hazardous to life, health, or safety of the occupants:

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

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

452 (c) SNRHA shall be responsible for the repair of the unit within a reasonable time. If the  
453 fire or property damage is determined to have resulted from negligence of the resident  
454 and/or his/her household members or guests, the resident will be required to pay the cost of  
455 repair or the SNRHA insurance deductible.

456  
457 (d) SNRHA shall offer standard alternative accommodations, if available, in  
458 circumstances where necessary repairs cannot be made within seventy-two (72) hours.

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

464 **18. INSPECTION:**

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

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

477 (a) SNRHA shall, upon at least ( 2) calendar days advance written notification to Tenant,  
478 be permitted to enter the dwelling unit during reasonable hours for the purpose of

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

---

479 performing routine inspections, or pest control, for making improvements or repairs, or to  
480 show the premises for re-leasing.

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

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

490 **19. NOTICE:**

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

501 **20. TERMINATION OF LEASE:**

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

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

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

510 1. The failure to pay rent or other payments when due;

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

---

- 511           2. Repeated late payment, which shall be defined as failure to pay the amount of rent  
512           or other charges due by the fifth calendar day. If the fifth occurs on weekend or  
513           holiday charges will become due on the following business day. Four such late  
514           payments within a 12 month period shall constitute a repeated late payment; in lieu  
515           termination of the lease agreement the SNRHA shall reserve the right to collect an  
516           additional security deposit of \$150.00.
- 517           3. Failure to maintain utilities in the unit;
- 518           4. Misrepresentation of family income, assets, or composition;
- 519           5. Failure to supply, in a timely fashion, any certification, release, information, or  
520           documentation on Family income or composition need to process annual  
521           reexaminations or interim redeterminations;
- 522           6. Serious or repeated damage to the dwelling unit, creation of physical hazards in the  
523           unit, common areas, grounds, parking areas of any community or site;
- 524           7. Criminal activity by Tenant, household member, guest, or other person under  
525           Tenant's control, including criminal activity that threatens the health, safety, or  
526           right to peaceful enjoyment of SNRHA's public housing premises by other  
527           residents, or any drug related criminal activity;
- 528           8. Offensive weapons or illegal drugs seized in a SNRHA unit by a law enforcement  
529           officer;
- 530           9. Any fire on SNRHA property caused by carelessness or unattended cooking.
- 531           (c) If the Tenant transfers to another SNRHA dwelling unit, this Lease shall terminate and  
532           a new Lease is to be executed by Tenant for the dwelling unit into which the family is to  
533           move.
- 534           (d) Except as provided in Subsection (b) and (c) immediately above, SNRHA shall not  
535           terminate or refuse to renew the Lease other than for serious or repeated violations of  
536           material terms of the Lease such as failure to make payment due under the Lease or to fulfill  
537           Tenant's obligations set forth in the Lease, Lease Amendments or other good cause.
- 538           (e) Tenant's occupancy and use of the leased premises may be terminated by SNRHA by  
539           giving written notice of:
- 540               (i) Fourteen (14) days for failure to pay rent.
- 541               (ii) Three (3) day notice in the case of the tenant, household members and/or guests  
542               (including any individuals on the premises due to the tenant's residency)



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

---

- 543           a. Has created or maintained a threat to the health or safety of other tenants, SNRHA  
544           employees, or any other people on or about the premises;  
545           b. Has engaged in any drug related criminal activity or violent criminal activity on or  
546           off the premises, or  
547           c. Has been convicted of a felony on or off the premises.

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

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

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

561   **21. ABANDONMENT OF PROPERTY:**

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

567   **22. LAWSUITS:**

568           In the event that this lease and/or the Landlord/Tenant relationship referenced herein shall  
569           become the subject of any legal action, SNRHA will charge reasonable legal fees in the  
570           event that SNRHA must enforce the terms of the lease against the Tenant. Tenant's  
571           obligation for payment of Landlord's legal fees and cost herein, shall be invoiced and paid  
572           by Tenant within (30) days, after which time, such amount if not paid shall be deemed "other  
573           payments due" and a continuing obligation of the Tenant. These charges will be collected  
574           pursuant to Section 20 of the Lease Agreement.

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

---

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

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

596 **24. GRIEVANCE PROCEDURE:**

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

602 **25. PROVISIONS FOR MODIFICATION:**

603 This Lease, together with any future written adjustment of rent or dwelling unit in  
604 accordance with Section 10, contains all of the terms and conditions of the Lease between  
605 the Tenant and SNRHA and no oral representations or promises with respect to the  
606 agreement between the parties or the leased premises have been made. Any other changes

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

---

607 to this Lease shall be accomplished by an amendment to the Lease executed by both parties,  
608 except that the Schedule of Charges for Services and Repairs, Grievance Procedure and  
609 House Rules, all incorporated herein by reference, may be modified from time to time by  
610 SNRHA. SNRHA will give thirty (30) days written notice to each affected Tenant setting  
611 forth the proposed modifications, the reasons therefore, and providing Tenant an  
612 opportunity to present written comments; which shall be taken into consideration by  
613 SNRHA prior to the proposed modifications becoming effective. A copy of such notice  
614 shall be:

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

619 **26. INDEMNITY:**

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

623 **27. TENANT BELONGINGS:**

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

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

628 **ACKNOWLEDGEMENT:**

629 The Head of Household and his/her adult household members, whose signature appears  
630 below, do hereby acknowledge that they each have read the provisions of this lease  
631 agreement or that the provision of this lease agreement have been read to them and they  
632 each understand and agree to each provision. The Head of Household and his/her adult  
633 household members further acknowledge by signature below, that they have received a copy  
634 of the following documents:

- 635 • The SNRHA Grievance Procedure
- 636 • The SNRHA House Rules
- 637 • The SNRHA List of Maintenance Charges
- 638 • The SNRHA Pet Ownership Policy

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

---

- 639                           • The SNRHA Community Service Policy
- 640                           • The SNRHA Trespassing Policy
- 641                           • The SNRHA Eviction Policy
- 642                           • The SNRHA Reasonable Accommodation Policy
- 643                           • Instructions to Vacate
- 644                           • Notice of Occupancy Rights (VAWA)

645

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

647 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

648 \_\_\_\_\_

649 Head of Household	Date	Adult Household Member	Date
650 _____	_____	_____	_____
651 _____	_____	_____	_____

652 Adult Household Member	Date	Adult Household Member	Date
653 _____	_____	_____	_____

654 SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

655

656 BY \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

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

658 CRIME TO CONCEAL FACTS OR TO MAKE STATEMENTS, WHICH ARE KNOWN TO

659 BE FALSE:

660 Whoever, in any matter within the jurisdiction of any department or agency of the United States

661 knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material

662 fact, or makes any false, fictitious or fraudulent statements or representatives, or makes or uses

663 any false writing or document knowing the same to contain any false, fictitious or fraudulent

664 statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or

665 both. 18 U.S.C. Section 1001

666

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

---

**Security Deposit Installment Agreement**

667

668 This Agreement is entered into between SNRHA and \_\_\_\_\_

669 Tenant as an addendum to the lease agreement executed on \_\_\_\_\_.

670

671 The full amount of the security deposit for the dwelling unit located at:

672 \_\_\_\_\_ is \$ \_\_\_\_\_.

673 Tenant initially deposits with SNRHA \$ \_\_\_\_\_ on \_\_\_\_\_ and

674 agrees to pay a second installment of \$ \_\_\_\_\_ on \_\_\_\_\_

675 and a third and final installment of \$ \_\_\_\_\_ on \_\_\_\_\_.

676

677 It is agreed that failure to make full and timely payment of the amounts stated below constitute a

678 material breach of the lease agreement and will result in termination of tenancy.

679

680 SNRHA:

Tenant:

681

682 \_\_\_\_\_

\_\_\_\_\_

683 (Printed or Typed Name)

(Printed or Typed Name)

684

685 \_\_\_\_\_

\_\_\_\_\_

686 (Signature)

(Signature)

687

688 \_\_\_\_\_

\_\_\_\_\_

689 (Date)

(Date)

---

# PUBLIC HOUSING HOUSE RULES

---



## **SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

The following policies and general rules are compiled herein for the benefit of all **Public Housing residents**. Some of the information below can be readily found in the Lease Agreement or accompanying attachments and is reprinted herein solely for convenience. Other rules or policies, such as “Maintenance Emergencies Defined” and similar topics are not discussed in detail in the Lease, but instead refer to this document commonly called “House Rules.”

Residents agree to abide by the House Rules and receipt of the rules is acknowledged in the lease agreement and by the signature page attached. These standards will be applied fairly and uniformly to all Residents. Failure to abide by the House Rules is a violation of the lease terms and can result in eviction.

### **SPECIAL EXTERMINATION SERVICES**

Normally you will not have problems with cockroaches, fleas, ticks, ants and other pests, if you follow good sanitation practices. However, in the event that your apartment becomes infested, SNRHA will spray it for you. Please note the following:

- a. Routine Pest Control is scheduled periodically during the year. (General notice will be given in advance.)
- b. If you need extermination services, call your Management Office.
- c. For trees, shrubs, and weeds in the public areas that have become infested, please contact your Management office.
- d. If you suspect that there are Africanized bees in or around your home, please contact Maintenance.
- e. If you suspect Bed Bugs in your home, please notify your Management Office immediately.

### **NEW RESIDENT ORIENTATION**

All adult household members are required to attend a New Resident Orientation session within the first 90 days of residency. Failure to attend the Orientation may be grounds for termination of the Lease.

The purpose of the Orientation will be to familiarize all new residents with rules, regulations, policies, and procedures pertinent to successful occupancy in SNRHA’s programs. The Lease, House Rules, maintenance policies, housekeeping, Community Service requirement and Earned Income Disallowance will be among the topics reviewed at Orientation.

Existing residents may be required to attend the orientation, as directed by their Asset Manager, as a condition of continued occupancy if lease violations have occurred.

### **RENT PAYMENTS**

In accordance with terms of your lease, the full rent for the month is due and payable in advance, or on the first day of the month. All rents are to be paid no later than the 5<sup>th</sup> day of the month ~~at the assigned Management Office~~ **via Rent Café or WIPS.**



---

## PUBLIC HOUSING HOUSE RULES

---

Please note the following:

- a. A resident who cannot pay rent when due because of circumstances beyond their control (such as late receipt of public assistance or TANF, social security or pension checks) should contact the Management Office immediately, or no later than the 5<sup>th</sup> day of the month to make payment arrangements. Late charges will be assessed, but making these arrangements in advance may save court costs associated with an eviction notice, and may preclude your being locked out for non-payment of rent.
- b. Delinquency Charges. Charges for late payment of rent will be assessed as follows:
  1. If rent is not paid by the fifth (5<sup>th</sup>) day of the month, a charge of ~~\$40.00~~ 5% of the monthly rental amount (not to exceed \$20.00) will be assessed.
  2. Residents who have not their paid rent by the fifth (5<sup>th</sup>) day of the month will receive an appropriate “**14-Day** Notice to Pay Rent or Quit.” If no response is received by the end of the “Notice” period, it will be necessary to file an action for possession of the premises in Justice Court. Additional charges will be assessed to cover the court and constable fees involved in this process.
  3. Delinquency charges will not be assessed on account balances for anything other than rent.
- c. In the event of an eviction for non-payment of rent and/or other charges due, no payment may be accepted by SNRHA, its agents or employees, for charges due (including rent, late fees, maintenance charges, etc.) except when payment is for full balance due. **Partial payments will NOT be accepted.** Payment must be **made electronically via Rent Café, or cash payments through WIPS**, ~~by~~ certified check or money order ~~only~~.
- ~~d. **Bad-check Returned Payment Fees Charges**. A returned check payment fee charge **equal to the greater** of \$40.00 or the fee charged by the bank will be assessed for any check received as payment of rent and/or other charges that is returned unpaid due to insufficient funds or for any other related reason. **If such occurs, SNRHA will no longer accept checks from that resident and future payments must be by certified check or money order only.**~~

### **SPECIAL EVENTS AND COMMUNITY ROOMS:**

- a. Residents planning special events that are conducted outside the dwelling unit **require prior approval** from SNRHA and any equipment must be removed immediately after the event (example: birthday parties).
- b. If the development offers the availability of a community room for a resident’s **special event**, rules regarding the use, sign up and access to the room will be posted at the respective development and must be approved by the Resident Council (if applicable) prior to scheduling the event.
- c. To be eligible to use the community room for a special event, the residents’ account must be in good standing (no past due charges of any kind, no evictions pending).
- d. No alcoholic beverages are allowed to be distributed, accessible, and or consumed.
- e. Residents must follow all posted rules in Community Rooms that are open and available to all residents.
- f. Glass bottles and containers or metal cans are prohibited outside of the community room.



---

## PUBLIC HOUSING HOUSE RULES

---

- e. Alterations, Changes to Exterior or Interior.
  - 1. Residents are not to make repairs or alterations or install any equipment to the interior or exterior of the unit without the prior written consent of SNRHA, including and not limited to security bars, screen doors, satellite dishes, storage sheds, etc.
  - 2. Residents are not to alter the apartment through use of paneling, wallpaper, contact paper, carpeting, built-in shelving, room dividers, etc., which are attached to any wall, floor, shelves, drawers, or ceiling surfaces. Only those items that are freestanding and not attached may be used, such as freestanding shelves, lamps, and other items which do not damage the walls or other surfaces.
- f. TV Antennas, Satellite Dishes. All apartments have been pre-wired for cable TV, with one or more outlets. Therefore, there is no need to erect an additional antenna. Satellite dishes may be installed at the expense of the resident after permission has been obtained from SNRHA. You **must request written permission** through the Management Office to schedule installation of the service, as our staff will provide installation instructions which meet SNRHA standards and local code requirements. Under no circumstances may a satellite dish be located on the roof.
- g. Congregating, Disturbances, Gang Members. Group drinking and congregating outside of your unit which creates a disturbance of the peaceful enjoyment of the premises, permitting known gang members or gang activity to occur within or around your unit, will be cause for lease termination and eviction.
- h. No alcoholic beverages are allowed to be distributed, accessible, and/or consumed outside of the residents unit and no open glass bottles or containers containing alcohol are allowed in any common area of the property. No smoking of marijuana is allowed anywhere on or around any SNRHA property under any circumstances.
- i. Negligent, Intentional, or Malicious Acts. Such actions which adversely affect the health, safety, or quiet enjoyment of any resident, staff, or visitor to the premises, or which result in damages to the premises or any part thereof will be cause for lease termination and eviction.
- j. Smoke Free Housing. HUD in its Final Rule has mandated that ALL Public Housing and mixed finance developments be Smoke Free effective within eighteen months (24 CFR 965 and 966). SNRHA must implement their Smoke Free policies, barring the use of prohibited tobacco products in all public housing and administrative office buildings, public housing offices, day care centers, community centers, common areas, and laundry rooms assisted under the U.S. Housing Act of 1937, other than assistance under section 8 of the 1937 Act. (collectively, “restricted areas”). The Rule does not prohibit smoking by residents; rather it requires that residents and guests who smoke do so at least 25 feet away from the buildings. Prohibited Tobacco products are defined as items that involve the ignition and burning of tobacco leaves, such as cigarettes, cigars, pipes, water pipes (also known as hookahs) And ENDS (electronic Nicotine Delivery Systems) also known as vaping.

**The House Rules are not inclusive of all Southern Nevada Regional Housing Authorities rules, regulations, policies, and practices. The House Rules are supplemental to the Lease Agreement. For response to a specific question you may have about your occupancy, please see your Asset Manager.**







## THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY'S (SNRHA) AFFIRMATIVELY FURTHERING FAIR MARKETING POLICY

It is the responsibility of SNRHA, and its contract management agents, to conduct all marketing activities in an open and clear manner, with all marketing information available in both English and any other language used by at least five (5) percent of the program eligible Limited English Proficiency (LEP) population of the locality which currently is Spanish, containing the Fair Housing logo, and in a manner that reaches those eligible families least likely to apply for housing and/or be aware of our Scattered-site and Housing Choice Voucher (HCV) homeownership options, Family Self-Sufficiency Program, **Housing Counseling**, Family Unification, and/or other Services.

### 1. **Marketing and informational materials will:**

- a. Comply with Fair Housing Act requirements on wording, logo, size of type, etc.
- b. Describe the housing units, application process, waiting list, and preference structure accurately and conduct and track outreach for its Family Self-Sufficiency **and Housing Counseling** Programs
- c. Use clear and easy to understand terms and more than strictly English-language and other-language print media
- d. Contact agencies that serve potentially qualified applicants least likely to apply (e.g. persons with disabilities or members of racial or ethnic minority groups) to ensure that accessible/adaptable units are offered to applicants who need these features and that all minorities are notified
- e. Make clear who is eligible: low income individuals and families, working and non-working people, and people with both physical and mental disabilities; and
- f. Be clear about SNRHA's responsibility to provide reasonable accommodations to people with disabilities
- g. Develop partnerships with non-profit organizations that provide services to those populations that are least likely to apply, including disabled clients for SNRHA programs and services
- h. Advertise through minority printed media and when feasible radio and television stations to promote programs and services
- i. Develop marketing tools such as brochures and posters that shall be distributed throughout our community as various social service offices and non-profit organizations to ensure information is available via multiple marketing outreach methods
- j. Schedule bi-lingual staff to speak at cultural events to promote SNRHA's programs and services
- k. Participate with the County of Clark in the development of its Affirmative Further Fair Housing Plan, which is part of its Consolidated Plan
- l. Ensure all participants and residents are aware of the Scattered-Site and Section 8 Housing Choice Voucher (HCV) homeownership option by ensuring notices in both



English and Spanish are available in all lobbies and adding a brief description for the programs to our initial and annual re-certification process.

2. **In order to identify and then market effectively to those eligible families least likely to apply, SNRHA or its contractor shall, every three years, perform the following actions to document the effectiveness of its marketing and outreach strategy:**
  - a. Prepare a property-by-property demographic breakdown that identifies the number and percentage of residents who are:
    - 1) Elderly families (Head, spouse or sole member age 62 or older)
    - 2) Disabled families (Head, spouse or sole member is a person with disabilities)
    - 3) White/Caucasian families
    - 4) Black/African American families
    - 5) Asian families
    - 6) Hawaiian/Pacific Islander families
    - 7) Native American/Alaska Native families
    - 8) Hispanic/Latino families
    - 9) Non-Hispanic/Non-Latino families
  - b. Prepare a breakdown of each site-based waiting list and any citywide waiting list that breaks down the number and percentage of applicants by the categories listed above
  - c. Using the most recent demographic information for the City, SNRHA shall determine the number and percentage of income eligible families, first all eligible families using the categories above, then subdividing the eligible families by income tier and the categories above as follows:
    - 1) Extremely low-income families (incomes less than 30 percent of area median income, adjusted for family size)
    - 2) Very low-income families (incomes between 31 and 50 percent of area median income adjusted for family size)
    - 3) Lower income families (incomes between 50 and 80 percent of area median income adjusted for family size).
  - d. Compare the data on property demographics and waiting list demographics to the citywide eligible family data to determine whether there are any categories of eligible families who are under-served (i.e., 10 percent or more difference) by age, disability, race, or ethnicity.
  - e. Using data on unit turnover, determine the number, size, type (accessible, adaptable and non-accessible/adaptable), and locations of apartments likely to become vacant in the next 12 months.
  - f. Review the applicable waiting lists against the likely availability projections from step (e) above, and determine whether any waiting lists that are presently closed will be re-opened.



- g. If there are any under-served categories of families including Limited English Proficiency (LEP persons), determine where those families are currently located, and design a marketing campaign to reach those families.
- h. The campaign should, at a minimum:
  - 1) be aimed at families for whom the waiting list is open
  - 2) be presented in the appropriate language
  - 3) use all appropriate media
  - 4) describe the housing opportunities including homeownership of scattered-site units to eligible families available at SNRHA simply but accurately
  - 5) contain both the Fair Housing Logo and Fair Housing language
  - 6) describe how an interested family can get additional information about the Authority's housing opportunities
  - 7) be coordinated with SNRHA's LEP Outreach Plan
  - 8) advertise widely within the community
  - 9) making efforts to ensure the building and communications that facilitate applications and services delivery are accessible to persons with disabilities
  - 10) provide fair housing counseling services or referrals to fair housing agencies
  - 11) inform participants of how to file a fair housing complaint, including the toll free number for housing discrimination
  - 12) recruit FSS coordinators and all other staff community
  - 13) recruit landlords and service providers in areas that expand housing choice to program participants
  - 14) Ensure record keeping includes race, ethnicity, familial status, and disability status of program participants.

These marketing activities shall be conducted at least annually and shall include direct marketing activities to the population who is Limited English Proficient. Advertisements shall be printed in Las Vegas major publications, one Spanish newspaper, and other minority newspapers within Las Vegas. Additionally, we shall distribute information via facsimile or email to over 40 government and non-profit organizations that work directly with low-income families including those who are LEP. Radio and Television appearance(s) shall be scheduled, to the extent possible, to also promote all housing programs including scattered-site homeownership and Housing Choice Voucher (HCV) Homeownership options to eligible participants. SNRHA shall maintain tracking records reflecting our efforts as it relates to affirmatively furthering fair housing opportunities.

**Addendum:**

SNRHA shall further ensure additional reasonable steps are taken to affirmatively further fair housing in regards to any Family Unification Vouchers awarded from HUD. These reasonable steps shall include:



1. Identifying and ensuring certifications of FUP eligible families and youth that may be placed on SNRHA's waiting list and ensuring that the family or youth maintaining their original position on the waiting list after certification.
2. Appropriately placing all FUP eligible families and youth referred from the PCWA on the HCA waiting list in order of first come; first serve
3. Informing applicants on how to file a fair housing complaint including the provision of the toll-free number for the Housing Discrimination Hotline 1-800-669-9777.



- HUD Strategic Goal:** **Increase the availability of decent, safe, and affordable housing**
- Public Housing Goal:** Create positive public relations that expand the level of family and community support in accomplishing SNRHA’s mission.
- Public Housing Objective:** Develop public/private partnerships to create affordable housing opportunities and to increase the number of affordable housing units with limited federal subsidy. Ensure that all units meet ~~Housing Quality Standards~~ **UPCS and NSPIRE** and other SNRHA standards identified in the Admissions and Continued Occupancy Policy.
- Public Housing Goal:** Provide decent, safe and sanitary housing for very low-income families while maintaining their rent payments at an affordable level.
- Public Housing Objective:** Implement a flat rent structure that encourages family economic independence.
- Public Housing Goal:** Administer an efficient, high performing agency through continuous improvement of SNRHA’s support systems and commitment to our employees and their development
- Public Housing Objective:** ~~Attain a PHAS score of 95%. Increase internal and external customer satisfaction~~ Administer applicable federal and state laws and regulations to achieve high ratings in compliance measurement indicators while maintaining efficiency in program operation to ensure fair and consistent treatment of clients served.
- Public Housing Goal:** Ensure all units meet HUD's Uniform Physical Condition Standards (UPCS)
- Public Housing Objective:** ~~Attain a PHAS component score of 100%~~
- HUD Strategic Goal:** Promote self-sufficiency and asset development of families and individuals promote homeownership opportunities to all goals (2) and the objectives.
- Public Housing Goal:** Promote self-sufficiency and assist in the expansion of family opportunities that address educational, socioeconomic, recreational and other human service needs
- Public Housing Objectives:** Increase the number and percentage of employed persons in assisted families  
Provide or attract supportive services to improve employability for recipients of assistance.

In addition, this Admissions and Continued Occupancy Policy is designed to achieve the following objectives:



To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.

To avoid concentrations of economically and socially deprived families in any one or all of SNRHA's public housing developments. **Achieve a healthy mix of incomes in its public housing developments by attracting and retaining higher income families and by working towards deconcentration of poverty goals.**

To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to SNRHA employees.

To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in SNRHA's jurisdiction.

To provide opportunities for upward mobility for families who desire to achieve self-sufficiency and to promote homeownership opportunities.

To facilitate the judicious management of SNRHA inventory, as well as the efficient management of SNRHA staff.

To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, disability or familial status.

To promote opportunities for persons of Limited English Proficiency to achieve full participation and access to all programs and services.

### **C. PURPOSE OF THE POLICY**

The purpose of this Admissions and Continued Occupancy Policy (ACOP) is to establish guidelines for the Public Housing Authority (SNRHA) staff to follow in determining eligibility for admission and continued occupancy. These guidelines are governed by the requirements of the Department of Housing and Urban Development (HUD) with latitude for local policies and procedures. These policies and procedures for admissions and continued occupancy are binding upon applicants, residents, and SNRHA.

SNRHA Board of Commissioners must approve the original policy and any changes. Required portions of this Plan will be provided to HUD.

### **D. FAIR HOUSING POLICY**

Civil rights laws protect the rights of applicants and residents to equal treatment by the



accessibility is needed in other locations, reasonable accommodation will be made.

Accessibility for the hearing impaired will be provided by using a sign language interpreter, the TDD telephone service provider or other method requested by a qualified person with a disability. Further, applicants and residents who need material presented in any alternative format because of a disability may request such an accommodation at any time in compliance with SNRHA's Effective Communication Policy.

SNRHA shall not, on account of race, color, sex, religion, familial status, disability, national origin, marital status, gender identity or sexual orientation:

Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;

Provide housing that is different from that provided to others;

Subject a person to segregation or disparate treatment;

Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

Treat a person differently in determining eligibility or other requirements for admission; or

Deny a person access to the same level of services.

SNRHA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).

SNRHA shall not discriminate against someone because they are related to or associated with a member of a protected class.

### **Discrimination Complaints**

If an applicant or tenant family believes that any family member has been discriminated against by the SNRHA, the family should advise the SNRHA. The SNRHA should make every reasonable attempt to determine whether the applicant or tenant family's assertions have merit and take any warranted corrective action.

In all cases, the SNRHA may advise the family to file a fair housing complaint if the family feels they have been discriminated against under the Fair Housing Act.

Upon receipt of a housing discrimination complaint, the SNRHA is required to:

- Provide written notice of the complaint to those alleged and inform the complainant that such notice was made
- Investigate the allegations and provide the complainant and those alleged with findings and either a proposed corrective action or an explanation of why corrective



action is not warranted

- Keep records of all complaints, investigations, notices, and corrective actions [Notice PIH 2014-20]

### **SNRHA Policy**

Applicants or tenant families who believe that they have been subject to unlawful discrimination may notify the SNRHA either orally or in writing.

Within 10 business days of receiving the complaint, the SNRHA will provide a written notice to those alleged to have violated the rule. The SNRHA will also send a written notice to the complainant informing them that notice was sent to those alleged to have violated the rule, as well as information on how to complete and submit a housing discrimination complaint form to HUD's Office of Fair Housing and Equal Opportunity (FHEO).

The SNRHA will attempt to remedy discrimination complaints made against the SNRHA and will conduct an investigation into all allegations of discrimination.

Within 10 business days following the conclusion of the SNRHA's investigation, the SNRHA will provide the complainant and those alleged to have violated the rule with findings and either a proposed corrective action plan or an explanation of why corrective action is not warranted.

The SNRHA will keep a record of all complaints, investigations, notices, and corrective actions.

### **E. CUSTOMER SERVICE**

It is the policy of SNRHA to provide courteous and efficient service to all applicants for housing assistance and all Residents. In that regard, SNRHA will endeavor to accommodate persons with disabilities, as well as those persons with limited English proficiency (LEP) barriers.

### **F. REASONABLE ACCOMMODATIONS POLICY**

1. The Authority, as a public agency that provides low rent housing to eligible families, has a legal obligation to provide “reasonable accommodations” to applicants and residents if they or any family members have a disability. See the Definitions section of this policy for the definition of “individual with a disability”. **24 CFR § 8.4**
2. Applicants, residents or employees who are individuals with disabilities should contact the Authority’s 504/ADA Coordinator or submit a request for a reasonable accommodation form to their manager and/or designated staff to seek reasonable accommodations.
3. A reasonable accommodation is some modification or change the PHA can make, at the PHA’s expenses, to its units, buildings, sites, policies, practices, program or procedures that will assist an otherwise eligible applicant or resident with a disability





## **Denial of Admission for Debts to This or Any Other PHA**

~~Previous outstanding~~ Any debts owed to SNRHA or any Public Housing Authority (PHA), ~~resulting from a previous tenancy in~~ Public Housing, Section 8 (including Section 8 community-based) or any other housing program, must be paid in full prior to final determination of eligibility. Failure to make payment in full within 14 calendar days of the date of notice of the debt will result in denial of assistance. Applicant can be granted an extension for full payment up to 14 days by the Eligibility Manager or designee.

## **Documenting Findings**

An authorized representative of the SNRHA shall document any pertinent information received relative to the following:

**Criminal Activity** - Includes the activities listed in the definition of criminal activity in this chapter.

**Pattern of Violent Behavior** - Includes evidence of repeated acts of violence on the part of an individual, or a pattern of conduct constituting a danger to peaceful occupancy of neighbors. Violent criminal activity will be considered any activity that has as one of its elements the use, attempted use, or threatened use of physical force against a person or property, and the activity was/is being engaged in by any household member, as defined by HUD.

**Pattern of Drug Use** - Includes a determination by the SNRHA that the applicant has exhibited a pattern of illegal use of a controlled substance which might interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

**Drug Related Criminal Activity** - Includes a determination by SNRHA that the applicant has been involved in the illegal manufacture, sale, distribution, use or possession of a controlled substance as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802).

**Pattern of Alcohol Abuse** - Includes a determination by the SNRHA that the applicant's pattern of alcohol abuse might interfere with the health, safety or right to peaceful enjoyment of the premises by other residents (see One Strike chapter.)

**Initiating Threats** - Behaving in a manner indicating intent to assault employees or other tenants.

**Abandonment of a Unit** - without advising SNRHA officials so that staff may secure the unit and protect its property from vandalism.

**Non-Payment of Rightful Obligations** - Includes rent and/or utilities and other charges owed to the SNRHA (or any other PHA).

**Intentionally Falsifying an Application for Leasing** - Includes uttering or otherwise providing false information about family income and size, using an alias on the application for housing, or making any other material false statement or omission



Has been evicted from a federally subsidized housing program for a period of five (5) years or owes a debt to a public housing program or other assisted housing property;

Has made fraudulent representations on his/her public housing application; Has engaged in or threatened abusive or violent behavior toward SNRHA personnel;

Credit history checks or landlord inquiries received with any listed judgments or evictions (with the exception of certain mitigating circumstances).

Fails to establish citizenship or eligible immigration status.

Has a record of disturbance of neighbors, destruction of property or other living or housekeeping habits at prior residences, which adversely affected the health, safety or welfare of other residents.

**Mitigating Circumstances:** In deciding whether to deny assistance because of an applicant's actions or failure to act, SNRHA has discretion to consider all of the circumstances in each case, including the seriousness of the action or failure the time elapsed since the action or failure to act (unless specified elsewhere in this ACOP) and the extent of the applicant's culpability. SNRHA will also consider good cause reasons for missing appointments or failing to provide requested information. Said reasons include verifiable hospitalization or travel.

The SNRHA has no discretion when denying assistance to an applicant who has failed to establish citizenship or eligible immigration status.

## **2. Criminal Conduct of an Applicant or Member of the Applicant's Household**

SNRHA will consult local and federal law enforcement databases to determine whether an applicant or household member, 18 years of age or older, has a criminal record. For purposes of this section, criminal record includes convictions.

SNRHA may deny assistance to an applicant if the preponderance (i.e. majority) of verifiable evidence (i.e., Scope/NCIC criminal records, police reports, reports from parole/probation officers or landlord references) indicates that an applicant and/or household members have engaged in drug-related or violent criminal activity that otherwise adversely affects the health, safety or welfare of the public.

~~If on any type of probation or parole for any conviction, assistance will be denied, until discharged from probation, parole, or completion of sentence. For purposes of this section, the "completion of sentence" shall mean the date of discharge from parole and/or probation or, in the case of a sentence that did not impose parole or probation, the date of release from prison/jail or the date of completion of court-ordered classes, community service, and/or final payment of court-ordered fines/restitution.~~

~~Persons who are currently on parole/probation are barred from the program for the same~~



period of time for the crime for which the parole/probation was issued. (i.e. burglary, person would be barred for a three year period)

Applicants and/or household members whose records reflect criminal convictions or documented controlled substance or alcohol addiction shall be evaluated in accordance with the standards below:

a. **Convictions for Possession and/or Use of Controlled Substance** - Applicants and/or household members who have been convicted of possession of a controlled substance that was due to the applicant and/or household members' addiction rather than sale or distribution, may be eligible for admission to the public housing program, if the applicant and/or household member submits verifiable documentation evidencing completion or on-going participation in a certified drug rehabilitation program, and the conviction did not occur within the year immediately preceding the date of admission of the applicant into the public housing program.

b. **Termination of Assistance Due to Alcohol Abuse** - The SNRHA may deny assistance to an applicant when, through verifiable evidence, SNRHA determines that:

The applicant and/or household member has a pattern of abuse of alcohol;  
and

The abuse interferes with the health, safety or right to peaceful enjoyment of the community surrounding their current residence.

**Mitigating Circumstances.** The SNRHA may elect not to deny assistance to an applicant due to alcohol abuse, if the applicant produces verifiable evidence that:

He/she or his/her household member has successfully completed an alcohol rehabilitation program; or

He/she or his/her household member is currently enrolled in and is regularly attending an alcohol rehabilitation program.

c. **Other Convictions** - Applicants and/or members of their household who have criminal convictions, for offenses other than those referenced in paragraphs 2a and 2b above, shall be barred from admission for the time periods listed below.

## **SEX OFFENDERS**

### **a. PERMANENT BAN**

**Sex Offenders Subject to Lifetime Registration** – The following Applicants and/or any member of the applicants' household (collectively referred to as "Applicants" will be Prohibited from participation in any SNRHA housing program (24 CFR



program admission and continued occupancy in public housing program for a period of one (1) year.

- Prostitution (first and second offense)
- Battery
- Domestic violence (first and second offense)
- Disorderly house
- Possession of drugs not to be introduced into interstate commerce
- Abuse and neglect of children (first offense, if no physical injury resulted to child)
- Harassment/stalking
- Trespassing
- DUI – 1<sup>st</sup> or 2<sup>nd</sup> offense Violation of a protective order Resist a police officer

### **Probation and Parole**

~~Even if a person has been incarcerated and has now been released on probation or parole, they cannot be admitted into public housing unless a year has passed since the completion of their probation or parole. If the only sentence was probation or parole, a year must have elapsed, without incident, since its completion to be considered eligible for housing, regardless of the type of probation imposed.~~

~~A person who is released from incarceration with no probation or parole requirement would have to operate on the outside for one year with no convictions for the prohibited activities as listed in the one year bar in order to be considered for admission.~~

~~A person who has been convicted of any crime involving bodily injury would not be considered for admission until a year has passed since full repaying of the social debt, including probation or parole. This section (probation and parole) applies to continued occupancy also for PH residents.~~

~~Persons who are currently on parole/probation are barred from the program for the same period of time for the crime for which the parole/probation was issued. (i.e. burglary, person would be barred for a three year period)~~

### ***Other Criminal Convictions***

Applicants, incoming clients under portability and/or members of their household who have criminal convictions, for offenses other than those referenced above, shall be barred from admission for the time periods listed and must demonstrate that they have not incurred any new convictions for a minimum period of one (1) year from the completion of their sentence.

For purpose of this section, the “completion of sentence” shall mean the date of discharge from parole and/or probation or, in the case of a sentence that did not impose parole or



probation, the date of release from prison/jail or the date of completion of court-ordered community service and/or final payment of court-ordered fines/restitution.

~~Persons with outstanding warrants or pending charges are barred from admission until the warrants or pending charges have been satisfied or dismissed by the issuing legal jurisdiction. Applicant must provide documentation within 30 days of notification to prevent denial of assistance.~~

Persons with pending charges are barred from admission until the pending charges have been satisfied or dismissed by the issuing legal jurisdiction. Applicants must provide documentation within 30 days of notification to prevent denial of assistance.

Persons with outstanding warrants are barred from the program for the same period of time for the crime for which the warrant was issued. (i.e. burglary, person would be barred for a three year period.)

### ***DENIAL FOR ACTION/INACTION BY THE APPLICANT***

The SNRHA **will not** deny assistance to an otherwise eligible family because the family previously failed to meet its obligations under the Family Self-Sufficiency (FSS) or the Welfare to Work Voucher Program.

The SNRHA **will** deny assistance to an applicant family if:

The family does not provide information that the SNRHA or HUD determines is necessary in determining program eligibility.

The family does not provide complete and true information to the SNRHA.

If any family member has been evicted from federally assisted housing in the last five years.

Fails to meet eligibility requirements concerning individuals enrolled at an institution of higher education as noted in 24 CFR 5.612

Has made fraudulent misrepresentation on his/her application for assistance.

The family failed to disclose and verify social security numbers and submit and sign consent forms for obtaining information.

Fails to establish citizenship or eligible immigration status for at least one family member.

The family failed to keep scheduled eligibility appointments with SNRHA staff

A family member engages in or threatens violent or abusive behavior toward



30% of SNRHA admissions to public housing will be to extremely low-income families. The fungibility floor is the number of units that cause SNRHA overall requirement for housing extremely low-income families to drop to 30% of its newly available units.

Fungibility shall only be utilized if SNRHA is anticipated to fall short of its 40% goal for new admissions to public housing.

### **Low Income Family Admissions**

Once SNRHA has met the 40% targeted income requirement for new admissions of extremely low-income families, SNRHA will fill the remainder of its new admission units with families whose incomes do not exceed 80% of the HUD approved area median income.

### **H. UNITS DESIGNATED FOR THE ELDERLY**

In accordance with the 1996 Housing Act, Head or Spouse must be at least 62 years of age to be selected for admission to such units or buildings covered by a HUD-approved Allocation Plan, except for the units which are accessible, which may be offered to persons with disabilities. **The units designated for the elderly are located at James Down Towers, Levy Gardens, and Sartini Plaza.**

### **I. UNITS DESIGNATED FOR THE DISABLED**

SNRHA has no HUD-approved disabled-only designated developments.

### **J. MIXED POPULATION UNITS**

A mixed population community is a public housing community, or portion of a community that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co-head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. All other SNRHA preferences will be applied.

### **K. GENERAL OCCUPANCY UNITS**

General occupancy units are designed to house all populations of eligible families. In accordance with SNRHA occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to SNRHA general occupancy units.

SNRHA will use its local preference system as stated in this chapter for admission of eligible families to its general occupancy units.

### **L. DECONCENTRATION OF POVERTY AND INCOME-MIXING**

SNRHA admission policy is designed to provide for de-concentration of poverty and income mixing by bringing higher income tenants into lower income communities and lower income



those assets is included as income used to calculate the tenant's rent obligation. Currently, where the family has net family assets in excess of \$5,000, annual income includes the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate. This Notice allows a SNRHA to accept a family's declaration of the amount of assets of less than \$5,000, and the amount of income expected to be received from those assets.

SNRHA's application and reexamination documentation, which is signed by all adult family members, can serve as the declaration. Where the family has net family assets equal to or less than \$5000, SNRHA does not need to request supporting documentation (e.g. bank statements) from the family to confirm the assets or the amount of income expected to be received from those assets. Where the family has net family assets in excess of \$5000, SNRHA must obtain supporting documentation (e.g. bank statements) from the family to confirm the assets. Any assets will continue to be reported on HUD Form 50058.

### **~~Allow optional streamlined annual reexaminations for elderly families and disabled families on fixed incomes.~~**

~~SNRHA is statutorily required to verify income and calculate rent annually, including for elderly and disabled families on fixed incomes. The notice states that the requirement to undertake the complete process for income verification and rent determination for families on fixed incomes is not necessary given the infrequency of changes to their incomes. Further, this requirement requires considerable staff time and SNRHA resources. The notice provides simplification of the requirements associated with determining the annual income of participants on fixed incomes (24 CFR 982.516, 960.257).~~

~~SNRHA will conduct a streamlined reexamination of income for elderly families and disabled families when 100 percent of the family's income consists of fixed income. In a streamlined reexamination, SNRHA will recalculate family incomes by applying any published cost of living adjustments to the previously verified income amount.~~

~~For purposes of this process, the term 'fixed income' includes income from:~~

- ~~1. Social Security payments to include Supplemental Security Income (SSI) and Supplemental Security Disability Insurance (SSDI);~~
- ~~2. Federal, State, local, and private pension plans; and~~
- ~~3. Other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits, and other similar types of periodic receipts that are of substantially the same amounts from year to year.~~

### **I.C. UP-FRONT INCOME VERIFICATION (UIV)**

HUD strongly recommends the use of up-front income verification (UIV). UIV is "the verification of income, before or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals" [VG, p. 7]. UIV includes the HUD EIV system and other upfront verification tools such as the Work Number.

HUD allows SNRHA to use the EIV information in conjunction with family-provided



**II.A. VERIFICATION OF LEGAL IDENTITY**

SNRHA Policy

SNRHA will require families to furnish verification of legal identity for each household member.

Verification of Legal Identity for Adults	Verification of Legal Identity for Children
Driver's license U.S. passport. Department of Motor Vehicles Identification Card Validated Sheriff Card Military ID DMV Instructional ID Clark County Heath Card with valid photo ID Veteran's ID with photo Certificate of Birth Naturalization papers Government Issued Identification	Certificate of birth Adoption papers Custody agreement School records Hospital Birth Certifications Passport Health and Human Services ID (foster children; adopted children) I-94

If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required.

**II.B. SOCIAL SECURITY NUMBERS [24 CFR 5.216 , 5.218 and 5.233]**

HUD uses the SSN (along with the name and date of birth) of an individual to validate that person's identity, obtain employment and income information via computer matching programs, and ensure duplicate assistance is not being paid. These uses allow HUD, program administrators, and auditors to determine compliance with program requirements, as well as determine the eligibility and level of assistance a family is eligible to receive and reduce improper payments, and to prevent fraud waste and abuse in HUD rental assistance programs.

Under HUD regulations at 24 CFR §§ 5.216 and §5.233, SNRHA is required to use the EIV system to reduce administrative and subsidy payment errors. In accordance with this, SNRHA's

- a. Use EIV's Identity Verification report for effective making, corrective action implementation, and reporting activities;
- b. Will to minimize erroneous subsidy payments on behalf of families who have not complied with the required SSN disclosure and documentation requirements;
- c. Use EIV to validate and/or verify tenant-reported social security benefits; and
- d. Provide accurate and reliable information to HUD in the Inventory Management System Public and Indian Housing Information Center (IMS/PIC).





Every family member must provide documentation of a valid social security number (SSN) unless they are a non-citizen or non-eligible immigrant.

### SNRHA Policy

SNRHA will request to copy the family member's social security card.

If the social security card is not available, SNRHA will instruct the family to obtain a duplicate card from the local social Security Administration (SSA) office, but will complete the action by accepting the following documents as evidence if the SSN is provided on the document:

- Benefit award letters from a government agency; retirement benefit letters; life insurance policies.
- Any document issued by the Social Security Administration that clearly lists the family member's social security number and name.
- For individuals who are at least 62 years of age and are unable to submit the required documentation of their SSN within the initial 60-day period, SNRHA will grant an additional 60 calendar days to provide documentation.
- For placement of Foster **Children and Foster Adults**, an official letter or document from the state, county, or local child placement agency indicating the foster child's name and social security number.

Social security numbers must be verified only once during continuously-assisted occupancy. If any family member obtains an SSN after admission to the program, the new SSN must be disclosed within 30 days.

The social security numbers of non-household members, such as live-in aids, must be verified for the purpose of conducting criminal background checks.

Names on verifications of Legal Identity and Social Security Number must match.

### **SSN Disclosure**

In accordance with 24 CFR §5.216, applicants and participants (including each member of the household and including, live-in aides, foster children, and foster adults) are required to disclose his/her SSA-assigned SSN, with the exception of the following individuals:

- a. Those individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States) **and** have not been assigned an SSN. These individuals in most instances would not be eligible for a SSN.
  - i. A family that consists of a single household member (including a pregnant individual) who does not have eligible U.S. citizenship or eligible immigration status is **not eligible** for housing assistance and cannot be housed.
  - ii. A family that consists of two or more household members **and at least one** household member that has eligible U.S. citizenship or eligible immigration status, is classified as a mixed family, and **is eligible** for prorated assistance in accordance



with 24 CFR §5.520. SNRHA may **not** deny assistance to mixed families due to nondisclosure of an SSN by an individual who does not contend to have eligible immigration status.

**Note:** Financial assistance may only be provided to individuals with eligible immigration status in accordance with 42 USC §1436a, which is generally evidenced by the individual providing his/her Green Card (Form I-551 – U.S. Permanent Residence Card) or other documentation approved by the Department of Homeland Security for noncitizens with refugee or asylum status.

- b. Existing program participants, who as of January 31, 2010, were 62 years of age or older (born on or before January 31, 1948). This exemption continues even if the individual moves to a new public housing assisted unit.

Disclosure of SSNs is considered information subject to the Federal Privacy Act (5 USC §552a, as amended). In accordance with 24 CFR §5.212, the collection, maintenance, use, and dissemination of SSNs, any information derived from SSNs and income information must be conducted, to the extent applicable, in compliance with that Act and all other provisions of Federal, State, and local laws.

An individual who previously declared to have eligible immigration or eligible citizenship status may **not** change his/her declaration to no longer contend to have eligible immigration status to avoid compliance with the SSN disclosure and documentation requirements or penalties associated with noncompliance of these requirements.

### **SSN Documentation**

SNRHA must request the applicant and participant (including each member of the household), who are not exempt under Paragraph 5 of this notice, to provide documentation of each disclosed SSN. Acceptable evidence of the SSN consists of:

- a. An original SSN card issued by SSA;
- b. An original SSA-issued document, which contains the name and SSN of the individual;  
or
- c. An original document issued by a Federal, State, or local government agency, which contains the name and SSN of the individual.

It should be noted that most (if not all) individuals who are lawfully present in the U.S. have been assigned an SSN. Many existing laws require the disclosure of the SSN for various purposes. All applicants and participants, including each member of the household (with the exception of those individuals noted above are required to disclose his/her SSA-assigned SSN.

The SSA issues three types of social security cards depending on an individual's citizen or noncitizen status and whether or not a noncitizen is authorized by the Department of Security (DHS) to work in the United States. They include:



- a. The first type of card shows the individual’s name and SSN only. This is the card most people have and reflects the fact that the holder can work in the U.S. without restriction. SSA issues this card to:
  - i. U.S. Citizens; or
  - ii. Noncitizens lawfully admitted to the United States for permanent residence and noncitizens with DHS permission to work permanently in the United States (i.e., refugees and asylees).
- b. The second type of card bears, in addition to the individual’s name and SSN, the legend: **“NOT VALID FOR EMPLOYMENT.”** SSA issues this card to lawful noncitizens who do not have DHS permission to work and are required by law to provide an SSN to obtain general assistance benefits that they already have qualified for.
- c. The third type of card bears, in addition to the individual’s name and SSN, the legend **“VALID FOR WORK ONLY WITH DHS AUTHORIZATION.”** SSA issues this card to people with DHS permission to work temporarily in the United States. SSA verifies all noncitizens’ documents with DHS before an SSN card is issued to a noncitizen.

### **Rejection of Documentation**

The SNRHA may reject documentation of the SSN provided by the applicant or participant for only the following reasons:

- a. The document is not an original document; or
- b. The original document has been altered, mutilated, or is no legible; or
- c. The document appears to be a forged document (i.e., does not appear to be authentic).

The SNRHA should explain to the applicant or participant, the reason(s) the document is not acceptable and request the individual to obtain acceptable documentation of the SSN and submit it to SNRHA within a specified time.

### **Addition of a New Household Member**

When a participant requests to add a new household member, who is at least six years of age or is under the age of six and has an SSA-assigned SSN, to the family, the participant must disclose the SSA-assigned SSN and provide the SNRHA with the documents as previously noted at the time of such request, or at the time of processing the interim or annual reexamination of family income and/or composition. If the family is unable to provide the required documentation of the SSN, the SNRHA shall not add the new household member to the family composition until the family provides such documentation. The SNRHA is not authorized to generate an ALT ID for the affected household member.

When a participant requests to add a new household member, who is under the age of six and does not have an SSA-assigned SSN, the participant must disclose the SSA-assigned SSN and provide the SNRHA with the documents referenced previously within 90 calendar days of the



child being added to the household.

If the family is unable to disclose and provide evidence of the SSN within 90 calendar days, the SNRHA is required to grant the family an additional 90-day period to comply with the SSN disclosure and documentation requirement, **only if** the SNRHA determines the family was unable to comply with the requirements due to circumstances that could not have reasonably been foreseen and were outside the control of the family. Examples include but are not limited to: delayed processing of SSN application by SSA, natural disaster, fire, death in family, etc.

The child is to be included as part of the assisted household and is entitled to all the benefits of being a household member during the allotted time for the family to comply with the SSN disclosure and documentation requirements. The SNRHA is required to generate an ALT ID as previously noted. Upon expiration of the provided time period, if the family has not complied with the SSN disclosure and documentation requirements, the SNRHA **must** terminate the entire family's tenancy or assistance, or both.

### **Penalties for Failure to Disclose and/or Provide Documentation of the SSN**

In accordance with 24 CFR §5.218, the following penalties apply for noncompliance with the SSN disclosure and documentation requirements:

- a. **Applicants.** The SNRHA must deny the eligibility of an assistance applicant if s/he (including each member of the household required to disclose his/her SSN) does not disclose a SSN and/or provide documentation of such SSN. However, if the family is otherwise eligible to participate in the program, the family may maintain his/her position on the waiting list for the time determined by SNRHA. The SNRHA should prescribe in its policies, the maximum time the family may remain on the waiting list, pending disclosure of requested information. If all household members have not disclosed their SSN at the time a unit becomes available, the SNRHA must offer the available unit to the next eligible applicant family on the waiting list.

### **Individuals without an assigned SSN**

It is not uncommon for certain individuals to not have a SSA-assigned SSN. Below is a listing of such individuals, which is not all inclusive:

- a. U.S. newborn children (eligible citizens – these individuals will be issued an SSN upon SSA confirmation of birth)
- b. Noncitizens lawfully present in the U.S. (ineligible noncitizens – these individuals will be issued an SSN confirmation of the individual's DHS documentation or confirmation that the individual is required by law to provide and SSN to receive general assistance benefits that they already have qualified for.
- c. Noncitizens unlawfully present in the U.S. (ineligible noncitizens – typically, these individuals cannot be assigned an SSN.

SNRHA will use the Public and Indian Information Center (PIC) Tenant ID Management Tool



The family is required to report any other income received in lieu of earnings. The family will be required to report when the income starts again. At that time an interim will be conducted to add the income back into the family budget.

### **III.B. PERIODIC PAYMENTS AND PAYMENTS IN LIEU OF EARNINGS Social Security/SSI Benefits**

#### SNRHA Policy

To verify the SS/SSI benefits of applicants, SNRHA will request a current (dated within the last 60 days) SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s), the PHA will ask the family to request a benefit verification letter by either calling SSA at 1- 800-772-1213, or by requesting it from [www.ssa.gov](http://www.ssa.gov). Once the applicant has received the benefit verification letter they will be required to provide it to SNRHA.

To verify the SS/SSI benefits of participants, SNRHA will obtain information about social security/SSI benefits through the HUD EIV System or the Tenant Assessment Subsystem (TASS). If benefit information is not available in HUD systems, SNRHA will request a current SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s) the PHA will ask the family to request a benefit verification letter by either calling SSA at 1- 800-772-1213, or by requesting it from [www.ssa.gov](http://www.ssa.gov). Once the participant has received the benefit verification letter they will be required to provide it to SNRHA.

### **III.C. ASSETS AND INCOME FROM ASSETS**

#### **Treatment of ABLE Accounts in HUD-Assisted Programs**

The Achieving Better Life Experience (ABLE) Act (P.L. 113-295.) was signed into law on December 19, 2014. The ABLE Act allows States to establish and maintain a program under which contributions may be made to a tax-advantaged ABLE savings account to provide for the qualified disability expenses of the designated beneficiary of the account. The designated beneficiary must be a person with disabilities, whose disability began prior to his or her 26<sup>th</sup> birthday and who meets the statutory eligibility requirements.

#### **Definition of Terms**

- A. *ABLE account* means an account established for the benefit of an eligible individual, maintained under a qualified ABLE program.
- B. *Contribution* is the deposit of funds into an ABLE account.
- C. *Designated beneficiary* is the eligible individual who established and owns the ABLE account.
- D. *Distribution* is the withdrawal or issuance of funds from an ABLE account.



## **Treatment of ABLÉ account in HUD programs**

Section 103 of the ABLÉ Act mandates that an individual's ABLÉ account (specifically, its account balance, contributions to the account, and distributions from the account) is excluded /disregarded when determining the designated beneficiary's eligibility and continued occupancy under certain federal means-tested programs.

Individuals have to be income eligible to receive assistance under HUD programs. Annual income is defined as the anticipated total income from all sources received by every family member which are not specifically excluded in 24 CFR 5.609(c). The ABLÉ Act creates a federally mandated exclusion for ABLÉ accounts applicable to HUD programs, in determining a family's income, HUD will exclude amounts in the individual's ABLÉ account pursuant to 24 CFR 5.609(c)(17). The entire value of the individual's ABLÉ account will be excluded from the household's assets. This means actual or imputed interest on the ABLÉ account balance will not be counted as income. Distributions from the ABLÉ account are also not considered income. All wage income received, regardless of which account the money is paid to, is included as income.

For example:

### **Contributions made by the designated beneficiary**

If the beneficiary has a portion of his/her wages directly deposited into his/her ABLÉ account, then all wage income received, regardless of which account the money is paid to, is included as income. *Pre-tax employer contributions to an ABLÉ account (that are not deducted from wages) are excluded.* If the designated beneficiary subsequently deposits any amount previously included as income into his/her ABLÉ account, that deposited amount must not be included in the household's asset calculation or counted as income again when the beneficiary receives a distribution from the account.

### **Contributions made by others directly into the ABLÉ account**

If someone other than the designated beneficiary contributes directly to the ABLÉ account, that contribution will not be counted as income to the designated beneficiary.

If a relative provides a recurring gift of \$100 per month directly to the beneficiary, the recurring gift would be counted as income. If a relative deposits the \$100 recurring monthly gift directly into the ABLÉ account, then it will not be counted as income. Note: Any person can contribute to an ABLÉ account. However, the Internal Revenue Service (IRS) limits the total annual contributions that any ABLÉ account can receive from all sources for a given calendar year.

### **Rollovers from existing ABLÉ accounts**



Rollovers from existing ABLÉ accounts to the designated beneficiary's ABLÉ account are not counted as income to the designated beneficiary.

### **Verification:**

In accordance with program requirements at 24 CFR 5.240(c), SNRHA will verify the amount held in the ABLÉ account. The information verified will be:

- The name of the designated beneficiary; and
- The State ABLÉ program administering the account to verify that the account qualifies as an ABLÉ account.

### **Assets Disposed of for Less than Fair Market Value**

The family must certify whether any assets have been disposed of for less than fair market value in the preceding two years. SNRHA needs to verify only those certifications that warrant documentation.

#### SNRHA Policy

SNRHA will verify the value of assets disposed of only if:

- SNRHA does not already have a reasonable estimation of its value from previously collected information, or
- The amount reported by the family in the certification appears obviously in error. Example 1: An elderly participant reported a \$10,000 certificate of deposit at the last annual reexamination and SNRHA verified this amount. Now the person reports that she has given this \$10,000 to her son. SNRHA has a reasonable estimate of the value of the asset; therefore, re-verification of the value of the asset is not necessary.

Example 2: A family member has disposed of its 1/4 share of real property located in a desirable area and has valued her share at approximately \$5,000. Based upon market conditions, this declaration does not seem realistic. Therefore, SNRHA will verify the value of this asset.

### **III.D. NET INCOME FROM RENTAL PROPERTY**

#### SNRHA Policy

The family must provide:

A current executed lease for the property that shows the rental amount or certification from the current tenant.

A self-certification from the family members engaged in the rental of property providing an estimate of expenses for the coming year and the most recent IRS



## **Security Deposit Amounts**

New tenants must pay a security deposit to the SNRHA at the time of leasing the unit.

The Security Deposits for Public Housing will be based on bedroom size as follows:

- Efficiency Unit: \$200.00
- One Bedroom Unit: \$200.00
- Two Bedroom Unit \$250.00
- Three Bedroom Unit \$300.00
- Four Bedroom Unit \$350.00
- Five Bedroom Unit \$400.00

Scattered Site units will be required to pay an additional \$100 deposit for lawn or yard maintenance for which they are responsible for under terms of their lease.

## **Transfer of Security Deposit**

If a resident transfers, the original security deposit may be refunded to the resident less any charges for unpaid rent or damages beyond normal wear and tear. The resident must then pay the required deposit for the new unit. The resident will be responsible for payment of any additional security deposits as outlined in this policy. The tenant will also be further billed for any maintenance or other charges beyond the security deposit.

The SNRHA may permit installment payments of security when a new tenant demonstrates a financial hardship to the satisfaction of the SNRHA. The Authority may allow for ~~one-quarter~~ **one-third** of the required deposit at the time of admission and the remainder to be paid with additional equal payments for a ~~three~~ **two** month period. The full deposit must be paid within ~~120~~ **90** days of initial occupancy.

The Security Deposit will be returned, less any applicable charges, to the tenant after move-out, if the following conditions are met:

- There is no unpaid rent and/or charges for which the resident is liable under the lease or as a result of breaching the lease.
- The dwelling unit and all equipment are left clean, and all trash and debris have been removed by the family.
- There is no breakage or damage beyond that expected from normal wear and use.
- Tenant gave the required 30 calendar days advance written notice of intent to vacate and all keys issued have been returned to the management office when the family vacates the dwelling unit.

The Security Deposit may not be used to pay charges during the tenant's occupancy.





away from the buildings.

- Prohibited Tobacco products are defined as items that involve the ignition and burning of tobacco leaves, such as cigarettes, cigars, pipes, ~~and~~ water pipes (also known as hookahs), **and ENDS (Electronic Nicotine Delivery Systems) also known as vaping.**

## MARIJUANA

Regardless of the purpose of legalization under state law (medical or recreational), the use of marijuana in any form, is illegal under The Controlled Substance Act (CSA) and therefore is an illegal controlled substance under Section 577 of the Quality Housing and Work Responsibility Act (QHWRA). This pertains to PHA's and to all owners and operators of other federally subsidized properties.

HUD's Memorandum "Use of Marijuana in Multifamily Assisted Properties" acknowledged that various states have legalized marijuana for "medicinal purposes" and that some states have broadened that to include recreational use. However, they still cite the illegal use in any form under the Controlled Substance Act stating:

- Owners must deny admission to assisted housing for any household with a member determined to be illegally using a controlled substance.
- Owners may not establish lease provisions or policies that affirmatively permit occupancy by any member of a household who uses marijuana.
- Owners must establish policies which allow the termination of tenancy of any household member who is illegally using marijuana, and cannot have a provision that allows to preserve a tenancy in cases of medical marijuana use that seems harmless and is not disturbing others.

### ~~ENDS (Electronic Nicotine Delivery Systems)~~

~~The use of ENDS in public housing is not prohibited. SNRHA will allow the use of ENDS within the unit, but prohibits ENDS in all common areas.~~

HUD does not consider addiction to nicotine or smoking to be a disability. Reasonable Accommodations will not be approved to allow smoking in restricted areas, but other reasonable accommodation requests to allow easier access to smoking areas will be approved for persons with disabilities.

Failure to comply with the Smoke Free Policy may result in:

- Increased Inspection Frequency. Upon issuance of a written warning from management and/or a documented complaint, the PAH will increase the frequency of unit inspections for a suspected policy violator.
- Termination of Tenancy/Eviction. A tenant shall be in violation of their lease if the resident or any guest is determined to be smoking in violation of the policy. **Four (4)** violations of SNRHA Smoke Free Policy may result in termination of the lease and eviction.
- Residents may request grievance hearings in accordance SNRHA's policy.

### **Smoke-Free Apartments:**



~~The premises listed below has already been designated as a smoke free living environments:~~

- ~~• Lubertha Johnson Estates Senior Development~~

~~With 45 days written notice and a signed lease addendum for all current residents, future properties will be designated smoke free by no later than July 30, 2018.~~

Residents, staff and guests are prohibited from smoking on ~~these properties~~ **all Public Housing and mixed finance properties** owned and managed by SNRHA, including the apartment rented by the resident, the building in which the dwelling unit is located, and all common areas and administrative buildings, and outside the building up to 25 feet from each building and 25 feet from the building's entry.

### **The Southern Nevada Regional Housing Authority Not a Guarantor of Smoke-Free Environment**

The adoption of a smoke free living environment and the mandate to designate all Public Housing properties as smoke-free, does not make SNRHA a guarantor of resident's health or of the smoke free condition of the resident's apartment and common areas. However, SNRHA shall take reasonable steps to enforce the smoke-free terms of its leases and to make the property smoke-free. SNRHA will post smoke free properties with "No Smoking" signs inside and outside the buildings and may, at its sole option, consider designating smoking areas at any or all of the properties.

### **Smoking on the Property as a Lease Violation**

If a resident smells tobacco smoke anywhere in the building, they should report this to the office as soon as possible. Management will seek the source of the smoke and take appropriate action. A resident will be in violation of his/her lease if the resident or any guest is determined to be smoking on SNRHA property. Four (4) violations of SNRHA's Smoke Free Policy may result in eviction. All applicants/residents acknowledge receipt of this Policy and Smoke-Free Lease Addendum in writing at the time of application. Residents will be required to sign the Lease Addendum prior to the deadline for implementation.

## **O. INSPECTIONS OF PUBLIC HOUSING UNITS**

### **Initial Inspections**

The SNRHA and the family will inspect the premises prior to occupancy of the unit in order to determine the condition of the unit and equipment in the unit. A copy of the initial inspection, signed by the SNRHA and the tenant, will be kept in the unit file and tenant file.

### **Vacate Inspections**

The management staff will perform a move-out inspection when the family vacates the unit, and will encourage the family to participate in the move-out inspection.

The purpose of this inspection is to determine necessary maintenance and whether there are damages that exceed normal wear and tear. The SNRHA will determine if there are tenant caused damages to the unit. Tenant caused damages may affect



## Chapter 13

### RENT AND DEBT COLLECTION PROCEDURES

#### **INTRODUCTION**

This procedure sets forth the steps to be carried out by (SNRHA) staff to accomplish the goals of the Rent Collection Policy. It is designed to be used in conjunction with other SNRHA policies and procedures (which are referenced herein).

The rent collection performance of their developments shall be considered as a significant aspect of all management staff's performance appraisals. Rent collection is a key indicator of management competence. Specific rent collection goals may be made a part of the management staff's performance standards.

#### **A. COLLECTING RENT**

##### **Due Dates**

*Rent* - Rent is due and payable on the first calendar day of the month. ~~If the first day of the month falls on a weekend or holiday, the rent shall be due and payable on the first business day following that weekend or holiday.~~ A fee for late payment of rent in the amount of five percent of the monthly rent, not to exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5<sup>th</sup>) day of the month. Residents are to be kept informed of this due date through:

Posting the rent collection policy and any related notices.

Briefing in orientations for new residents.

Meetings with residents who are having difficulty paying rent on time.

Periodic notices sent directly to residents.

*Other Charges* - Any charges other than rent and late fees shall become due and payable on the first day of the second month following the date the charge was incurred by the resident and at least 14 days after the resident has been properly notified of the charge by the SNRHA.

##### Due Dates for Tenants on Alternate Monetary Disbursement Schedule (SSI/SSA/SSDI)

Tenants may receive regular recurring monthly payments from the Social Security Administration that are not received on or by the 5<sup>th</sup> of the month. Tenants may request an alternate due date which is consistent with the date at which they receive their check upon verification of an AMDS. In these cases there is no grace period. A 14 day notice which will include a 5% late fee of the monthly rental amount (not to exceed \$20.00), will be issued the first business day following the date upon which the rent due date was agreed upon. A written notification shall be signed by the tenant acknowledging the due date and terms. Failure to meet the designated date four (4) or more times during a calendar year will result in termination of the agreement. In this case rent will automatically become due on the 1<sup>st</sup> of each month forward. In no case will an arrangement be made which will cause rent to be due beyond the last day of the month.

##### **Grace Period**

Rent and other charges are considered delinquent if they have not been received by the close of business on the fifth calendar day after the rental due date. **A fee for late payment of rent in the**



amount of five percent of the monthly rent, not to exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5th) day of the month. ~~If the fifth day of the month falls on a Weekend or Holiday, the rent shall be considered delinquent by the close of business on the first business day following that weekend or holiday.~~

### **Late Penalties/Charges**

*Late Fee* - The Accounting Department shall post a charge of 5% late fee of the monthly rental amount (not to exceed \$20.00) to the resident's account if rent is delinquent. Rent will not be accepted without payment of the posted late fee. Exceptions to late fee penalties may be considered in the event of medical emergencies, verifiable fraud, identity theft, or other verifiable unanticipated hardships.

If the late payment is made on behalf of the resident through protective payment or other vendor payment by an authorized agency, and the late payment is not the fault of the resident, the late fee shall be forgiven:

Accounts of residents whose rent is paid through payroll deductions or vendor payments shall be flagged by managers on the resident ledgers and in the residents' files.

If the delay is not the fault of the resident, prepare an adjustment removing the \$20.00 late fee;

*Returned Check-Payment Fee* - A returned ~~check~~ payment fee of \$40.00 will be posted to the resident's account for returned ~~checks~~ payment. ~~In addition, management will require that payments are made by money order or cashier's check for the next 12-month period. If a resident pays with a returned check, the finance staff shall flag the resident's account. Management shall notify staff that they are not to accept personal checks from that resident for the appropriate period of time. A written notice shall be provided to the resident to advise that personal checks may no longer be accepted for the prescribed time period. If such a resident subsequently offers to pay with a personal check, the payment shall be refused and that resident shall be instructed to obtain a money order or cashier's check and return with the payment.~~

*Court Costs and Attorney Fees* - If a delinquency has to be referred to an attorney or the courts for collection or eviction, the appropriate charge, as established by the SNRHA, will be posted to the resident's account.

### **Acceptable Forms and Locations for Payment of Rent and Other Charges**

Only the full amount of rent and/or charges will be accepted. No partial payments will be accepted unless they are made in accordance with a valid, up-to-date repayment agreement. ~~New residents will be required to pay their initial rent and/or security deposit by certified funds, money order or cashier's check. Depending on the location of payment, Current residents may pay their rent by check, or money order.~~ Current residents must register with Rent Café to pay their rent electronically via ACH or credit or debit card payments. Third party personal checks are not acceptable for the payment of rent or charges ~~unless this is from an approved state or federal agency. Rent in the proper amount and form will be accepted at the following locations:~~



~~SNRHA residents may pay rent in person at the community office responsible for the management of their housing unit. They may also deposit their rent in the secure drop box at that management office, if a drop box is available. Only checks and money orders will be accepted at the management offices or drop boxes.~~

~~ACH: A resident may request an automated withdrawal from their bank account by completing an “auto cash set up” form at the management office. This process requires that the resident provide a voided check to a valid account in their name. Once this process has been established rental payments will be automatically deducted between the 1-8<sup>th</sup> of each month. If the bank draft is unsuccessful a 14 day notice is issued with returned check fee and late charges assessed.~~

#### Electronic Payments by Rent Café:

ACH - A resident may setup a reoccurring or one-time automated withdrawal from their checking or savings account on the date of their choice by completing their profile with their bank account information.

#### **Fees Charged: None**

Debit/Credit Card Payments - A resident may also setup a reoccurring or one-time payment from their debit/credit card on the date of their choice by completing their profile with their debit/credit card information.

#### **Fees Charged:**

**Debit: \$3.95 per transaction up to \$1,000; \$4.95 per transaction \$1,001 - \$2,000; \$9.95 per transaction over \$2,001.**

**Credit: 2.5% of each transaction.**

Payment in Person - If a **new** resident is paying in person, they must present the payment in the proper amount in the form of a ~~check or~~ money order. ~~Checks are not accepted after the 5<sup>th</sup> business day of the month, unless a verifiable emergency exists.~~

~~If the proper amount of rent and other charges is not tendered by the resident, the payment is to be refused and the resident informed of the proper amount to be paid.~~

Cash Payments by WIPS – Current residents may pay their rent with cash at any time at any participating 7-Eleven and CVS Pharmacy. Residents must request a barcode from their property management office to make a cash payment. Residents must show their barcode to any participating CVS Pharmacy or 7-Eleven. If a 14-day notice was issued for nonpayment, residents will be required to pay in cash from the 20<sup>th</sup> to the end of each month. Residents must keep their receipts and provide proof of payment to the management office in order to become lease compliant.

#### **Fees Charged: \$3.95 per transaction**



~~Payment by Mail—The resident's payment is mailed to the management office. Only the following SNRHA personnel are specifically authorized to accept rent or charges or handle any receipts for rent and other charges:~~

~~Asset Manager~~

~~Housing Assistance Specialist~~

~~If the proper amount of rent and/or charges is not tendered, the payment is to be refused and the following procedures are to be followed:~~

~~Notify the resident in writing that the check/money order or cashier's check has not been tendered. Provide information regarding necessary actions to correct the payment.~~

### **Acceptance of Delinquent Rent and Charges**

Delinquent rent and/or charges may be accepted ~~by money order or cashier's check only~~ via **Rent Café or WIPS** until the lockout is completed by the Constable . Staff shall accept such payment, however, only if the full amount, including late fees and other penalties, are tendered.

No payment shall be accepted after LOCKOUT occurs unless approved by the Director of Operations or designee.

*Daily Deposits and Transmittal* - Management staff responsible for transferring money collected to the Accounting Department shall do so on a daily basis. These funds must be accompanied by a transmittal that indicates the amount of money from the collection of rents and other charges, including security deposits, being delivered. This transmittal and money shall be accompanied by the following:

A calculator tape itemizing the amount of each collection and totaling the day's collections, a batch report and deposit slip

~~Resident Ledger—The Accounting Department will receive the daily collections from the management offices. Accounting will also receive statements from the designated banks indicating the identity and amount of payments received for rents and other charges.~~

~~As the daily receipts and bank-generated statements are received by the Accounting Department, the appropriate entries shall be made into the resident accounting database. Each amount received shall be credited to the appropriate resident's account. Accounting shall keep the records of resident accounts up to date, so that all management may review resident accounts to ascertain who has and has not paid rent and/or other charges.~~

### **B. DELINQUENT ACCOUNTS**

Staff is to place a high priority on the collection of delinquent rents and charges. Control of delinquent accounts is to be considered an indicator of the manager's effectiveness. Managers are to maintain records of delinquent residents and of the efforts taken to collect amounts past due. Managers have the authority, within the limits established by the rent collection policy and these procedures, to determine if resident requests for modification of terms for payment



are acceptable. The following steps, at a minimum, are to be taken in an effort to collect delinquent rents and other charges:

### **Written Contact and Delinquency Notices**

*First Written Notice* - All residents who have not paid rent and other charges in full by the end of the grace period and who have not had those amounts covered by an up-to-date repayment agreement shall be sent or delivered the appropriate delinquency notices. On the first day rents and charges are delinquent; management shall prepare and deliver the "14-Day **Demand Notice for Nonpayment of Rent**" and/or the "30-Day **Demand for Charges-Notice of Termination**" for charges other than rent. The appropriate site management staff shall request for the notices to be posted and processed through a third-party, licensed process serving company. ~~hand-deliver, or mail the appropriate notice(s) to an adult member of the household. If hand-delivery to an adult member of household is not possible, or if delivery in this manner is refused or not acknowledged, the manager shall post the notice at the unit and send it by first class mail and obtain a "Certificate of Mailing."~~ A record of the posting and mailing shall be made by:

~~Placing a properly annotated copy of the posted notice in the resident's file. This annotated copy shall indicate the date and time of posting and the signature of the staff member that posted the notice, and~~

~~Placing the "Certificate of Mailing" in the resident's file.~~

### **Verifying Abandoned Units**

If there is any possibility that a unit may have been abandoned, the manager shall promptly send the family a letter by certified mail (with a copy to the file) notifying the family that they must contact the community office within 10 calendar days from the date of letter or staff will enter the unit to verify possible abandonment.

Should the family fail to contact the community office within 10 calendar days from the date of letter; the manager will enter the unit to determine whether it has been abandoned. A unit can be considered to be abandoned if there are no signs of recent habitation, nothing of value left in the unit, and no authorized occupant of the unit is seen entering or leaving the premises within the last two days.

If the unit appears to be abandoned, the manager shall notify the resident in accordance with State law by posting a Notice of Abandonment and sending a copy by certified mail. If the unit is not secure, it should be secured promptly by the maintenance staff.

If a unit is abandoned by a delinquent resident, the manager will make every effort to determine the total charges owed, including any repairs needed to the unit resulting from damage caused by the residents actions or negligence. This amount shall be reported to the Accounting Department which will deduct such amounts, plus unpaid rent and charges, from the security deposit.

### **Documenting the File**

Each attempt to contact the resident about the delinquency will be noted in the resident's file indicating the date of the attempted contact, the method of attempted contact, the person attempting the contact and the outcome. Any items sent by certified mail and returned



unclaimed will be held in the file unopened so that it may be opened by the Court.

### **Duration of Rent Collection Efforts**

Rent collection efforts are a month-long task. Attempts to reach all delinquent residents by telephone and home visits will be continued until the full amount due has been paid or until the 14-day delinquency remedy period has expired, whichever comes first. The manager should consider using proactive measures at other times of the month to ensure that habitually late residents begin to pay their rent on time. Managers should also consider referring such families to financial counseling or other assistance through Resident Services.

### **C. REPAYMENT AGREEMENTS**

Repayment agreements may be used to modify the terms (periodic amount and timing) of delinquent amounts owed. The circumstances under which repayment agreements are acceptable are ~~under the discretion of the manager as long as the family meets the basic eligibility requirements for a repayment agreement. Managers are cautioned against the indiscriminate use of these agreements as they can become an obstacle to timely collections.~~ outlined below.

#### **Purpose of Repayment Agreement**

A repayment agreement sets up a legally binding agreement between a delinquent resident and the SNRHA under which the resident agrees to pay current rent and charges plus a fair amount each month toward delinquent rent or charges until the delinquency is repaid in full.

The SNRHA, for its part, agrees not to terminate the lease of the delinquent resident for nonpayment unless the terms of the repayment agreement are broken by the resident.

#### **Eligibility to Enter into a Repayment Agreement**

A resident is eligible to execute a repayment agreement when all of the following conditions are met:

No other repayment agreement is in force;

~~No repayment agreement has been entered within with past 12 months.~~

~~The resident has not been delinquent two times within the preceding 12-month period;~~

~~The repayment agreement is requested within the 14-day (for rent) or 30-day (for other charges) delinquency remedy period which is concurrent with the running of the 14-day or 30-day notice (this requirement may be waived if the resident can prove that he/she was physically incapable of requesting this agreement during this period of time through no fault of his/her own);~~

~~The resident is not under any actual or pending eviction proceeding;~~

~~There are no carryover balances from the previous month, and~~

The reason for the request for the repayment agreement is valid and is fully substantiated and documented.

Generally, these agreements should be restricted to clear cases of the following





hardships:

- Death of an immediate family member.
- Serious illness that requires the hospitalization of a member of resident's household.
- Lost or stolen paycheck.
- Unexpected SNRHA charge that exceeds the residents ability to pay in one sum.

The manager shall document and obtain third party verification of the hardship claimed by the resident. The manager shall also document the reason for granting each request for a repayment agreement.

**Terms of Repayment Contracts (Not for Retroactive Rent)**

The maximum duration of any repayment agreement that a manager may approve shall be 12 months, inclusive of the month in which the down payment is made. The terms of all SNRHA repayment contracts shall be as follows:

<u>Balance Due</u>	<u>Payment Due</u>
\$26 - \$100	\$25 down and \$25 per month
\$101 - \$500	25% down and balance within 12 months with a minimum payment of \$35 per month
\$501 - \$1000	25% down and balance within 12 months with a minimum payment of \$50 per month
\$1001+	25% down and balance within 12 months with a minimum payments of \$75 per month

When the down payment required exceeds \$125, the manager may approve arrangements resulting in the payment of the portion that exceeds \$125 in equal installments over a 2-month period. (This section does not refer to security or pet deposits)

**Negotiating a Repayment Agreement**

Once the manager has determined that the resident is eligible, the parties will meet to address the terms of the agreement. The primary topics for the negotiation are the down payment, the amount of the subsequent monthly payments and the term/duration of the agreement. The negotiation shall be carried out in a professional and non-threatening manner.

When negotiating a repayment agreement for rent underpayment commonly called retroactive rent. The residents monthly payment must be what the tenant can afford to pay based on the family's income. The monthly payment plus the amount of the tenant's total tenant payment (TTP) at the time the repayment agreement is executed should not exceed 40% of the family's monthly adjusted income (unless the tenant agrees to pay more). However, SNRHA has the discretion to establish thresholds and policies for repayment agreements in addition to HUD required procedures.

**Example:**



- Family's monthly adjusted income is \$1,230.
- Family's monthly rent payment is \$369 (30% of the family's monthly adjusted income).
- 40% of the family's monthly adjusted income is \$492.
- The monthly payment for the repayment agreement should not exceed \$123 per month (\$369 monthly rent + \$123 repayment = \$492, 40% of the family's monthly adjusted income.)

### **Repayment Time Period**

The period in which the retroactive rent balance will be repaid is based on the monthly payments and original retroactive balance.

Managers should attempt to shorten the duration of the agreement by seeking the largest down payment and subsequent monthly payments that the resident can afford. Under no circumstances may the manager agree to a term that is in excess of 12 months or which requires a down payment of less than what is specified by SNRHA policy. The manager shall take into consideration factors of affordability when negotiating the terms of the repayment agreement.

Any Repayment Agreement negotiated for a term longer than the maximum 12 months, must be approved by the Director of Operations or Designee prior to conveyance to the resident.

The manager will also inform the resident that failure to abide by the terms of the agreement will be grounds for eviction for non-payment.

### **Executing the Repayment Agreement**

Once the terms of the agreement have been settled, the manager will fill out the Repayment Agreement form. The form will then be explained to the resident and both parties will sign it in the appropriate places. The manager will place the original of the agreement in the resident's file and provide a copy to the resident once approved by the Director of Operations or designee **for payment agreements over \$2,000**. The resident must pay the down payment at the management office at the time the Repayment Agreement is signed.

All repayment agreements must be in writing, dated, signed by both the resident and SNRHA, include the total retroactive rent amount owed, amount of lump sum payment made at time of execution, if applicable, and the monthly repayment amount. In addition, the repayment agreements must contain the following:

- 1) Reference to the lease whereby the resident is in non-compliance and may be subject to termination of tenancy.
- 2) The monthly retroactive rent repayment amount is in addition to the family's regular rent contribution and is payable to SNRHA.
- 3) Contain a clause whereby the terms of the agreement will be negotiated if there is a decrease or increase in the family's income of \$200 or more per month.
- 4) Include a statement that the monthly retroactive rent repayment amount is in addition to the family's monthly rent payment and is payable to SNRHA.



On the day after the expiration of the applicable 14-day or 30-day notice period, the manager shall review the accounts of all delinquent residents. The files of those residents that have not paid in full shall be pulled and the manager shall prepare the ~~following appropriate~~ documentation ~~per the Justice Court jurisdiction~~ for the eviction of each delinquent resident:

- ~~Affidavit/Complaint Summary for Eviction (1 copy)~~
- ~~Complaint for Summary Eviction (2 copies)~~
- ~~Notice to the Constable (1 copy)~~
- ~~Copy of Lease~~
- ~~Copies of notices to the delinquent resident~~
- ~~Verification of method of service of the notices, e.g. certificates of mailing/posting/personal service~~

~~These documents shall be sent to the Director of Operations or designee not later than one (1) day after the expiration of the 14- or 30-day notice.~~

### **Filing the Eviction Papers**

If the jurisdiction permits online court filing, the onsite manager will process the documentation in accordance with local laws. If this is not the case, the on site manager will manually process the forms in accordance with local laws.

If there is no challenge to the eviction action, the Constable can be expected to post the lockout notice within twenty-four (24) to seventy-two (72) hours. The manager must monitor the actions of the Constable in order to keep track of the date on which the lock-out can take place.

### **Executing the Eviction**

At the expiration of the lock-out notice, the manager shall:

Schedule and coordinate lock-out with maintenance to change locks.

Perform a lock-out inventory on the resident's possessions and place the completed inventory into the resident's file.

Schedule maintenance to remove the resident's possessions and place them in temporary storage.

Have the unit secured by changing the locks and boarding up the windows.

### **Lockout**

The former resident has 30 days from the date of the eviction lockout to claim their possessions from storage. In order to claim the possessions, the former resident must contact the management office to schedule a date and time to claim their possessions prior to the expiration of 30 days. ~~The SNRHA must notify the former resident, in writing, 14-days prior to the expiration of the 30 days.~~



Any items left in storage longer than 30 days shall be disposed of and no longer available to be claimed. An extension to claim stored items must be requested in writing and approved **by the Deputy and/or Director of Operations** prior to the expiration of 30 days.

The SNRHA will report adverse information on residents who have voluntarily or involuntarily terminated participation in the program to HUD's national repository. This information will include any debts owed to the SNRHA or adverse action, including not limited to, criminal activity, fraud, lease violations, damages to the unit, etc. This information will be available to HUD employees, PHA employees, and contractor of HUD and PHA's.

## **F. RENT COLLECTION MONITORING**

### **Form HUD-52295**

Each month, the SNRHA will complete the HUD 52295 form for each community. Managers are encouraged to track the progress of their rent collection efforts by reviewing these forms when they are received.

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

---

1 Community Name \_\_\_\_\_ Community No. \_\_\_\_\_

2 Name of Tenant \_\_\_\_\_ Client No. \_\_\_\_\_

3 Address \_\_\_\_\_

4 Unit No. \_\_\_\_\_ Bedroom Size \_\_\_\_\_ THE SOUTHERN NEVADA

5 REGIONAL HOUSING AUTHORITY (hereinafter referred to as "SNRHA") does hereby lease

6 to \_\_\_\_\_ (hereinafter "Tenant") the

7 above dwelling unit described under the terms and conditions stated herein:

---

8

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

10 (a) The initial term of this lease shall begin on \_\_\_\_\_ and  
11 end at midnight on the last day of the same calendar month. The rent for this initial period is  
12 \_\_\_\_\_, payable in advance on the first day of occupancy.

13 (b) The lease shall have a 12-month term. Renewals of the lease will be for an additional 12-  
14 month term. The lease will not be renewed if the family has violated the requirement for  
15 resident performance of community service participation in an economic self-sufficiency  
16 program.

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

20 (d) A fee for late payment of rent in the amount of five percent of the monthly rent, not to  
21 exceed \$20.00, shall be payable for rent due and unpaid by the fifth (5th) day of the month. In  
22 addition to the foregoing late fee, the Tenant agrees to pay a charge of \$40.00 for **each returned**  
23 **payment fee each check or ACH returned** to SNRHA for non-sufficient funds. ~~SNRHA will~~  
24 ~~no longer accept a personal check or ACH for payment of rent or other charges upon receipt~~  
25 ~~of one returned check for a period of no less than one year.~~ SNRHA ~~does not accept cash~~  
26 ~~payments.~~ will only accept electronic payments for rent via Rent Café or cash payments via  
27 **WIPS (Walk-In Payment Systems) at specified locations.**

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

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

---

32 responsible for damages and other charges incurred.

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

37 **2. MEMBERS OF HOUSEHOLD:**

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

49

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

62 **3. CRIMINAL ACTIVITY:**

63 The head of household and all adult household members listed in section 2 above, do hereby

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

---

64 agree, acknowledge and understand that SNRHA may terminate this lease agreement, if the  
65 head of household, household member, guest or other person under their control is found to  
66 have:

- 67 • a prior or current conviction for a sexual criminal offense that is subject to the Nevada Sex  
68 Offender Registration Program; or
- 69 • a prior or current conviction for the manufacture or production of methamphetamine; in  
70 Federally-assisted housing or
- 71 • any non-drug related felony conviction during the residency period.

72 Residents who are evicted pursuant to this lease provision, to wit section 3, due to a conviction  
73 for a sexual criminal offense and/or due to a conviction for the manufacture or production of  
74 methamphetamine in Federally assisted housing; **shall** be permanently barred from re-  
75 admission to public housing. Residents who are evicted pursuant to this lease provision, to  
76 with section 3, for a non-drug related felony conviction shall be barred from re-admission to  
77 SNRHA Public Housing in accordance with the SNRHA Admissions and Occupancy Policy in  
78 effect on the date the application for re-admission is submitted.

79 **ZERO TOLERANCE POLICY REGARDING DRUGS OR CRIMINAL ACTIVITY**

80 SNRHA has a zero tolerance with all residents who are found to have violated this lease  
81 provision. Zero Tolerance means a single violation of any of the provision of this section of  
82 the lease will result in the termination of tenancy.

83 **(a) DRUG-RELATED CRIMINAL ACTIVITY**

84 Drug-related criminal activity by residents, household members, guests, and other persons  
85 under the Resident's control is expressly prohibited and shall be cause for termination of this  
86 lease. Resident or members of the household or a guest or other persons on the property due  
87 to resident's tenancy shall not engage in any acted intended to facilitate criminal activity;  
88 including drug related criminal activity.

89 For purposes of this section, drug-related criminal activity means the illegal use, manufacture,  
90 sale, possession or distribution of controlled substance in violation of State and/or Federal law.

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

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

---

95 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. Residents  
112 and/or household members who are evicted pursuant to this lease provision, to wit section 3(b)  
113 of this lease agreement, shall be barred from re-admission to SNRHA Public Housing in  
114 accordance with the SNRHA Admissions and Occupancy Policy in effect on the date the  
115 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  
121 State or Federal law.

122 **4. FRAUDULENT INFORMATION**

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

- 126
- False information regarding income or the lack thereof;



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

---

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

136 **5. FIRES CAUSED BY RESIDENT/HOUSEHOLD MEMBERS OR GUESTS**

137 SNRHA shall terminate this lease agreement if it determines that the head of household and/or

138 his/her household members or guest has/have caused a fire that resulted in damage to the Public

139 Housing Community or any portion thereof.

140 Additionally, in the event of fires caused by the head of household and/or household members

141 or guests, SNRHA shall assess the cost of repair to the tenant and shall utilize all legal remedies

142 to recover the same.

143 \_\_\_\_\_

144 Signature

145 **6. SECURITY DEPOSIT:**

146 Upon the execution of this Lease, the Tenant agrees to make a security deposit in the amount

147 of \$ \_\_\_\_\_. A security deposit of \$100 is also required for all scattered site tenants for

148 lawn maintenance. The security deposit may be used by the SNRHA at the termination of this

149 Lease toward the cost of repairing any intentional or negligent damages to the dwelling unit

150 and cleaning of the premises caused by the Tenant, members of the household or guests, and

151 any rent or other charges owed to the SNRHA by the Tenant. The SNRHA agrees to return

152 the security deposit within thirty (30) days after the Tenant has notified the SNRHA that the

153 unit is vacated and returns the keys to said dwelling unit to the Asset Manager, less any

154 deductions for any of the costs indicated above. If such deductions are made, Management

155 will give Tenant a written statement of any such costs for damages and /or other charges

156 deducted from the security deposit. The security deposit may not be used to pay rent or other

157 charges while Tenant occupies the dwelling unit. Security deposit may be used in whole or in

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

---

158 part through 30 day notice period towards unpaid tenant rent when tenant vacates without  
159 giving written notice in accordance with Section 1(e).

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

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

163  Gas  Electricity  Water  Sewer Services  Garbage Collection

164  Smoke Detector  Fire Extinguisher  Gas Range  Electric Range  Refrigerator

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

167 **8. UTILITIES:**

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

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

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

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

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

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

184 Tenant shall pay reasonable charges for maintenance and repair beyond normal wear and tear,  
185 and for cleaning and pest control rendered necessary by the acts or failure to act by Tenant, in  
186 accordance with the Schedule of Charges for Services and Repairs posted in SNRHA's offices  
187 and incorporated herein by reference. Tenant will be charged in the event the unit is not  
188 prepared for pest control in a manner specified by SNRHA when requested by SNRHA.

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

---

189 Charges billed to the Tenant shall specify the items damaged, corrective action taken and cost  
190 thereof. Charges assessed to the Tenant by SNRHA for maintenance and repairs shall become  
191 due and payable the first day of the second month following the month in which the charges  
192 are incurred, except at termination of lease when all charges are considered due and payable.  
193 All charges provided for in this section shall be computed on the basis of labor and material  
194 expended.

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

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

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

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

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

208 (e) INTERIM REEXAMINATIONS. A family must report all changes in household  
209 composition, and increases in income/assets of all household members to SNRHA in writing  
210 within 10 calendar days of the occurrence. SNRHA will process rent adjustments resulting  
211 from any increase in income. Residents may report a decrease in income and other changes,  
212 which would reduce the amount of the total tenant payment.

213 (f) If a household fails to complete an annual recertification, they will receive a 30 Day  
214 Notice of Lease Termination in accordance with Section 20.

215 (g) The Housing Opportunity through Modernization Act of 2016 adds an income limit to  
216 Public Housing and makes the income limit effective. After a family's income has  
217 exceeded 120% of the area median income for two consecutive years, a public housing  
218 agency must terminate the family's tenancy within six months of the second income  
219 determination or charge the family a monthly rent equal to the greater of (1) the applicable  
220 Fair Market Rent (FMR); or (2) the amount of monthly subsidy for the unit including  
221 amounts from the operating and capital fund, as determined by regulations.  
222

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

---

223 **11. COMMUNITY SERVICE REQUIREMENT:**

224 (a) For all tenants who household includes nonexempt individuals, as defined in CFR  
225 960.601, SNRHA will determine compliance once each 12 months with community service  
226 and self-sufficiency requirements.

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

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

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

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

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

245 (c) Notwithstanding any of the above, a retroactive rent increase may be charged and become  
246 immediately due and payable if information given by Tenant in compliance with Subsection  
247 (a) and (b) of this section is intentionally misrepresented or withheld. A retroactive rent  
248 increase may be charged and become due and payable in the event the reexamination or  
249 interim process is delayed because the Tenant does not respond in a timely manner or fails to  
250 complete the process including but not limited to signing required forms.

251 (d) In the event of any rent adjustments pursuant to this Section, SNRHA will mail or deliver  
252 a *Notice of Lease Change/ Rent Adjustment* to the Tenant in accordance with Section 19.

253 (e) Tenant agrees to move to a unit of appropriate size if SNRHA determines in accordance  
254 with the Occupancy Policy that the size of Tenant's present unit is no longer appropriate to

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

---

255 the Tenant's needs. If Tenant resides in a handicap-accessible unit but does not require the  
256 use of the handicap-accessible features, Tenant agrees to move to an appropriate standard unit  
257 should those accessible features be needed by another qualified family. Tenant will be  
258 required to move within 30 days upon notification by SNRHA pursuant to Section 19 that an  
259 appropriate size vacant unit is available. Only one unit offer will be made in accordance with  
260 Section 8 of the Admissions and Continued Occupancy Policy (ACOP).

261 \_\_\_\_\_

262 *Signature*

263 (f) If SNRHA determines at the time of regular reexamination that the Tenant no longer  
264 qualifies as a family of low income, no action will be taken to terminate the Lease or  
265 commence eviction proceedings on the basis of the income of Tenant unless SNRHA has  
266 identified for possible rental by Tenant a unit of decent, safe and sanitary housing of suitable  
267 size available for rental at a rent not exceeding 30 percent of income as defined by SNRHA  
268 for the purpose of determining rent, and Notice is given according to Subsection 19, after  
269 identification of such housing.

270 (g) Upon re-determination of rent or notice of requirement to transfer due to change in family  
271 composition, SNRHA shall notify family, they may request an explanation of the specific  
272 grounds for the change(s), and if family disagrees the family has a right to request a grievance  
273 hearing.

274 **13. TENANT'S RIGHT TO USE AND OCCUPANCY:**

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

286

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

---

287 **14. OBLIGATIONS OF SNRHA**

288 SNRHA shall:

289 (a) Maintain the premises and the community in a decent, safe and sanitary condition.

290 (b) Comply with requirements of applicable building codes, housing codes, and regulations  
291 of the Department of Housing and Urban Development (HUD) materially affecting health and  
292 safety.

293 (c) Make necessary repairs to the premises.

294 (d) Keep community buildings, facilities, and common areas, not otherwise assigned to  
295 Tenant for maintenance and upkeep, in a clean and safe condition.

296 (e) Maintain in good and safe working order and condition electrical, plumbing, sanitary,  
297 heating, ventilating, and other facilities and appliances, including elevators, supplied or  
298 required to be supplied by the SNRHA.

299 (f) Provide and maintain appropriate receptacles and facilities (except containers for the  
300 exclusive use of an individual Tenant family) for the deposit of ashes, garbage, rubbish and  
301 other waste removed from the premises by Tenant in accordance with Section 15, Subsection  
302 (g).

303 (g) Supply running water, reasonable amounts of hot water and reasonable amounts of heat at  
304 appropriate times of the year except where the building that includes the dwelling unit is not  
305 required by law to be equipped for that purpose, or where heat or hot water is generated by an  
306 installation within the exclusive control of Tenant and supplied by a direct utility connection.

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

309 **15. TENANT'S OBLIGATIONS**

310 Tenant shall be obligated:

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

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

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

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

---

319 or guest.

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

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

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

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

332 (g) To dispose of all ashes, garbage, rubbish and other waste from the premises in a sanitary  
333 and safe manner. To refrain from, and cause members of Tenant's household or guest to  
334 refrain from, littering or leaving trash and debris in common areas.

335 (h) To properly collect and dispose of pet waste, to include service animals.

336 (i) To use only in a reasonable manner all electrical, plumbing, water, sanitary, heating,  
337 ventilation, air conditioning and other facilities and appurtenances, including elevators.

338 (j) To refrain from, and to cause Tenant's household and Tenant's guests to refrain from  
339 destroying, defacing, damaging, or removing any part of the premises or community.

340 (k) To pay reasonable charges (other than for ordinary wear and tear) for the repair of damages  
341 to the premises, community buildings, facilities or common areas caused by Tenant, Tenant's  
342 household or guests exceptions may be made in cases of verifiable criminal activity not  
343 involving the tenant, members of the tenants household or guests /visitors of the tenant.  
344 Tenant will be responsible for cost of any repair for any utility meter tampered with or  
345 damaged and for which Tenant received or is receiving the benefit of the utility from the  
346 damaged or tampered meter.

347 (l) To act and be responsible for behavior or conduct of individuals on the premises due to  
348 Tenant's residency and to cause said individuals to conduct themselves in a manner which  
349 will not disturb Tenant's neighbors' peaceful enjoyment of their accommodations, and will be  
350 conducive to maintaining the community in a decent, safe, and sanitary condition and to be

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

---

351 responsible for damages resulting from their actions or failure to act.

352 (m) Not to display on or about the premises any advertisement for goods or services without  
353 prior written approval of the SNRHA. Political advertisements may not be displayed on the  
354 interior of the unit so that it can be seen from outside of the unit, the exterior or other SNRHA  
355 property.

356 (n) To make no alterations or repairs or redecorations to the interior of the dwelling unit or to  
357 the equipment, nor to install additional equipment or major appliances without written consent  
358 from SNRHA. To make no changes to locks or install new locks on exterior and/or interior  
359 doors without SNRHA's written approval.

360 (o) Not to dismantle or to otherwise tamper with the smoke detectors in his/her public housing  
361 residence and to report inoperable or damaged smoke detectors immediately. SNRHA will  
362 assess a charge to the tenant account for tampering or damaging smoke detectors.

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

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

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



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

---

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

386 (t) To transfer to a unit of appropriate size when requested to do so by SNRHA in accordance  
387 with the established Transfer Policy. Once a unit has been offered and accepted, keys to the  
388 old unit must be submitted within 3 days of signing the new lease. Resident is responsible for  
389 any damages to the old unit until the keys have been submitted to SNRHA. Any balances  
390 owed on the old unit will be transferred to the new unit and are considered due immediately.

391 (u) To prepare the unit for fumigation or other pest control remedies in the manner prescribed  
392 by SNRHA upon notice.

393 (v) To continuously maintain all utilities directly billed to the tenant family by the utility  
394 supplier.

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

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

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

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

414 (aa) To give prompt prior notice to SNRHA, of Tenant's leaving dwelling unit unoccupied

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

---

415 for any period exceeding more than 30 days.

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

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

421 (dd) Attend new resident orientation within 90 days of move-in. This applies to all adult  
422 household members and any adult household member added to the lease during tenancy.

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

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

426 (gg) To comply with the SNRHA Trespass Policy

427 (hh) to comply with the SNRHA No Smoking Policy

428 **16. GROUND MAINTENANCE:**

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

438

439

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

441 \_\_\_\_\_

442 \_\_\_\_\_

443 **17. HAZARDOUS DEFECTS:**

444 Tenant agrees to take every care to prevent fires by not storing or keeping gasoline, storing  
445 abandoned vehicles or tools with fuel, solvents, or other combustible materials or substances  
446 in or around the dwelling unit and to exercise particular caution with respect to children

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

---

447 playing with matches or other flammable material or other hazards as determined by  
448 SNRHA. In the event the premises is damaged to the extent that conditions created are  
449 hazardous to life, health, or safety of the occupants:

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

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

452 (c) SNRHA shall be responsible for the repair of the unit within a reasonable time. If the  
453 fire or property damage is determined to have resulted from negligence of the resident  
454 and/or his/her household members or guests, the resident will be required to pay the cost of  
455 repair or the SNRHA insurance deductible.

456  
457 (d) SNRHA shall offer standard alternative accommodations, if available, in  
458 circumstances where necessary repairs cannot be made within seventy-two (72) hours.

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

464 **18. INSPECTION:**

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

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

477 (a) SNRHA shall, upon at least ( 2) calendar days advance written notification to Tenant,  
478 be permitted to enter the dwelling unit during reasonable hours for the purpose of

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

---

479 performing routine inspections, or pest control, for making improvements or repairs, or to  
480 show the premises for re-leasing.

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

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

490 **19. NOTICE:**

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

501 **20. TERMINATION OF LEASE:**

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

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

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

510 1. The failure to pay rent or other payments when due;

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

---

- 511           2. Repeated late payment, which shall be defined as failure to pay the amount of rent  
512           or other charges due by the fifth calendar day. If the fifth occurs on weekend or  
513           holiday charges will become due on the following business day. Four such late  
514           payments within a 12 month period shall constitute a repeated late payment; in lieu  
515           termination of the lease agreement the SNRHA shall reserve the right to collect an  
516           additional security deposit of \$150.00.
- 517           3. Failure to maintain utilities in the unit;
- 518           4. Misrepresentation of family income, assets, or composition;
- 519           5. Failure to supply, in a timely fashion, any certification, release, information, or  
520           documentation on Family income or composition need to process annual  
521           reexaminations or interim redeterminations;
- 522           6. Serious or repeated damage to the dwelling unit, creation of physical hazards in the  
523           unit, common areas, grounds, parking areas of any community or site;
- 524           7. Criminal activity by Tenant, household member, guest, or other person under  
525           Tenant's control, including criminal activity that threatens the health, safety, or  
526           right to peaceful enjoyment of SNRHA's public housing premises by other  
527           residents, or any drug related criminal activity;
- 528           8. Offensive weapons or illegal drugs seized in a SNRHA unit by a law enforcement  
529           officer;
- 530           9. Any fire on SNRHA property caused by carelessness or unattended cooking.
- 531           (c) If the Tenant transfers to another SNRHA dwelling unit, this Lease shall terminate and  
532           a new Lease is to be executed by Tenant for the dwelling unit into which the family is to  
533           move.
- 534           (d) Except as provided in Subsection (b) and (c) immediately above, SNRHA shall not  
535           terminate or refuse to renew the Lease other than for serious or repeated violations of  
536           material terms of the Lease such as failure to make payment due under the Lease or to fulfill  
537           Tenant's obligations set forth in the Lease, Lease Amendments or other good cause.
- 538           (e) Tenant's occupancy and use of the leased premises may be terminated by SNRHA by  
539           giving written notice of:
- 540               (i) Fourteen (14) days for failure to pay rent.
- 541               (ii) Three (3) day notice in the case of the tenant, household members and/or guests  
542               (including any individuals on the premises due to the tenant's residency)

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

---

- 543           a. Has created or maintained a threat to the health or safety of other tenants, SNRHA  
544           employees, or any other people on or about the premises;  
545           b. Has engaged in any drug related criminal activity or violent criminal activity on or  
546           off the premises, or  
547           c. Has been convicted of a felony on or off the premises.

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

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

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

561   **21. ABANDONMENT OF PROPERTY:**

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

567   **22. LAWSUITS:**

568           In the event that this lease and/or the Landlord/Tenant relationship referenced herein shall  
569           become the subject of any legal action, SNRHA will charge reasonable legal fees in the  
570           event that SNRHA must enforce the terms of the lease against the Tenant. Tenant's  
571           obligation for payment of Landlord's legal fees and cost herein, shall be invoiced and paid  
572           by Tenant within (30) days, after which time, such amount if not paid shall be deemed "other  
573           payments due" and a continuing obligation of the Tenant. These charges will be collected  
574           pursuant to Section 20 of the Lease Agreement.

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

---

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

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

596 **24. GRIEVANCE PROCEDURE:**

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

602 **25. PROVISIONS FOR MODIFICATION:**

603 This Lease, together with any future written adjustment of rent or dwelling unit in  
604 accordance with Section 10, contains all of the terms and conditions of the Lease between  
605 the Tenant and SNRHA and no oral representations or promises with respect to the  
606 agreement between the parties or the leased premises have been made. Any other changes

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

---

607 to this Lease shall be accomplished by an amendment to the Lease executed by both parties,  
608 except that the Schedule of Charges for Services and Repairs, Grievance Procedure and  
609 House Rules, all incorporated herein by reference, may be modified from time to time by  
610 SNRHA. SNRHA will give thirty (30) days written notice to each affected Tenant setting  
611 forth the proposed modifications, the reasons therefore, and providing Tenant an  
612 opportunity to present written comments; which shall be taken into consideration by  
613 SNRHA prior to the proposed modifications becoming effective. A copy of such notice  
614 shall be:

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

619 **26. INDEMNITY:**

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

623 **27. TENANT BELONGINGS:**

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

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

628 **ACKNOWLEDGEMENT:**

629 The Head of Household and his/her adult household members, whose signature appears  
630 below, do hereby acknowledge that they each have read the provisions of this lease  
631 agreement or that the provision of this lease agreement have been read to them and they  
632 each understand and agree to each provision. The Head of Household and his/her adult  
633 household members further acknowledge by signature below, that they have received a copy  
634 of the following documents:

- 635 • The SNRHA Grievance Procedure
- 636 • The SNRHA House Rules
- 637 • The SNRHA List of Maintenance Charges
- 638 • The SNRHA Pet Ownership Policy



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

---

- 639                           • The SNRHA Community Service Policy
- 640                           • The SNRHA Trespassing Policy
- 641                           • The SNRHA Eviction Policy
- 642                           • The SNRHA Reasonable Accommodation Policy
- 643                           • Instructions to Vacate
- 644                           • Notice of Occupancy Rights (VAWA)

645

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

647 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

648 \_\_\_\_\_

649 Head of Household	Date	Adult Household Member	Date
650 _____	_____	_____	_____
651 _____	_____	_____	_____

652 Adult Household Member	Date	Adult Household Member	Date
653 _____	_____	_____	_____

654 SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

655

656 BY \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

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

658 CRIME TO CONCEAL FACTS OR TO MAKE STATEMENTS, WHICH ARE KNOWN TO

659 BE FALSE:

660 Whoever, in any matter within the jurisdiction of any department or agency of the United States

661 knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material

662 fact, or makes any false, fictitious or fraudulent statements or representatives, or makes or uses

663 any false writing or document knowing the same to contain any false, fictitious or fraudulent

664 statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or

665 both. 18 U.S.C. Section 1001

666

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

---

**Security Deposit Installment Agreement**

667

668 This Agreement is entered into between SNRHA and \_\_\_\_\_

669 Tenant as an addendum to the lease agreement executed on \_\_\_\_\_.

670

671 The full amount of the security deposit for the dwelling unit located at:

672 \_\_\_\_\_ is \$ \_\_\_\_\_.

673 Tenant initially deposits with SNRHA \$ \_\_\_\_\_ on \_\_\_\_\_ and

674 agrees to pay a second installment of \$ \_\_\_\_\_ on \_\_\_\_\_

675 and a third and final installment of \$ \_\_\_\_\_ on \_\_\_\_\_.

676

677 It is agreed that failure to make full and timely payment of the amounts stated below constitute a

678 material breach of the lease agreement and will result in termination of tenancy.

679

680 SNRHA:

681

682 \_\_\_\_\_

683 (Printed or Typed Name)

684

685 \_\_\_\_\_

686 (Signature)

687

688 \_\_\_\_\_

689 (Date)

Tenant:

\_\_\_\_\_

(Printed or Typed Name)

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Date)

---

# PUBLIC HOUSING HOUSE RULES

---



## **SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

The following policies and general rules are compiled herein for the benefit of all **Public Housing residents**. Some of the information below can be readily found in the Lease Agreement or accompanying attachments and is reprinted herein solely for convenience. Other rules or policies, such as “Maintenance Emergencies Defined” and similar topics are not discussed in detail in the Lease, but instead refer to this document commonly called “House Rules.”

Residents agree to abide by the House Rules and receipt of the rules is acknowledged in the lease agreement and by the signature page attached. These standards will be applied fairly and uniformly to all Residents. Failure to abide by the House Rules is a violation of the lease terms and can result in eviction.

### **SPECIAL EXTERMINATION SERVICES**

Normally you will not have problems with cockroaches, fleas, ticks, ants and other pests, if you follow good sanitation practices. However, in the event that your apartment becomes infested, SNRHA will spray it for you. Please note the following:

- a. Routine Pest Control is scheduled periodically during the year. (General notice will be given in advance.)
- b. If you need extermination services, call your Management Office.
- c. For trees, shrubs, and weeds in the public areas that have become infested, please contact your Management office.
- d. If you suspect that there are Africanized bees in or around your home, please contact Maintenance.
- e. If you suspect Bed Bugs in your home, please notify your Management Office immediately.

### **NEW RESIDENT ORIENTATION**

All adult household members are required to attend a New Resident Orientation session within the first 90 days of residency. Failure to attend the Orientation may be grounds for termination of the Lease.

The purpose of the Orientation will be to familiarize all new residents with rules, regulations, policies, and procedures pertinent to successful occupancy in SNRHA’s programs. The Lease, House Rules, maintenance policies, housekeeping, Community Service requirement and Earned Income Disallowance will be among the topics reviewed at Orientation.

Existing residents may be required to attend the orientation, as directed by their Asset Manager, as a condition of continued occupancy if lease violations have occurred.

### **RENT PAYMENTS**

In accordance with terms of your lease, the full rent for the month is due and payable in advance, or on the first day of the month. All rents are to be paid no later than the 5<sup>th</sup> day of the month **at ~~the assigned Management Office~~ via Rent Café or WIPS.**



---

## PUBLIC HOUSING HOUSE RULES

---

Please note the following:

- a. A resident who cannot pay rent when due because of circumstances beyond their control (such as late receipt of public assistance or TANF, social security or pension checks) should contact the Management Office immediately, or no later than the 5<sup>th</sup> day of the month to make payment arrangements. Late charges will be assessed, but making these arrangements in advance may save court costs associated with an eviction notice, and may preclude your being locked out for non-payment of rent.
- b. Delinquency Charges. Charges for late payment of rent will be assessed as follows:
  1. If rent is not paid by the fifth (5<sup>th</sup>) day of the month, a charge of ~~\$40.00~~ 5% of the monthly rental amount (not to exceed \$20.00) will be assessed.
  2. Residents who have not their paid rent by the fifth (5<sup>th</sup>) day of the month will receive an appropriate “**14-Day** Notice to Pay Rent or Quit.” If no response is received by the end of the “Notice” period, it will be necessary to file an action for possession of the premises in Justice Court. Additional charges will be assessed to cover the court and constable fees involved in this process.
  3. Delinquency charges will not be assessed on account balances for anything other than rent.
- c. In the event of an eviction for non-payment of rent and/or other charges due, no payment may be accepted by SNRHA, its agents or employees, for charges due (including rent, late fees, maintenance charges, etc.) except when payment is for full balance due. **Partial payments will NOT be accepted.** Payment must be **made electronically via Rent Café, or cash payments through WIPS**, ~~by~~ certified check or money order ~~only~~.
- ~~d. **Bad-check Returned Payment Fees Charges**. A returned check payment fee charge **equal to the greater** of \$40.00 or the fee charged by the bank will be assessed for any check received as payment of rent and/or other charges that is returned unpaid due to insufficient funds or for any other related reason. **If such occurs, SNRHA will no longer accept checks from that resident and future payments must be by certified check or money order only.**~~

### **SPECIAL EVENTS AND COMMUNITY ROOMS:**

- a. Residents planning special events that are conducted outside the dwelling unit **require prior approval** from SNRHA and any equipment must be removed immediately after the event (example: birthday parties).
- b. If the development offers the availability of a community room for a resident’s **special event**, rules regarding the use, sign up and access to the room will be posted at the respective development and must be approved by the Resident Council (if applicable) prior to scheduling the event.
- c. To be eligible to use the community room for a special event, the residents’ account must be in good standing (no past due charges of any kind, no evictions pending).
- d. No alcoholic beverages are allowed to be distributed, accessible, and or consumed.
- e. Residents must follow all posted rules in Community Rooms that are open and available to all residents.
- f. Glass bottles and containers or metal cans are prohibited outside of the community room.



---

## PUBLIC HOUSING HOUSE RULES

---

- e. Alterations, Changes to Exterior or Interior.
  - 1. Residents are not to make repairs or alterations or install any equipment to the interior or exterior of the unit without the prior written consent of SNRHA, including and not limited to security bars, screen doors, satellite dishes, storage sheds, etc.
  - 2. Residents are not to alter the apartment through use of paneling, wallpaper, contact paper, carpeting, built-in shelving, room dividers, etc., which are attached to any wall, floor, shelves, drawers, or ceiling surfaces. Only those items that are freestanding and not attached may be used, such as freestanding shelves, lamps, and other items which do not damage the walls or other surfaces.
- f. TV Antennas, Satellite Dishes. All apartments have been pre-wired for cable TV, with one or more outlets. Therefore, there is no need to erect an additional antenna. Satellite dishes may be installed at the expense of the resident after permission has been obtained from SNRHA. You **must request written permission** through the Management Office to schedule installation of the service, as our staff will provide installation instructions which meet SNRHA standards and local code requirements. Under no circumstances may a satellite dish be located on the roof.
- g. Congregating, Disturbances, Gang Members. Group drinking and congregating outside of your unit which creates a disturbance of the peaceful enjoyment of the premises, permitting known gang members or gang activity to occur within or around your unit, will be cause for lease termination and eviction.
- h. No alcoholic beverages are allowed to be distributed, accessible, and/or consumed outside of the residents unit and no open glass bottles or containers containing alcohol are allowed in any common area of the property. No smoking of marijuana is allowed anywhere on or around any SNRHA property under any circumstances.
- i. Negligent, Intentional, or Malicious Acts. Such actions which adversely affect the health, safety, or quiet enjoyment of any resident, staff, or visitor to the premises, or which result in damages to the premises or any part thereof will be cause for lease termination and eviction.
- j. Smoke Free Housing. HUD in its Final Rule has mandated that ALL Public Housing and mixed finance developments be Smoke Free effective within eighteen months (24 CFR 965 and 966). SNRHA must implement their Smoke Free policies, barring the use of prohibited tobacco products in all public housing and administrative office buildings, public housing offices, day care centers, community centers, common areas, and laundry rooms assisted under the U.S. Housing Act of 1937, other than assistance under section 8 of the 1937 Act. (collectively, “restricted areas”). The Rule does not prohibit smoking by residents; rather it requires that residents and guests who smoke do so at least 25 feet away from the buildings. Prohibited Tobacco products are defined as items that involve the ignition and burning of tobacco leaves, such as cigarettes, cigars, pipes, water pipes (also known as hookahs) And ENDS (electronic Nicotine Delivery Systems) also known as vaping.

**The House Rules are not inclusive of all Southern Nevada Regional Housing Authorities rules, regulations, policies, and practices. The House Rules are supplemental to the Lease Agreement. For response to a specific question you may have about your occupancy, please see your Asset Manager.**



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
RESIDENT COUNCIL BOARD MEMBERS**

**AIDA BRENTS RESIDENT COUNCIL  
2120 VEGAS DRIVE, LAS VEGAS, NV 89108  
PHONE: 702-477-3220  
MEETINGS: 1<sup>ST</sup> WEDNESDAY @2:00 PM  
INTEREST LETTERS TO GO OUT BY MID MAY**

**ARTHUR SARTINI RESIDENT COUNCIL  
900 S. BRUSH, LAS VEGAS, NV 89107  
PHONE: 922-6410 FAX: 922-6413  
MEETING 2<sup>ND</sup> MONDAY @ 4:00 P.M.**

President	Kathleen Bell	900 S Brush St #134	Phone: 702-409-8455
1 <sup>st</sup> Vice President	Jackie Chester	5200 Alpine PL #26	Phone: 702-612-7370
2 <sup>nd</sup> Vice President	Darryl Hawkins	900 S. Brush St. #318	Phone: 702-576-8001
Secretary	Elizabeth Ideker	900 S. Brush St. # 239	Phone: 702-870-2763
Treasurer	Norman Freedman	900 S. Brush St. # 443	Phone: 702-325-2110

**HARRY LEVY GARDENS RESIDENT COUNCIL  
2525 WASHINGTON, APT 126 LAS VEGAS, NV 89106  
PHONE: 922-6166 FAX 922-6109  
MEETING: 2<sup>ND</sup> WEDNESDAY @ 1:00 P.M.  
EMAIL: [HLGRCB@yahoo.com](mailto:HLGRCB@yahoo.com)**

President	Jeanette Jones Francois	2525 Washington, Apt 219	Phone: 702-272-6415
1 <sup>st</sup> Vice	Marilyn Carthen	2525 Washington Apt 231	Phone: 702-902-7116
Treasurer	Theresa O'dell	2525 Washington, Apt 242	Phone: 702-496-5560
Secretary	Edith Keathing	2525 Washington, Apt 224	Phone: 312-498-8567
Sgt. @ Arms	Donald Steik	2525 Washington, Apt 309	Phone: 702-287-2337

**Hullum Homes/Jones Gardens  
1750 Marion Drive  
Las Vegas, NV 89115  
702-477-3255  
Meetings: 1<sup>st</sup> Thursday @ 12 Noon  
NOMINATIONS AND ELECTIONS TO BE HELD SPRING/SUMMER 2021**

President	Vacant	1750 Marion Dr. #26C	Phone: 702-624-7273
Vice-Pres	Tammie Daniels	4980 E. Owens Ave. #1D	Phone: 702-769-9669
Secretary	June Jackson	1750 Marion Dr. #268	Phone: 702-531-2988
Treasurer	Genette Jones	1750 Marion Dr #26D	Phone: 702-810-1319

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
RESIDENT COUNCIL BOARD MEMBERS**

**James Down Towers  
5000 – Alta Drive  
Las Vegas, NV 89107  
702-477-3245  
ELECTIONS SCHEDULED FOR JUNE 2, 2021**

**Marble Manor Resident Council  
916 McWilliams  
Las Vegas, NV 89106  
Phone: 477-3275  
Meeting: 2<sup>nd</sup> Thursday  
912 Gerson (Marble Community Center)**

President	Madelyn Rhodes	914 Mc Williams	Phone: 702 472-1941
1 <sup>st</sup> Vice President	Daniel Lynch	1231 Down Way	Phone: 847 775-9517
2 <sup>nd</sup> Vice President	<b>Vacant</b>	910 Mc Williams	Phone: 702 801-2668
Secretary	Ellen Jackson	911 Gerson Ave	Phone: 323-424-5576
Treasurer	Bobbie Adams	810 Levy St.	Phone: 702-338-2682

**SCHAFFER HEIGHTS RESIDENT COUNCIL  
2901 SCHAFFER CIRCLE LAS VEGAS, NV 89121  
PHONE: 702.258.1012 FAX: N/A  
MEETING: 2<sup>ND</sup> THURSDAY @ 2:00 P.M.  
Email: [schafferresidentcouncil@yahoo.com](mailto:schafferresidentcouncil@yahoo.com)  
INTEREST MEETING TO BE SCHEDULED SPRING 2021**

**SHERMAN GARDENS RESIDENT COUNCIL  
1708 CURRAN WAY LAS VEGAS, NV 89106  
PHONE: 631-9155 FAX: 631-9347  
MEETING: 3<sup>RD</sup> THURSDAY @ 1:30 P.M.  
Email: [shermangardens1708@gmail.com](mailto:shermangardens1708@gmail.com)  
INTEREST LETTERS TO BE SENT SPRING 2021**

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
RESIDENT COUNCIL BOARD MEMBERS**

**Resident Advisory Board**

Chairperson:

Vice-Chair	Fred Bousley	945 Allure Drive, LV, NV 89128	702-372-2923
Secretary			
Treasurer	Christina Johnson	2289 Sierra Sunrise LV, NV 89156	702-845-4890
Member	Jeanette J. Francois	2525 W. Washington #219, LV, NV 89106	702-272-6415
Member	Kathleen Bell	900 S. Brush #134, LV, NV 89107	702-409-8455
Member	Madelyn Rhodes	914 McWilliams LV, NV 89106	702-472-1941
Member	Natassia Bousley	1750 Marion Dr #26C LV, NV 89115	702-624-7273
Member	Tammie Daniels	4980 E. Owens Ave #1D, LVNV 89115	702-769-9669
Member	Vasiliki Daniels	2151 Citrus Hills Ave #1143, LV, NV 89106	404-937-7152
Member	St. Claire Haywood, Jr.	1731 Yale St. \$ 106, LV, NV 89030	708-227-1646

**RAB members e-mail addresses:**

Christina Johnson - [chrysteena702@gmail.com](mailto:chrysteena702@gmail.com)  
Fred Bousley - [Federick65Bousley65@gmail.com](mailto:Federick65Bousley65@gmail.com)  
Madelyn Rhodes – [madelync.rhodes@gmail.com](mailto:madelync.rhodes@gmail.com)  
Natassia Bousley – [Natassia.bousley@gmail.com](mailto:Natassia.bousley@gmail.com)  
Vasiliki Daniels – [jesusandvasiliki2017@gmail.com](mailto:jesusandvasiliki2017@gmail.com)  
St. Claire Haywood – [shaywood@gmail.com](mailto:shaywood@gmail.com)





## Chapter 18

### **FAMILY SELF-SUFFICIENCY STATEMENT OF POLICIES**

#### **PURPOSE:**

The purpose of the U.S. Department of Housing and Urban Development's (HUD) Family Self Sufficiency Program (FSS) is to promote the development of local strategies to coordinate the use of housing assistance with public and private resources to enable eligible families to achieve economic independence and self-sufficiency. The Southern Nevada Regional Housing Authority's (SNRHA) FSS Program is designed to promote employment opportunities and increase asset building among families living in assisted housing. The three main features of the FSS Program are: (1) case management; (2) delivery of services; (3) the creation of an escrow account.

SNRHA runs a combined Public Housing (PH), HCV and Project based Rental Assistance Demonstration (RAD) vouchers, FSS program and there is one Action Plan governing all.

#### **BENEFITS OF OPERATING A VOLUNTARY FSS PROGRAM:**

An aggressive and innovative FSS program will yield numerous, positive benefits such as: increases in:

- the number of working families receiving housing assistance
- earned income which directly results in a reduction of rental subsidy
- resident self-sufficiency through knowledge of community resources
- families' earning capacity which will strengthen the community

#### **PROGRAM COORDINATING COMMITTEE (PCC):**

The purpose of the SNRHA PCC is to obtain and provide resources to address the challenges of the families enrolled in SNRHA FSS and Resident Opportunity and Self-Sufficiency (ROSS) programs. SNRHA will have letters of agreement or will enter into Memorandums of Understanding (MOU) with community partners to provide services/resources to our participants.

PCC membership is composed of a cross section of service providers, sponsors of skills-based training, community partners, employers, FSS program participants and SNRHA staff. In alliance with HUD's requirement, SNRHA's PCC membership shall include the following:

- A (PH) resident and a (HCV) participant who has currently or previously received public assistance and has successfully completed or is currently enrolled in a self-sufficiency or welfare-to-work related program and is in compliance with these program obligations
- SNRHA FSS and ROSS Coordinators

SNRHA's PCC may also include representatives from:

- Local agencies which administer employment and training programs
- area employers
- private employment agencies
- financial institutions
- local post-secondary educational institutions
- local welfare agency
- Child care providers
- the non-profit sector



- Onsite Service Providers

### **CERTIFICATION OF COORDINATION:**

The development and retention of viable, extensive partnerships with the public and private sector are paramount to the success of the FSS Program. SNRHA will coordinate and partner with entities such as the Department of Welfare and Supportive Services (DWSS), Workforce Innovation and Opportunity Act (WIOA) funded partners, and various educational and training institutions.

### **GOALS AND OBJECTIVES:**

SNRHA's FSS program goals are to work with local partners to develop a comprehensive program to reduce barriers that prevent self-sufficiency and empower participants to obtain employment that pays a living wage and be free from TANF (excluding child only) assistance.

Participating families receive individualized case management which includes:

- One-on-one counseling with SNRHA FSS Coordinators to emphasize the importance of education and training to increase earning potential
- Mandatory financial literacy education
- Career and personal case management
- Strategies that encourage employment, entrepreneurship, and homeownership
- Referrals to community support services
- Incentives and recognition for achievements
- Participants are encouraged to attend a number of self-help workshops and seminars

### **PROGRAM MEASUREMENTS:**

The FSS Program will measure the successes of families who participate in the program by tracking:

- Suitable employment defined as work reasonably related to an individual's skills, qualifications and training which provides a living wage.
- Increases in earned income
- Increases in education level
- Decrease in government assistance

### **PROGRAM SIZE:**

SNRHA will operate a minimum program size of ~~425 450 voluntary slots. including 27 mandatory slots as of February 28, 2019. As the mandatory size decreases, the voluntary size will increase.~~

### **ESTIMATE OF POTENTIAL PARTICIPATING FAMILIES:**

SNRHA owns ~~2431~~ 2,129 Public Housing units, has ~~551~~ Rental Assistance Demonstration (RAD) units and administers ~~11,593~~ 11,983 Housing Choice Vouchers which together provide housing assistance to over 35,500 residents. Of these numbers, the estimate of eligible FSS families who can reasonably be expected to receive supportive services under the FSS program, based on available and anticipated Federal, tribal, State, local, and private resource are approximately ~~425 450~~.

The FSS Program is open to adults, ages 18 and over, without regards to race, color, religion, sexual orientation, age, disability, familial status or national origin. SNRHA does not wish to operate a joint FSS program with other PHAs.



## **SUPPORTIVE SERVICES NEEDS:**

The following represents some of the most needed supportive services for program participants:

- Education
  - High School Equivalency Test (HiSET) preparation
  - Postsecondary education preparation
  - English as a second language (ESL)
  - Computer skills training
- Life Skills
  - Domestic Violence awareness and prevention
  - Home management
  - Self-enrichment
  - Child care
  - Parenting and child development
  - Transportation
  - Work – Life balance
  - Time management
- Financial Literacy
  - Credit counseling
  - Budgeting
  - Asset building
  - Debt management
  - Homebuyer education
  - Banking
- Employment
  - Skills assessment
  - Vocational training
  - Resume building
  - Effective job search
  - Interview skills and techniques
  - Job placement and retention
- Health
  - Affordable health care
  - Social services
  - Addiction prevention
  - Mental health
  - Vision and dental
  - Wellness

## **INCENTIVES TO ENCOURAGE PARTICIPATION:**

SNRHA offers many incentives encouraging FSS Program participation, including the following:

- Individual case management
- Links to community resources
- Escrow account credits
- Homeownership opportunities



### **ASSURANCE OF NON-INTERFERENCE:**

The decision, by family, to participate or not in the FSS Program, will not affect their right to admission in the Public Housing or Housing Choice Voucher programs, or their right to occupancy in accordance with their lease.

### **FAMILY SELECTION PROCEDURES:**

In accordance with applicable federal regulations, families are selected without regard to race, color, religion, sex, handicap, familial status, or national origin. SNRHA observes all federal regulations related to FSS participation for all applicants.

The Head of Household (HOH) must sign the FSS Contract of Participation (COP) before other family members can participate.

The program participant must be a current SNRHA resident/participant, 18 years or older.

SNRHA FSS Coordinators will use multiple methods to inform and recruit eligible program participants. Promotional materials are distributed to existing residents and to applicants who are near completion in the lease-up process. These materials include flyers, posters, brochures, and interest forms. These materials highlight program information and benefits.

Several other outreach methods will be used to encourage FSS Program participation:

- The FSS informational brochures and interest forms will be available in SNRHA lobbies, administrative offices, management offices and/or distributed upon request
- The FSS department may mail brochures to all eligible households
- FSS presentations may be conducted during any resident informational sessions
- FSS Orientation sessions will be held as needed based on program enrollment and staffing levels

The FSS application process is as follows:

- The HOH must submit an interest form
- FSS Coordinators will verify the eligibility status of the resident
- Eligible HOH will be invited to an orientation session,
- During the orientation session, detailed program information will be shared to assist the HOH in making the decision to participate
- If the HOH decides to participate, a Pre-Assessment Form must be completed
- If the HOH decides not to participate, the family will be removed from the Interest List

The Pre-Assessment Form is a tool that will be used to establish a base level of need. It will be used for case management purposes only, to determine the participant's level of education, job skills, prior work experience, career interests and program readiness. It will not be used to screen-out any participant.

Families who have successfully participated in SNRHA's Resident Opportunities and Self-Sufficiency (ROSS) Program will be given preference and receive streamlined enrollment for FSS. ~~enrollment.~~

### **METHOD FOR IDENTIFICATION OF SUPPORTIVE SERVICE NEEDS:**

The FSS Coordinator will provide ongoing coordination and encouragement to the FSS family. A



critical factor in the provision of case management services is regular communication between the Coordinators and their assigned families. All newly enrolled participants are strongly encouraged to meet with their Coordinator monthly, for the first three (3) months and quarterly thereafter. Assessment of the participant's needs and their ongoing progress continues throughout the length of the FSS (COP). Employment and career development plans are made based on the assessment.

### **CONTRACT OF PARTICIPATION:**

The COP will be discussed in detail with eligible family members, prior to being signed by the HOH. Other household members, 18 or older, may enroll in the FSS Program at any time. These household members will be required to work one-on-one with the FSS Coordinator to develop and sign their own Individual Training and Service Plan (ITSP).

The enrollment process is complete once the HOH and the FSS Coordinator sign the COP.

The COP must include:

- a. Baseline information – annual income, earned income and Total Tenant Payment (TTP) for PH residents and 30% of monthly adjusted income for HCV participants
- b. ITSP which includes
  - a. Final goals one of which must be to maintain employment” for a minimum of 90 consecutive days immediately preceding completion of the program
  - b. Interim goals, one of which must be that all family members are TANF (excluding child only) free, for at least 12 consecutive months before the contract expires

During the term of the COP, changes may be made to the final goals within the first four years of the original contract date, unless there is an approved reasonable accommodation.

- Changes to ITSP - The FSS Coordinator will assist the client with changes.
- Changes to designated HOH SNRHA Management staff will make the determination to accept or reject the proposed HOH change.

The FSS participant has a right to grieve any negative decision(s) and may appeal within ten (10) calendar days. The participant shall have the opportunity to present written or oral objections to the Supportive Services Manager (SSM).

### Case Files

The FSS Coordinator will maintain a case file for each FSS family. The file will contain the following documents:

- Contract of Participation
- ITSP(s)
- Interest form, FSS pre-assessment & assessment forms
- Escrow calculations and tracking forms
- Documentation of program participation
- Case notes detailing each contact with the participating family
- Extension and other related forms and letters
- Referral letters and other relevant correspondence
- Termination forms
- Other required forms, notices and correspondence

### Escrow Account Management

Escrow accounts are to be maintained for each family who has earned escrow credits. The escrow



calculation allocates monthly savings amounts for each family, based on increases in their rent due to increases in their earned income.

The annual or interim recertification exam determines when and how much change there will be to the participant's portion of the rent, which may result in changes to the escrow accruals.

FSS escrow funds are combined and placed in HUD-approved investment instruments. The interest paid on the actual investment will be credited to the individual FSS escrow accounts annually. The participant will receive an escrow statement annually. This statement will include the current monthly escrow credit along with the total escrow from beginning to ending balance and total interest accrual.

### Interim Escrow Withdrawals

A HOH may be permitted to withdraw escrow funds for professional testing, professional license, homeownership, **deposit to move from public housing to the private sector**, and transportation (only to maintain employment) purposes only<sup>1</sup> however, the participant must:

- Have exhausted all other resources
- Not owe a debt to SNRHA (unless the participant is current with a repayment agreement)
- Be in program compliance with both FSS and SNRHA
- Submit a written request and documentation of the need to the FSS Coordinator
- Have attended one FSS Support Group workshop within the last 6 months
- Be actively pursuing FSS goals
- Use the escrow funds for purposes of meeting ITSP goals only; otherwise the participant will be terminated from the FSS program
- Provide receipt(s) verifying expenditure(s)

All written requests for interim disbursements will be submitted to the Director of Supportive Services, after the FSS Coordinator and the Resident Program Coordinator (RPC) have reviewed the request, to determine the adequacy of documentation and the level of need. The Supportive Services Manager SMM has final approval.

The FSS Coordinator will inform the participant of the request results.

- If the request is approved, the interim escrow distribution check will be prepared within 10 business days.
- Within 10 business days after the escrow funds are received, the participant must provide documentation/receipt(s).
- Failure to provide documentation/receipts, participant will be terminated from the FSS program.
- If the request is denied, the FSS Coordinator will mail, to the participant, a written notification stating the reason(s) for denial.
- There is no appeal process for interim disbursement requests

### Program Extensions

---

<sup>1</sup> The escrow withdrawal cannot exceed 20% of total escrow amount, except for homeownership expense, which cannot exceed 90% of total escrow balance. In addition for a disbursement for transportation the participant must contribute at least 15% of the total cost



Contract extensions may be approved, up to two years, for active FSS participants under the following conditions:

- The participant demonstrates active participation and progress in the FSS program;
- FSS Contract goals have not all been met, but can realistically be reached within the extension period;
- Goals which have not been met due to circumstance beyond the control of the participant
- More time is needed for the participant to be free from welfare cash assistance for 12 continuous months.

To request a program extension, the FSS participant must submit a written request to the FSS Coordinator. The written request must include the reason(s) for requesting the extension. To determine if an extension is warranted, the FSS Coordinator will review the request, program compliance and progress with the participant.

The FSS Coordinator will submit to the RPC, a written recommendation for review. The RPC will submit same to the SSM for final approval.

There is no grievance process available when an extension is denied.

#### Successful Completion of the Program

Successful completion of the FSS Program occurs at any time during the COP, if the following conditions are met, and the participant:

- **Has a HS diploma or equivalent unless an exception is approved by the SSM and RPC.**
- Has obtained suitable employment and achieved his/her personal goals stated on the FSS ITSP and
- SNRHA has certified that family members have not received welfare cash assistance during the previous twelve consecutive months;

- or -

- 30% of a Housing Choice Voucher family's monthly adjusted income equals or is greater than the Fair Market Rent amount for the unit size for which the family qualifies.

FSS participants may successfully complete the program in less than the five-year COP term, if they have met all other requirements. Successful program graduates are not required to leave subsidized housing.

The full balance of escrow, less any outstanding debt to SNRHA, will be given to the HOH within 30 days after the effective date of program completion.

There are no restrictions on the use of the escrow funds, and the U.S. Internal Revenue Service has ruled that these funds are not subject to federal income tax.

Participants who have successfully completed the FSS program are not eligible for re-enrollment.

#### **PROGRAM TERMINATION:**

##### Voluntary

Participation in the FSS Program is voluntary. Participants may withdraw from the program at any time. This request will be honored without penalty regarding the family's housing status. Should the HOH withdraw, the FSS escrow account will be forfeited. The family may re-apply to the FSS Program after a minimum twelve months unless otherwise approved by the SSM



### Involuntary

Reasons for involuntary termination from the FSS program include:

- ❖ Adverse loss of housing assistance
- ❖ Failure to fulfill responsibilities under the COP
- ❖ An act occurs that is inconsistent with the purpose of the FSS program including but not limited to: committing fraud; failure to report changes in household composition and/or income with the timeframes set forth in the Administrative Plan and ACOP, and other reoccurring acts/behaviors as determined by the RPC and SMM

The FSS escrow account will be forfeited. The family may re-apply to the FSS Program after a minimum of twelve months unless otherwise approved by the ~~SMM~~ SSM.

### Mutual Consent

The HOH and the FSS Coordinator may mutually agree to terminate participation in the FSS Program. The FSS escrow account will be forfeited.

### Grievance Procedure

In the event that the FSS Coordinator terminates a participant from the program, a termination letter will be mailed to the participant clearly stating the reason(s) for the decision. The participant will have ten (10) business days, from the date of the letter, to contact the Resident Program Coordinator (RPC) or designee.

Written decision notification from the RPC or designee shall be issued to the participant within ten (10) business days. If the participant does not agree with the decision of the RPC, they may request a review of the decision with the Supportive Services Manager (SSM).

If the participant does not agree with the decision of the SSM, they may request a hearing with the SNRHA Hearing Officer, according to guidelines established in the Admissions and Occupancy Policy (ACOP) for Public Housing residents or Administrative Plan for Housing Choice Voucher participants.

### Portability

Port-ins from other FSS Programs will be welcomed into the SNRHA Family Self-Sufficiency Program, under the following conditions:

- Open slots are available If slots are not available, the family will be placed on the Interest Form List according to the date and time that the request was received.
- The participant is in compliance with the previous housing authority's FSS program
- Final goals can be attained by the time remaining on the COP
- SNRHA receives a valid signed COP and ITSP from the previous housing authority
- The participant signs a FSS COP with SNRHA within 120 days of lease up within SNRHA jurisdiction

A new COP will be executed for the remaining time of the initial Contract using the beginning income and family rent figures on the COP from the previous housing authority.

### **CHANGES TO THE ACOP & ADMINISTRATIVE PLAN**

SNRHA recognizes that the implementation of this FSS Action Plan is a dynamic process, which may need to incorporate changes/revisions to current policies and procedures to be an effective





working tool for staff.

SNRHA will review HUD FSS regulations and PIH notices as needed, to ensure that the FSS Action Plan is consistent. Any necessary changes will be made to SNRHA policy as appropriate.

## **Safety and Crime Prevention**

SNRHA is committed to promoting a safe environment for its residents and the community. Cameras have been installed at AMP 407, specifically Villa Capri. The effort to install cameras will continue into the next five years.

During Covid-19, many sites maintained 24-hour security. The Agency continues to support local law enforcement through safety and crime.

The Bolden Area Command, which encompasses our westside properties, is spear heading a Chronic Violence Reduction Initiative.

Moving forward, this initiative will be a citywide strategy. Upon its implementation, all SNRHA properties, with the exception of Hampton Court located in Henderson, NV, will benefit from eradicating deeply entrenched crime place networks to produce crime reductions to support community growth and safety.

## **Asset Management Plan**

AMP 402 consists of 459 units. Specifically, 200 units in James Down Towers, 220 units at Sartini Plaza and 39 units at Sartini Annex. James Down and Sartini are designated as elderly properties. In the past there has been one manager for the entire AMP. Due to the age of the property and the resident needs beginning in June 2021 there will be a manager full time at James Down Towers and Sartini Plaza.

## **New Activities**

### Conversion of Public housing to PBV/RAD

The agency is researching various strategies available to public housing authorities to reposition one elderly designated public housing development. The goal is to better maintain units while creating opportunities to leverage public and private resources. This change can help preserve affordable housing units, address rehabilitation and physical needs. The agency is considering a blend of RAD/Section 18 to transform this development.

The RAD/Section 18 allows the agency to reposition 25% of the units in a project through Section 18 provided the other 75% is repositioning through RAD, and the project involves new construction or substantial rehabilitation. Removal of units through the Section 18 does not require the usual Section 18 obsolescence test.

The agency is also considering repositioning all or a portion of its 386 scattered site homes inventory. The agency will determine if substantial physical issues of the buildings can or cannot be corrected in a cost effective manner. Units/homes not categorized as obsolescent may undergo rehabilitation. These homes may be repositioned, sold independently and/or become a homeownership opportunity for an FSS participant.



## Chapter 15

### SPECIAL HOUSING TYPES

[24 CFR 982 Subpart M]

#### INTRODUCTION

SNRHA may permit a family to use any of the special housing types discussed in this chapter. However, SNRHA is not required to permit families receiving assistance in its jurisdiction to use these housing types, except that SNRHA must permit use of any special housing type if needed as a reasonable accommodation for a person with a disability. SNRHA also may limit the number of families who receive HCV assistance in these housing types and cannot require families to use a particular housing type. No special funding is provided for special housing types.

#### SNRHA Policy

With the exception of the HCV Homeownership Program, families will not be permitted to use any special housing types, unless use is needed as a reasonable accommodation so the program is readily accessible to a person with disabilities.

Special housing types include single room occupancy (SRO), congregate housing, group homes, shared housing, cooperative housing, manufactured homes where the family owns the home and leases the space, and homeownership [24 CFR 982.601].

This chapter consists of the following seven parts. Each part contains a description of the housing type and any special requirements associated with it. Except as modified by this chapter, the general requirements of the HCV program apply to special housing types.

#### Part I: Single Room Occupancy

#### Part II: Congregate Housing

#### Part III: Group Homes

#### Part IV: Shared Housing

#### Part V: Cooperative Housing

#### Part VI: Manufactured Homes (including manufactured home space rental)

#### Part VII: Homeownership

### PART I: SINGLE ROOM OCCUPANCY

[24 CFR 982.602 through 982.605]

#### 15-I.A. OVERVIEW

A Single Room Occupancy (SRO) unit provides living and sleeping space for the exclusive use of the occupant but requires the occupant to share sanitary and/or food preparation facilities with others. More than one person may not occupy an SRO unit. HCV regulations do not limit the number of units in an SRO facility, but the size of a facility may be limited by local ordinances.



When providing HCV assistance in an SRO unit, a separate lease and HAP contract are executed for each assisted person, and the standard form of the HAP contract is used.

### **15-I.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION**

The payment standard for SRO housing is 75 percent of the 0-bedroom payment standard amount on SNRHA's payment standard schedule.

The utility allowance for an assisted person residing in SRO housing is 75 percent of the zero bedroom utility allowance.

The HAP for an assisted occupant in an SRO facility is the lower of the SRO payment standard amount minus the TTP or the gross rent for the unit minus the TTP.

### **15-I.C. HOUSING QUALITY STANDARDS (HQS)**

HQS requirements described in Chapter 8 apply to SRO housing except as modified below.

- *Access:* Access doors to the SRO unit must have working locks for privacy. The occupant must be able to access the unit without going through any other unit. Each unit must have immediate access to two or more approved means of exit from the building, appropriately marked and leading to safe and open space at ground level. The SRO unit must also have any other means of exit required by State or local law.
- *Fire Safety:* All SRO facilities must have a sprinkler system protecting major spaces. "Major spaces" are defined as hallways, common areas, and any other areas specified in local fire, building, or safety codes. SROs must also have hard-wired smoke detectors, and any other fire and safety equipment required by state or local law.

Sanitary facilities and space and security standards must meet local code requirements for SRO housing. In the absence of local code standards the requirements discussed below apply [24 CFR 982.605].

*Sanitary Facilities:* At least one flush toilet can be used in privacy, a lavatory basin, and a bathtub or shower in proper operating condition must be provided for each six persons (or fewer) residing in the SRO facility. If the SRO units are leased only to men, flush urinals may be substituted for up to one half of the required number of toilets. Sanitary facilities must be reasonably accessible from a common hall or passageway, and may not be located more than one floor above or below the SRO unit. They may not be located below grade unless the SRO units are located on that level.

- *Space and Security:* An SRO unit must contain at least 110 square feet of floor space, and at least four square feet of closet space with an unobstructed height of at least five feet, for use by the occupant. If the closet space is less than four square feet, the habitable floor space in the SRO unit must be increased by the amount of the deficiency. Exterior doors and windows accessible from outside the SRO unit must be lockable.

Because no children live in SRO housing, the housing quality standards applicable to lead-based paint do not apply.



## **PART II: CONGREGATE HOUSING**

[24 CFR 982.606 through 982.609]

### **15-II.A. OVERVIEW**

Congregate housing is intended for use by elderly persons or persons with disabilities. A congregate housing facility contains a shared central kitchen and dining area and a private living area for the individual household including at least a living room, bedroom and bathroom. Food service for residents must be provided.

If approved by SNRHA, a family member or live-in aide may reside with the elderly person or person with disabilities. SNRHA must approve a live-in aide if needed as a reasonable accommodation so the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in congregate housing, a separate lease and HAP contract are executed for each assisted family, and the standard form of the HAP contract is used.

### **15-II.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION**

The payment standard for an individual unit in a congregate housing facility is based on the number of rooms in the private living area. If there is only one room in the unit (not including the bathroom or the kitchen, if a kitchen is provided), SNRHA must use the payment standard for a 0-bedroom unit. If the unit has two or more rooms (other than the bathroom and the kitchen), SNRHA must use the 1-bedroom payment standard.

The HAP for an assisted occupant in a congregate housing facility is the lower of the applicable payment standard minus the TTP or the gross rent for the unit minus the TTP.

The gross rent for the unit for the purpose of calculating HCV assistance is the shelter portion (including utilities) of the resident's monthly housing expense only. The residents' costs for food service should not be included in the rent for a congregate housing unit.

### **15-II.C. HOUSING QUALITY STANDARDS**

HQS requirements as described in Chapter 8 apply to congregate housing except for the requirements stated below.

Congregate housing must have (1) a refrigerator of appropriate size in the private living area of each resident; (2) a central kitchen and dining facilities located within the premises and accessible to the residents, and (3) food service for the residents, that is not provided by the residents themselves.

The housing quality standards applicable to lead-based paint do not apply.



## **PART III: GROUP HOME**

[24 CFR 982.610 through 982.614 and HCV GB p. 7-4]

### **15-III.A. OVERVIEW**

A group home is a state-licensed facility intended for occupancy by elderly persons and/or persons with disabilities. Except for live-in aides, all persons living in a group home, whether assisted or not, must be elderly persons or persons with disabilities. Persons living in a group home must not require continuous medical or nursing care.

A group home consists of bedrooms for residents, which can be shared by no more than two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents.

No more than 12 persons may reside in a group home including assisted and unassisted residents and any live-in aides.

If approved by SNRHA, a live-in aide may live in the group home with a person with disabilities. SNRHA must approve a live-in aide if needed as a reasonable accommodation so the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in a group home, a separate lease and HAP contract is executed for each assisted family, and the standard form of the HAP contract is used.

### **15-III.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION**

Unless there is a live-in aide, the family unit size for an assisted occupant of a group home must be 0- or 1-bedroom, depending on SNRHA's subsidy standard. If there is a live-in aide, the aide must be counted in determining the household's unit size.

The payment standard used to calculate the HAP is the lower of the payment standard for the family unit size or the prorata share of the payment standard for the group home size. The prorata share is calculated by dividing the number of persons in the assisted household by the number of persons (assisted and unassisted) living in the group home.

The HAP for an assisted occupant in a group home is the lower of the payment standard minus the TTP or the gross rent minus the TTP.

The utility allowance for an assisted occupant in a group home is the prorata share of the utility allowance for the group home.

The rents paid for participants residing in group homes are subject to generally applicable standards for rent reasonableness. The rent for an assisted person must not exceed the prorata portion of the reasonable rent for the group home. In determining reasonable rent, SNRHA should consider whether sanitary facilities and facilities for food preparation and service are common facilities or private facilities.



### 15-III.C. HOUSING QUALITY STANDARDS

HQS requirements described in Chapter 8 apply to group homes except for the requirements stated below.

- *Sanitary Facilities:* A group home must have at least one bathroom in the facility, with a flush toilet that can be used in privacy, a fixed basin with hot and cold running water, and a shower or bathtub with hot and cold running water. A group home may contain private or common bathrooms. However, no more than four residents can be required to share a bathroom.
- *Food Preparation and Service:* Group home units must contain a kitchen and dining area with adequate space to store, prepare, and serve food. The facilities for food preparation and service may be private or may be shared by the residents. The kitchen must contain a range, an oven, a refrigerator, and a sink with hot and cold running water. The sink must drain into an approvable public or private disposal system.
- *Space and Security:* Group homes must contain at least one bedroom of appropriate size for every two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents.
- *Structure and Material:* To avoid any threat to the health and safety of the residents, group homes must be structurally sound. Elevators must be in good condition. Group homes must be accessible to and usable by residents with disabilities.
- *Site and Neighborhood:* Group homes must be located in a residential setting. The site and neighborhood should be reasonably free from hazards to the health, safety, and general welfare of the residents, and should not be subject to serious adverse conditions, such as:
  - Dangerous walks or steps
  - Instability
  - Flooding, poor drainage
  - Septic tank back-ups
  - Sewage hazards
  - Mud slides
  - Abnormal air pollution
  - Smoke or dust
  - Excessive noise
  - Vibrations or vehicular traffic
  - Excessive accumulations of trash
  - Vermin or rodent infestation, and
  - Fire hazards.





The housing quality standards applicable to lead-based paint do not apply.

## **PART IV: SHARED HOUSING**

[24 CFR 982.615 through 982.618]

### **15-IV.A. OVERVIEW**

Shared housing is a single housing unit occupied by an assisted family and another resident or residents. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family.

An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons. The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner. The resident owner may not be related by blood or marriage to the assisted family.

If approved by SNRHA, a live-in aide may reside with the family to care for a person with disabilities. SNRHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in shared housing, a separate lease and HAP contract are executed for each assisted family, and the standard form of the HAP contract is used.

### **15-IV.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION**

The payment standard for a family in shared housing is the lower of the payment standard for the family unit size or the prorata share of the payment standard for the shared housing unit size.

The prorata share is calculated by dividing the number of bedrooms available for occupancy by the assisted family in the private space by the total number of bedrooms in the unit.

The HAP for a family in shared housing is the lower of the payment standard minus the TTP or the gross rent minus the TTP. The utility allowance for an assisted family living in shared housing is the prorata share of the utility allowance for the shared housing unit.

The rents paid for families living in shared housing are subject to generally applicable standards for rent reasonableness. The rent paid to the owner for the assisted family must not exceed the pro-rata portion of the reasonable rent for the shared unit. In determining reasonable rent, SNRHA should consider whether sanitary and food preparation areas are private or shared.

### **15-IV.C. HOUSING QUALITY STANDARDS**

SNRHA may not give approval to reside in shared housing unless the entire unit, including the portion of the unit available for use by the assisted family under its lease, meets the housing quality standards.

HQS requirements described in Chapter 8 apply to shared housing except for the requirements stated below.



- *Facilities Available for the Family:* Facilities available to the assisted family, whether shared or private, must include a living room, a bathroom, and food preparation and refuse disposal facilities.
- *Space and Security:* The entire unit must provide adequate space and security for all assisted and unassisted residents. The private space for each assisted family must contain at least one bedroom for each two persons in the family. The number of bedrooms in the private space of an assisted family must not be less than the family unit size. A 0-bedroom or 1-bedroom unit may not be used for shared housing.

## **PART V: COOPERATIVE HOUSING**

[24 CFR 982.619]

### **15-V.A. OVERVIEW**

This part applies to rental assistance for a cooperative member residing in cooperative housing. It does not apply to assistance for a cooperative member who has purchased membership under the HCV homeownership option, or to rental assistance for a family that leases a cooperative housing unit from a cooperative member.

A cooperative is a form of ownership (nonprofit corporation or association) in which the residents purchase memberships in the ownership entity. Rather than being charged “rent” a cooperative member is charged a “carrying charge.”

When providing HCV assistance in cooperative housing, the standard form of the HAP contract is used.

### **15-V.B. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION**

The payment standard and utility allowance are determined according to regular HCV program requirements.

The HAP for a cooperative housing unit is the lower of the payment standard minus the TTP or the monthly carrying charge for the unit, plus any utility allowance, minus the TTP. The monthly carrying charge includes the member’s share of the cooperative debt service, operating expenses, and necessary payments to cooperative reserve funds. The carrying charge does not include down payments or other payments to purchase the cooperative unit or to amortize a loan made to the family for this purpose.

### **15-V.C. HOUSING QUALITY STANDARDS**

All standard HQS requirements apply to cooperative housing units. There are no additional HQS requirements.

## **PART VI: MANUFACTURED HOMES**

[24 CFR 982.620 through 982.624]

### **15-VI.A. OVERVIEW**



A manufactured home is a manufactured structure, transportable in one or more parts, that is built on a permanent chassis, and designed for use as a principal place of residence. HCV-assisted families may occupy manufactured homes in two different ways.

(1) A family can choose to rent a manufactured home already installed on a space and SNRHA must permit it. In this instance program rules are the same as when a family rents any other residential housing, except that there are special HQS requirements as provided in 15-VI.D below.

(2) HUD also permits an otherwise eligible family that owns a manufactured home to rent a space for the manufactured home and receive HCV assistance with the rent for the space. SNRHA may, but is not required to, provide assistance for such families.

## **15-VI.B. SPECIAL POLICIES FOR MANUFACTURED HOME OWNERS WHO LEASE A SPACE**

### **Family Income**

In determining the annual income of families leasing manufactured home spaces, the value of the family's equity in the manufactured home in which the family resides is not counted as a family asset.

### **Lease and HAP Contract**

There is a separate Tenancy Addendum (Form 52642-a) and separate HAP Contract (Form 52642) for this special housing type.

## **15-VI.C. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION**

### **Payment Standards**

The FMR for a manufactured home space is generally 40 percent of the published FMR for a 2-bedroom unit or, where approved by HUD, the 40th percentile of the rental distribution of manufactured home spaces for the FMR area. SNRHA may establish a payment standard for manufactured home spaces that is between 90-110 percent of the FMR for manufactured home spaces.

### **Utility Allowance**

SNRHA must establish utility allowances for manufactured home space rental. For the first 12 months of the initial lease term only, the allowance must include an amount for a utility hook-up charge if the family actually incurred a hook-up charge because of a move. This allowance will not be given to a family that leases in place. Utility allowances for manufactured home space must not include the costs of digging a well or installing a septic system.

### **Space Rent**

The space rent is the sum of the rent to the owner for the manufactured home space, any charges for maintenance and management provided by the owner, and the utility allowance for tenant-paid utilities.

### **Housing Assistance Payment**



The HAP for a manufactured home space under the housing choice voucher program is the lower of the payment standard minus the TTP or the (gross) manufactured home space rent minus the TTP.

### **Rent Reasonableness**

Initially, and annually thereafter SNRHA must determine that the rent for the manufactured home space is reasonable based on rents for comparable manufactured home spaces. SNRHA must consider the location and size of the space, and any services and maintenance to be provided by the owner. By accepting the monthly HAP check, the owner certifies that the rent does not exceed rents charged by the owner for comparable unassisted spaces in the manufactured home park or elsewhere.

### **15-VI.D. HOUSING QUALITY STANDARDS**

Under either type of occupancy described in 15-VI.A above, the manufactured home must meet all HQS performance requirements and acceptability criteria discussed in Chapter 8 of this plan. In addition, the following requirement applies:

#### ***Manufactured Home Tie-Down***

A manufactured home must be placed on the site in a stable manner, and must be free from hazards such as sliding or wind damage. The home must be securely anchored by a tie-down device that distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist overturning and sliding.

## **PART VII. HOMEOWNERSHIP**

[24 CFR 982.625 through 982.643]

### **15-VII.A. OVERVIEW [24 CFR 982.625]**

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option will be an existing participant in the HCV tenant-based program, and must be in good standing. SNRHA has demonstrated the capacity to operate a successful HCV homeownership program as defined by the regulations and will use financial instruments that are recognized and accepted by governmental agencies or the secondary market of Fannie Mae, Freddie Mac or FHA.

Except in the case of reasonable accommodation, there is only one form of homeownership assistance currently available that SNRHA may offer under this option and that is monthly homeownership assistance payments.

SNRHA may offer homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities or elderly. It is the sole responsibility of SNRHA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. SNRHA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability.



SNRHA will review request for reasonable accommodations and may approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

Criteria to be used to demonstrate SNRHA capacity:

- SNRHA requires the financing for purchase of a home under its Housing Choice Voucher homeownership program complies with secondary mortgage market requirements; or complies with generally accepted private sector underwriting standards.
- SNRHA reserves the right to impose additional criteria on the financial instruments, depending on family circumstances or changes in the homeownership market. SNRHA will offer only the monthly homeownership assistance payments at this time

#### **15-VII.B. FAMILY ELIGIBILITY [24 CFR 982.627]**

The family must meet all of the requirements listed below before the commencement of homeownership assistance. SNRHA may also establish additional initial requirements as long as they are described in SNRHA administrative plan.

- The family must have been admitted to the Housing Choice Voucher program for at least one year.
- The family must qualify as a first-time homeowner, or may be a cooperative member.
- The non-disabled/elderly family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. SNRHA may establish a higher income standard for families. However, a family that meets the federal minimum income requirement (but not SNRHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing that is sufficient to purchase an eligible unit. Welfare assistance can not be used to determine minimum income requirements.
- For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.
- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (the term 'full-time employment' means not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family. Continuously employed shall be defined as a break for no more than two months during a consecutive 12 month period.



- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, SNRHA must grant an exemption from the employment requirement if SNRHA determines that it is needed as a reasonable accommodation.
- The family does not owe money to SNRHA or any other PHA.
- The family has not committed any serious or repeated violations of a SNRHA-assisted lease within the past year.
- The family is in good standing with all terms of the family obligations and has been so for at least one year.
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option.
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- The family must attend all scheduled training and referral service meetings.
- The family must report all changes in income and family composition with 10 calendar days of said change, in writing.
- The family must choose lenders where underwriting criteria comply with basic mortgage lending. No predatory lending practices will be approved in this program.
- The family must select an existing home within Clark County, the City of Las Vegas or North Las Vegas or under construction at the time the participant enters into a Contract of Sell.
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).
- The family must provide SNRHA with a copy of the contract of sale; proof of hazard insurance; insurance credit underwriting requirements for FHA – insured single family mortgage loans. (HUD Handbook 4155.1)
- The home must pass an initial SNRHA HQS inspection. The family must also have an independent professional home inspection to inspect the home to identify physical defects and the condition of major building systems and components. A copy of the independent inspection report must be given to SNRHA. The family must pay for the independent inspection. Any failed items in an Independent inspection may be grounds to deny the contract of homeownership from being signed.
- The seller is responsible for completing necessary pre-purchase repairs.
- The selected home must be a one unit property or single dwelling unit in a cooperative or condominium.



- The family must agree to complete a pre-homeownership counseling program and post training, as required.
- The family must provide evidence of payment of taxes and homeowner's insurance annually.
- The family must sign a contract of Homeownership Obligations
- The family must notify SNRHA of any foreclosure notices or late notices received from their lenders within 10 calendar days of receiving said notice. If client receives more than three (3) late notices that were more than 30 calendar days delinquent within a calendar year, the participant must attend post homeownership counseling or shall be terminated from the HCV Homeownership program.
- The family does not owe SNRHA or any other PHA a bad debt.
- The family must participate and graduate from FSS, except for the elderly and disabled.

#### **15-VII.C. SELECTION OF FAMILIES [24 CFR 982.626]**

Unless otherwise provided (under the homeownership option), SNRHA may limit homeownership assistance to families or purposes defined by SNRHA, and may prescribe additional requirements for commencement of homeownership assistance for a family. Any such limits or additional requirements must be described in SNRHA administrative plan.

If SNRHA limits the number of families that may participate in the homeownership option, SNRHA must establish a system by which to select families to participate.

SNRHA has designated one hundred fifty (150) vouchers to be used in the homeownership program. SNRHA reserves the right to adjust the number of vouchers available depending on the capacity of SNRHA and changes in the market. SNRHA may exceed the number of units planned if it is necessary as a reasonable accommodation for a person with a disability. If this occurs, SNRHA reserves the right to reduce the number of homeownership units offered in subsequent years.

Within preference and non-preference categories, families will be selected according to the date and time of their application for participating in the homeownership option approved by SNRHA.

All families must meet eligibility requirements as defined in Section 15-VII.B of this plan.

#### **15-VII.D. ELIGIBLE UNITS [24 CFR 982.628]**

In order for a unit to be eligible, SNRHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD's "eligible housing" requirements. The unit may not be any of the following:
  - A public housing or Indian housing unit (except as approved by HUD)
  - A unit receiving Section 8 project-based assistance;
  - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;



- A college or other school dormitory;
- On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.
- Rent to own units.
- The unit must be under construction (footer poured and in place) or already exist at the time the family enters into the contract of sale.
- The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.
- The unit must have been inspected by SNRHA and by an independent inspector designated by the family.
- The unit must meet Housing Quality Standards (see Chapter 8).
- For a unit where the family will not own fee title to the real property (such as a manufactured home), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.

For SNRHA-owned units all of the following conditions must be satisfied:

- SNRHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a SNRHA-owned unit is freely selected by the family without SNRHA pressure or steering;
- The unit is not ineligible housing;
- SNRHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any SNRHA provided financing. All of these actions must be completed in accordance with program requirements.

SNRHA must not approve the unit if SNRHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

#### **15-VII.E. ADDITIONAL SNRHA REQUIREMENTS FOR SEARCH AND PURCHASE [24 CFR 982.629]**

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. SNRHA may establish the maximum time that will be allowed for a family to locate and purchase a home, and may require the family to report on their progress in finding and purchasing a home.

If the family is unable to purchase a home within the maximum time established by SNRHA, SNRHA may provide additional time for the family to search. Documentation requesting the additional time will be provided by the family.

##### SNRHA Policy

The family will be allowed 120 calendar days to identify a unit and submit a sales contract to SNRHA for review. The family will be allowed an additional 120 calendar days to close on the home. SNRHA may grant extensions to either of these periods as a reasonable





accommodation. The length of the extension(s) will be determined on a case-by-case, but in no case will an extension exceed a total of 120 calendar days. The maximum amount of time a family will be given to locate and complete the purchase of a home under the homeownership option is 240 calendar days, unless a reasonable accommodation is requested and approved.

During these periods, the family will continue to receive HCV rental assistance in accordance with any applicable lease and HAP contract until the family vacates the rental unit for its purchased home.

All requests for extensions must be submitted in writing to SNRHA prior to the expiration of the period for which the extension is being requested. SNRHA will approve or disapprove the extension request within 10 calendar days. The family will be notified of SNRHA's decision in writing.

The family will be required to report their progress on locating and purchasing a home to SNRHA every 30 calendar days until the home is purchased.

If the participant family cannot complete the purchase of a unit within the maximum required time frame, and is not receiving rental assistance under a HAP contract at the time the search and purchase time period expires, the family will be allowed to lease a unit and remain in the rental program, so long as they are still in good standing with the program.

#### **15-VII.F. HOMEOWNERSHIP COUNSELING [24 CFR 982.630]**

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by SNRHA and be a graduate of the Family Self-Sufficiency Program, except elderly or disabled. HUD suggests the following topics for SNRHA-required pre-assistance counseling:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in SNRHA jurisdiction;
- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- Information about the Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.) (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.



SNRHA may adapt the subjects covered in pre-assistance counseling (as listed) to local circumstances and the needs of individual families.

SNRHA may also offer additional counseling after commencement of homeownership assistance (ongoing counseling). If SNRHA offers a program of ongoing counseling for participants in the homeownership option, SNRHA shall have discretion to determine whether the family is required to participate in the ongoing counseling.

If SNRHA does not use a HUD-approved housing counseling agency to provide the counseling, SNRHA will ensure that its counseling program is consistent with the counseling provided under HUD's Housing Counseling program.

#### SNRHA Policy

SNRHA shall require all participants to attend a HUD-Certified Counseling Program.

SNRHA may require all families to attend and complete post-purchase ongoing homeownership counseling, if there are payment concerns.

All families wishing to participate in the Homeownership Program must complete a minimum of the regular eight hours of pre-purchase homeownership counseling and any individually required HUD approved counseling sessions.

### ***DOWN PAYMENT REQUIREMENTS***

- A minimum down payment as required by the lender of three (3) percent from the participant, of which one (1) percent must be from the participant's personal resources.

### ***FINANCIAL REQUIREMENTS***

- The family must secure its own financing for the home purchase with an approval lender. The participant must submit a mortgage approval letter.
- SNRHA will not directly or indirectly make choices of lenders although we may provide participants with a list of multiple approved lenders as a tool.
- SNRHA must review and approve the lender contract, prior to signing participants Housing Choice Voucher Homeownership contract to ensure it does not have any predatory lending and the family can afford the proposed financing.
- No balloon payment or variable interest rate mortgages will be approved.
- Neither SNRHA nor HUD will guarantee any mortgage financed under this program.
- Contract of sale must contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 24 CFR; Part 24.

### ***PAYMENT GENERAL***

- Once SNRHA executes a Contract of Homeownership Obligations with the participant, which will occur after all documents, inspections and contracts have been received and approved,



Housing Assistance Payments (HAP) will be made to the participant payable to the participant on the first (1<sup>st</sup>) of each month.

- Housing Choice Voucher Program payment will equal the lower of (1) the payment standard minus the total tenant payment; or the family's monthly homeownership expenses minus the total tenant payment. In determining the amount of the homeownership assistance payment, SNRHA will use the same payment standard, utility allowance, payment standard and subsidy assistance as used in the Housing Choice Voucher Program.
- The family is responsible for the monthly homeownership expenses not reimbursed by the HAP. Repeated late payments to the lender shall result in the participant's termination. Repeated is defined as "two late payments within 6 months consecutive period. The family will be referred to post-counseling if late payments are verified. If the family refuses to attend, the family shall be terminated. (See Chapter 12)
- SNRHA must use the UA schedule and payment standard applicable to the Housing Choice Voucher Rental Program. Occupancy standards shall not change after commencement of the contract.
- A family that defaults on their mortgage must reapply for the Housing Choice Voucher tenant-based program to receive Housing Choice Voucher rental assistance. They will not be considered under continuous occupancy.

### ***FAMILY OBLIGATIONS***

- Homeownership assistance will be paid only while the family is residing in the home.
- The family must comply with the following family obligations:
  - ***Ongoing counseling*** – referred as required to ensure no foreclosures.
  - ***Compliance with mortgage*** – Must comply with the terms of the mortgage securing debt incurred to purchase the home and any refinancing of such debt.
  - ***Prohibition against conveyance or transfer of home*** – (i) So long as the family is receiving homeownership assistance, use and occupancy of the home is subject to §982.551(h) and (I). The family may not sell, convey or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home.
    - (ii) In the case of assistance for a homeowner, the family may grant a mortgage on the home for debt incurred to finance purchase of the home or any refinancing of such debt.
    - (iii) Upon death of a family member who holds, in whole or in part, title to the home or ownership of cooperative membership shares for the home, home ownership assistance may continue pending settlement of the descendant's estate, notwithstanding transfer of title by operation of law to the descendant's executor or legal representative, so long as the home is solely occupied by remaining family members in accordance with §982.55(h).



- **Supplying required information** – (i) The family must supply required information to SNRHA in accordance with 982.551(b).
- (ii) In addition to other required information, the family must supply any information, as required by SNRHA or HUD concerning:
  - A. Any mortgage or other debt incurred to purchase the home, and any refinancing of such debt (including information needed to determine whether the family has defaulted on the debt, and the nature of any such default), and information on any satisfaction or payment of the mortgage debt;
  - B. Any sale or other transfer of any interest in the home; or
  - C. The family’s home ownership expenses.
- **Notice of move out** – The family must notify SNRHA before the family moves out of the home or put the home up for sell. SNRHA prohibits moves within the first five years under the program.
- **Notice of Mortgage Default** – The family must notify SNRHA if the family defaults on a mortgage securing any debt incurred to purchase the home.
- **Must provide annually statement of mortgage payment to verify payments are made on time each month.** This will be submitted at annual recertification.
- All other Housing Voucher Program family HUD required family obligations.

### ***Denial/Termination of Assistance***

- SNRHA may deny permission to move or continue with HAP payments, in accordance with Section 24 CFR 982.552, including termination of assistance for violation of any family obligations described in Section 24 CFR 982.632 and/or in SNRHA’s Housing Choice Voucher Administrative Plan, Chapter 15 “Denial/Termination of Assistance”.
- Homeownership Participants who opt out of this program or who are terminated must reapply for Housing Choice Voucher Tenant-Based Assistance if they choose, only when the wait list is opened.
- SNRHA will further terminate assistance for any member of the family that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage securing debt incurred to purchase the home, or any refinancing of such debt.

### **ADDITIONAL REQUIREMENTS**

- Annual re-exams will be conducted and appropriate adjustments made.
- Two late mortgage payments within six- (6) month period may result in required post counseling for which the client must attend or be terminated from the HCV Homeownership program.

### **OTHER ITEMS**

- SNRHA will earn the same administrative fees as in the tenant-based rental program for each month that home ownership assistance is paid.



- The family must provide SNRHA with a copy of the contract of sale.
- Head of household and any spouse of the head of household that has previously defaulted on a mortgage obtained through the home ownership option are barred from receiving future Housing Choice Voucher homeownership assistance.
- Prohibition on ownership interest on second residence: During the time the family receives homeownership assistance, no family member may have any ownership interest in any other residential property [24CFR 982.633 (7).]

### *Homeownership Expenses*

- SNRHA has established the following allowances to be used in determining expenses for all homeownership families. ~~Current participants shall have previously approved allowances decreased at their second annual recertification date after this policy change (2015) (real estate Taxes, Home Insurance, Allowances for major repairs, and Maintenance allowance.~~ Deductions are:
  - Principle and Interest on initial mortgage
  - Utility Allowance
  - **Real Estate Taxes**
  - **Home Insurance**
  - **\$50 monthly home repair/maintenance allowance**
  - Current participants with current HOA allowances as of July 2012 shall be grandfathered to allow the allowance to remain for condos only. All future participants shall not receive HOA allowances. SNRHA shall not pay increased subsidy towards mortgage loans as a result of equity loan after the initial contract or any other increases in mortgage debt amounts.
  - SNRHA shall decrease subsidy assistance when refinancing of the mortgage results in lowered payments.

## **15-VII.G. HOME INSPECTIONS, CONTRACT OF SALE, AND SNRHA DISAPPROVAL OF SELLER [24 CFR 982.631]**

### **Home Inspections**

SNRHA may not commence monthly homeownership assistance payments or provide down payment assistance grants for a family until SNRHA has inspected the unit and has determined that the unit passes HQS.

HQS Inspections may be completed after closing but prior to contract effective date of the HAP contract. However, we will require a passed HQS Inspection.

An independent professional inspector selected by and paid for by the family must inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.



SNRHA may not require the family to use an independent inspector selected by SNRHA. The independent inspector may not be a SNRHA employee or contractor, or other person under control of SNRHA. However, SNRHA may establish standards for qualification of inspectors selected by families under the homeownership option.

SNRHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with HQS.

SNRHA shall not conduct annual HQS inspections on homeownership units after the first initial Inspection.

### **Contract of Sale**

Before commencement of monthly homeownership assistance payments, a member or members of the family (one must be head of household) must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give SNRHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

### **Disapproval of a Seller**

In its administrative discretion, SNRHA may deny approval of a seller for the same reasons a SNRHA may disapprove an owner under the regular HCV program [see 24 CFR 982.306(c)].

## **15-VII.H. FINANCING [24 CFR 982.632]**

SNRHA may establish requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. SNRHA must establish policies describing these requirements in the administrative plan.

### SNRHA Policy

As a check against predatory lending, SNRHA will review the financing and refinancing of each purchase transaction, including estimated closing cost. SNRHA will not approve loans for features, such as balloon payments, adjustable rate mortgages, and unusually high interest rates. SNRHA will not approve any loans that contain predatory practices. SNRHA also will not approve "seller financing" or "owner held" mortgages. Beyond these basic criteria,



SNRHA will rely on the lenders or the secondary market to determine the loan that will be affordable to program participants.

A SNRHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

#### **15-VII.I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS [24 CFR 982.633]**

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, SNRHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to SNRHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to SNRHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by SNRHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify SNRHA within 30 calendar days, when they have refinanced their mortgage or taken out an equity loan and provide the new documents.
- The family must notify SNRHA before moving out of the home.
- The family must notify SNRHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.
- The family may comply with all post assistance counseling requirements.
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).
- The family must, at annual reexamination, document that the family is current on mortgage, insurance, taxes and utility payments.
- For non-elderly/non-disabled families; the family shall maintain at least one adult in the household that maintains full time employment, which is considered at least 30 hours per week.

#### **15-VII.J. MAXIMUM TERM OF HOMEOWNER ASSISTANCE [24 CFR 982.634]**



Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least six (6) months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

#### **15-VII.K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES [24 CFR 982.635]**

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment. This amount shall not increase as a result of the family taking out equity loans or other loan mortifications resulting in increased mortgage payments.

In determining the amount of the homeownership assistance payment, SNRHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher program.

SNRHA may pay the homeownership assistance payments directly to the family, or at SNRHA's discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, SNRHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, SNRHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

#### SNRHA Policy

SNRHA will allow the following homeownership expenses:





The PHA must adopt policies for determining the amount of homeownership expenses to be allowed by the PHA in accordance with HUD requirements.

Homeownership expenses (not including cooperatives) only include amounts allowed by the PHA to cover:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;

- SNRHA utility allowance for the home;

- Principal and interest on mortgage debt;

- If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;

- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].

- For a condominium unit, condominium operating charges, or maintenance fees assessed by the condominium homeowner association; HOA for condos currently under the HCV Program shall remain and considered grandfathered in to receive this deduction. All others will be removed at the next annual.

- Monthly principal and interest on debt for handicap accessible improvements.

- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].

Homeownership expenses for a cooperative member may only include amounts allowed by the PHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;

- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;

- Home insurance;

- \$50.00 annually

- SNRHA utility allowance for the home; and

- Major repairs and replacement limited to \$100.00 annually

- Maintenance Allowance of \$50.00 annually

SNRHA will not deduct additional expenses for homes such as extra home life coverage, etc take out against a mortgage nor will it pay additional subsidy for equity loans against the original mortgage or other refinancing that result in increase payments. Refinancing that result in decreased mortgage



obligations shall result in decreased subsidy payments effective the month after the change. All changes must be reported in writing within 30 calendar days of the effective date.

#### **15-VII.L. PORTABILITY [24 CFR 982.636, 982.637, 982.353(b) and (c), 982.552, 982.553]**

Subject to the restrictions on portability included in HUD regulations and SNRHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. SNRHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by SNRHA. SNRHA will determine whether the financing for, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

#### **15-VII.M. MOVING WITH CONTINUED ASSISTANCE [24 CFR 982.637]**

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

SNRHA may deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, SNRHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with SNRHA's policy regarding number of moves within a 12-month period.

SNRHA must deny the family permission to move to a new unit with continued voucher rental assistance if:

- The family defaulted on an FHA-insured mortgage; and
- The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD, to HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

#### SNRHA Policy

For families participating in the homeownership option, requests to move will be approved and/or denied in accordance with SNRHA policies stated in Chapter 10.

SNRHA will not require additional counseling of any families who move with continued assistance.

#### **15-VII.N. DENIAL OR TERMINATION OF ASSISTANCE [24 CFR 982.638]**

At any time, SNRHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).



SNRHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.633 and in accordance with its own policy, with the exception of failure to meet obligations under the Family Self-Sufficiency program as prohibited under the alternative requirements set forth in FR Notice 12-29-2014.

SNRHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt.

#### SNRHA Policy

SNRHA will terminate a family's homeownership assistance if the family violates any of the homeowner obligations, as well as for any of the reasons listed in the Statement of Homeownership Obligation Housing Choice Voucher Homeownership Program. In making its decision to terminate homeownership assistance, SNRHA will consider alternatives as described in Section 12-IIC and other factors described in Section 12-II D. Upon consideration of such alternatives and factors, SNRHA may, on a case-by-case basis, choose not to terminate assistance.

Termination notices will be sent in accordance with the requirements and policies set forth in Section 12-II E.

#### **15-VII.O. DEFAULT**

##### SNRHA Policy

If the family defaults on the home mortgage loan, the participant will not be able to use the homeownership voucher for rental housing but may reapply for the Section 8 -HCV waiting list, if the waiting list is open.

#### **15-VII.P. RECAPTURE**

##### SNRHA Policy

By regulation, SNRHA cannot recapture any of the HCV Homeownership assistance, unless there is an act of fraud.



**Occupancy by Police Officers** – No change

**Non Smoking Policies**- - Change was made to include vaping. Vaping/electronic cigarettes are prohibited for use in units, common areas and within 25 feet of the exterior. E- Cigarettes produce a number of dangerous chemicals for the user and in the second hand smoke which is released into the air.

**Occupancy by Over Income Families** – According to Federal Regulation, if a household's income has exceeded 120% of the area median income (AMI) for two consecutive years, SNRHA must terminate the families within tenancy six (6) of the second income determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair Market Rent (2) the amount of monthly subsidy for the unit including amounts from the operating and capital funds, as determined by regulation.

At the time of the interim or annual if the family is reported to be at or 120 % AMI, the household will be notified of the two year period in writing.

## **Mixed Finance Modernization or Development**

Please refer to the following Demolition and/or Disposition Section for proposed SNRHA's Mixed Finance or Development Plans.

The Wardelle Street Townhouses Project is under new construction of (57) family units, and a Clubhouse/Management Office/Maintenance Building located on a portion of the site of the former Ernie Cragin Terrace (NV210/AMP305 portion of) public housing development located at the corner of Wardelle and Bonanza APN Nos 139-25-410-039 / 139-25-410-040 / 139-25-410-041 totaling 7.77 acres. The parcels were subdivided from three to two parcels by the City of Las Vegas and assigned a new address of 700 Wardelle Street consisting of parcels APN 139-25-405-011 (6.47 acres) and 139-25-405-012 (1.3 acres). The additional 1.3 acres fronting Bonanza Road Street will be available for the future construction of the Strong Start Academy at Wardelle Street which is an Early Childhood Education Center that will be developed by the City of Las Vegas to provide services to the families at the Wardelle Street Townhouses and local community.

The unit mix will be 24-1 bedroom units, 23 2-bedroom units and 10 3-bedroom units which includes 20 public housing at <30% AMI, and 37 project based vouchers (9 at <30% & 28 at <50% AMI). These townhomes will help meet the need for affordable housing in the City of Las Vegas and will complement the City's proposed early childhood educational facility and the County's new East Las Vegas Branch public library, both on adjacent parcels. They will also serve as a stimulus for other developments in the vicinity and promote a more vibrant neighborhood environment. SNRHA will self-develop this project.

The project was awarded \$1 mil in HOME Funds from Clark County and \$1.5 mil in Home Funds from the City of Las Vegas. **Construction was completed February 2021.**

Archie Grant Park is undergoing a Comprehensive Rehabilitation of the 66 units on the northern parcel of the development. The units will be completely stripped replacing all electrical and plumbing infrastructure, roofing, hvac, windows, all appliances and fixtures and interior & exterior painting. New underground water and sewer, landscaping, fencing and the majority of the sidewalks will also be replaced. The 59 units on the southern parcel were upgraded in 2007 but will receive new roofing, hvac units, exterior painting and interior repairs as needed. **Construction was completed March 2021.**

The site is located in a governmentally determined Opportunity Zone, a new investment program to spur economic development in economically-distressed communities under the Tax Cuts and Jobs Act of 2017.

An agreement was signed with Brinshore Development to develop the 35 acres of the Marble Manor project under a mixed-finance, mixed-used development.

Ernie Cragin Terrace 28<sup>th</sup> & Sunrise. **Project is currently on hold pending planned widening of the I-515 by the Nevada Department of Transportation. Status of project will not be known until January 2023.**

**Demolition and/or Disposition**

As a result of the Authority’s extensive redevelopment activities, several of the Authority’s family developments were included as considerations for demolition and/or disposition. Landsman Gardens – NV018013003 and Biegger Estates – NV018013406 have been disposed as part of the Rental Assistance Demonstration (RAD) Program process. Vera Johnson B – NV018002411 originally disposed as part of the Mixed Finance has converted under RAD Program process. Rose Gardens – NV018007403 has been disposed of as part of the RAD Program Conversion and the Old Rose Gardens building ~~is slated for demolition~~ **was demolished**. Espinoza Terrace NV018007404 ~~is to be~~ **has been** disposed as part of the RAD Program Conversion. Vera Johnson Manor “A” - NV018002412 to be disposed as part of the Mixed Finance process. Archie Grant Park NV018007401 ~~is to be~~ **has been** disposed as part of the RAD Program Conversion.

The SNRHA is considering several Public Housing Properties for Demolition or Disposition through Mixed Finance sources. A Request For Qualifications was issued March 2019 to solicit a Master Developer for the Mixed Income Redevelopment of Marble Manor. The selected developer will be responsible for providing a vision of a mixed financed, mixed-income development of the Marble Manor site creating a diverse community incorporated into the surrounding neighborhood. The vision should include strengthening the economic vitality of the area, supporting the functions of daily life including education, recreation, retail and community facilities as well as compliment the goals of the City of Las Vegas Hundred Plan and Vision 2045 Plan for the Historic Westside. The developer will select a consultants, contractor and professional design team as well as identify various sources of public/private financing for the redevelopment. Upon Board Approval in February 2020, The SNRHA entered into a Memorandum of Understanding for planning and redevelopment activities prior to entering into a Master Developer Agreement.

The SNRHA, in March 2019, returned the Chaps for Arthur Sartini Plaza & Annex NV018002402, Ernie Cragin Annex NV018002406, Hullum Homes NV018002407 and Jones Gardens NV018002407.

**SNRHA has submitted or will be submitting Demolition/Disposition application for the following public housing properties:**

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Sherman Annex /Marble Annex/Sherman Gardens/ Villa Capri</b> 1b. Development (project) number: <b>AMP 408</b> (NV39P002006a/203b/214/215)
2. Activity type: <b>Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Planned application</b>
4. Date application planned for submission: <b>TBD</b>
5. Number of units affected: <b>314</b> (154+20+82+60)
6. Coverage of action: <b>Partial or Total AMP</b>
7. Timeline for activity: <b>Projected start date: TBD- Projected end date: TBD</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Archie Grant</b> 1b. Development (project) number: <b>AMP 401</b> (NV39P002005)
2. Activity type: <b>Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Part of 1<sup>st</sup> Group Portfolio RAD Application submitted 2015</b>
4. Date application planned for submission: <b>2015</b>

**Demolition and/or Disposition**

5. Number of units affected: <b>125 [RAD Application affects 59 units]</b>
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date <b>October 2020</b> Projected end date: <del>December 2020</del> <b>March 2021</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Marion Bennett Plaza</b>
1b. Development (project) number: <b>AMP 413 (NV39P018316)</b>
2. Activity type: <b>Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Part of 1<sup>st</sup> Group Portfolio RAD Application submitted 2015</b>
4. Date application planned for submission: <b>2015</b>
5. Number of units affected: <b>65</b>
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: <b>Rad Conversion Commitment Received March 2019</b> Projected end date: <b>November 2019</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Lubertha Johnson</b>
1b. Development (project) number: <b>AMP 401 (NV39P0181321)</b>
2. Activity type: <b>Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Part of 1<sup>st</sup> Group Portfolio RAD Application submitted 2015</b>
4. Date application planned for submission: <b>2015</b>
5. Number of units affected: <b>112</b>
6. Coverage of action: Partial or Total AMP
7. Timeline for activity: Projected start date: <b>Rad Conversion Commitment Received April 2019</b> Projected end date: <b>November 2019</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>James Down Towers</b>
1b. Development (project) number: <b>AMP 402 (NV39P002012)</b>
2. Activity type: <b>Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Part of 2<sup>nd</sup> Group Portfolio RAD Application submitted 2015</b> RFP solicited for General Contractor
4. Date application planned for submission: <b>2015</b>
5. Number of units affected: <b>200</b>
6. Coverage of action: Partial or Total AMP
7. RFP issued February 2019 to select General Contractor/Construction Manager to provide development consultation and construction services for comprehensive rehabilitation.
8. Timeline for activity: Projected start date: <b>TBA</b> Projected end date: <b>TBA</b>



**Demolition and/or Disposition**

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Otto Merida Desert Villas</b>
1b. Development (project) number: <b>AMP 405 (NV39P002048)</b>
2. Activity type: <b>Demolition and/or Disposition through the Rental Assistance Demonstration (RAD) Program or Mixed Finance process</b>
3. Application status: <b>Part of 1<sup>st</sup> Group Portfolio RAD Application submitted 2015</b>
4. Date application planned for submission: <b>2015</b>
5. Number of units affected: <b>60</b>
6. Coverage of action: <b>Partial or Total AMP</b>
7. Timeline for activity: Projected start date: <b>TBA</b> Projected end date: <b>TBA</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Marble Manor</b>
1b. Development (project) number: <b>AMP 407 (NV39P002001/02/03a/04a)</b>
2. Activity type: <b>Demolition and/or Disposition or Mixed Finance/Mixed Income development process</b>
3. Application status: <b>TBA</b>
4. Date application planned for submission: <b>TBA</b>
5. Number of units affected: <b>235</b>
6. Coverage of action: <b>Partial or Total AMP</b>
7. Timeline for activity: Projected start date: <b>TBA</b> Projected end date: <b>TBA</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Former Ernie Cragin Terrace</b>
1b. Development (project) number: <b>Former AMP 305 (NV39P002009/010/013)</b>
2. Activity type: <b>Demolition and/or Disposition through a Mixed Finance process</b>
3. Application status: <b>#DDA0003322 Approved 05/18/2009. Demolition completed 2010. Disposition of vacant land: TBD</b>
4. Date application planned for submission: <b>08/2008; Amended 03/2016</b>
5. Number of units affected: <b>251</b>
6. Coverage of action: Demolition: <b>Total AMP - demolition completed 2010</b> Disposition Vacant Land: <b>Partial or Total</b>
<ul style="list-style-type: none"> <li>• NV39P002009 [Vacant Land: APN139-36-3002-005. Acreage 6.05]</li> <li>• NV39P002010 [Vacant Land: APN 139-36-210-004. Acreage 9.01]</li> </ul>
7. NV39P002013 [Vacant Land: APN 139-25-410-039/040/041. Acreage 7.73] – disposition application submitted March 2019 to develop Wardelle Street Townhouses LLC est. July 2019
8. Timeline for activity: <b>Disposition of Vacant Land through Mixed Finance process</b> Projected start date: <b>Est TBD</b> Projected end date: <b>Est. TBD</b>



U.S. Department of Housing and Urban Development  
San Francisco Regional Office - Region IX  
One Sansome Street, Suite 1200  
San Francisco, California 94104-4430  
www.hud.gov  
espanol.hud.gov

June 23, 2020

Chad Williams  
Executive Director  
Southern Nevada Regional Housing Authority  
340 N 11<sup>th</sup> Street  
Las Vegas, NV 89101

Dear Mr. Williams:

This letter is in response to the Southern Nevada Regional Housing Authority's (SNRHA) request to renew its Designated Housing Plan (Plan) approved on May 17, 2011, with a subsequent 2-year extension beginning on May 19, 2018. The San Francisco Field Office received a request to further extend the Plan on February 11, 2020.

#### Elderly Population Designation

Development Name	Development Number	Bedroom Type Proposed for Designation			Total Units Proposed for Designation	Total Public Housing Units
		0 - BR	1 - BR	2 - BR		
Levy Gardens	NV018002404	46	102	2	150	150
James Down Towers	NV018002403	0	198	2	200	200
Sartini Plaza	NV018002402	0	218	2	220	220
<b>Total</b>		46	518	6	570	570

The renewal Plan has been technically approved on April 10, 2020. HUD has 60 days from the submission of the request for the extension of the designated housing plan to provide their assessment. The Plan was still reviewed in accordance with the requirements of Section 7 of the United States Housing Act, as amended, and Notice PIH 2007-01 (HA).

The Plan will be in effect for 2 years from the day following the expiration of the current Plan, April 10, 2022. Prior to the expiration of the 2-year period, the SNRHA may submit written requests for an additional 2-year extension. If you have any questions, please feel free to contact Rebecca Rudzianis, Portfolio Management Specialist, at (415) 489-6636.

The Department wishes the SNRHA continued success in implementing its Designated Housing Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerard Windt". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke extending to the right.

Gerard Windt  
Director  
Office of Public Housing

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

**FY~~2021~~ 2022 ANNUAL PLAN**

**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 Funds (RHF).

The SNRHA is amending its Annual 2018 PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) Portfolio Application for Group I. As a result, the SNRHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17 and any successor Notices. These resident rights, participation, waiting list and grievance procedures are listed in the beginning of this document. Additionally, the SNRHA certifies that it is currently compliant with all fair housing and civil rights requirements.

Please be aware that upon conversion, the Authority’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that SNRHA may also borrow funds to address their capital needs. The SNRHA will also be contributing Operating Reserves in the estimated amount of \$1MIL and/or Capital Funds in the estimated amount of \$6MIL towards these new conversions. The SNRHA currently has **no** debt under the Capital Fund Financing Program or under an Energy Performance Contract.

The SNRHA continues with its efforts to convert more public housing assistance under the RAD Program. The SNRHA currently is **not** under a voluntary compliance agreement, consent order or consent decree, ~~or~~ final judicial ruling or administrative ruling or decision therefore; there is no negative impact by the conversion activities. Additionally, SNRHA certifies that all RAD conversion comply and will continue to comply with all applicable site selection and neighborhood review standards and all appropriate procedures have been and will continue to be followed.

Below please find a table listing each of the provisions affecting residents’ rights, participation, waiting list and grievance procedures. The table lists the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing. This list is not a substitute for providing a copy of the relevant tenant protections listed below.

<b>Project Based Voucher (PBV) Requirements (Section 1.6 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH2016-17</b>	<b>Project Based Rental Assistance (PBRA) Requirements (Section 1.7 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH2016-17</b>
--	---

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

<b>Tenant Protections Under Notice H 2016-17; PIH 2016-17</b>	
1. Right to Return and Relocation Assistance	1. Right to Return and Relocation Assistance
<b>Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)</b>	
1. No re-screening of tenants upon conversion	1. No re-screening of tenants upon conversion;
2. Under-Occupied Unit	2. Under-Occupied Unit (See Section 1.7)
3. Renewal of Lease	3. N/A
4. Phase-in of tenant rent increase:	4. Phase-in of tenant rent increase:
5. FSS and ROSS-SC programs;	5. FSS and ROSS-SC programs;
6. Resident Participation and Funding.	6. Resident Participation and Funding.
7. Termination notification	7. Termination notification
8. Grievance process	8. Grievance process
9. Earned Income Disregard.	9. Earned Income Disregard.
10. Jobs Plus	10. Jobs Plus
11. When Total Tenant Payment Exceeds Gross Rent	11. When Total Tenant Payment Exceeds Gross Rent
<b>Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)</b>	
1. Establishment of Waiting List	1. Establishment of Waiting List
2. Choice Mobility	2. Choice Mobility

**SNRHA RAD Conversion Status is as follows:**

**Project Description**

Vera Johnson Manor “B” (former AMP 410)  
503 North Lamb Blvd., Las Vegas, NV 89110  
APN#: 140-31-501-017 (9.46 acres)

RAD Conversion Update: In 2016 the SNRHA converted Vera Johnson Manor B, a 112-unit family public housing development located in the City of Las Vegas, Nevada, to Project Based Section 8 under the Rental Assistance Demonstration Program. Vera Johnson Manor B initially closed in 2015 as a Mixed Finance Transaction. Construction was completed in May 2016 and the property reached 100% lease-up in June 2016. After construction was completed 104 public housing units were converted to RAD in November 2016. The SNRHA partnered with Nevada HAND for this project.

Financing for Vera Johnson Manor B includes equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division, SNRHA public housing capital funds and HOME funds from the City of Las Vegas.

The property renovations included comprehensive modernization of all 112 family units [104 Public

## **Conversion of Public Housing (RAD)**

### **ATTACHMENT**

Housing Units plus 8 HOME Units] and complete site upgrades. The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the construction of a new single story community/administrative building containing a large multipurpose room, warming kitchen, classrooms, a computer lab, a library/reading room, leasing office, and space for supportive service providers where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.

#### **Project Description**

Landsman Gardens (former AMP 317)  
750 Major Street, Henderson, NV 89015  
APN#: 179-17-503-001 and 003 (11.11 acres)

RAD Conversion Update: In 2014 the SNRHA converted Landsman Gardens, a 100-unit family public housing development located in the Valley View neighborhood of Henderson, Nevada, to Project Based Section 8 under the Rental Assistance Demonstration Program. Landsman Gardens is the first FHA-financed project in the nation to close under the Rental Assistance Demonstration (RAD) program. Construction was completed December 2014 and reached 100% lease-up March 2015.

Financing for Landsman Gardens included tax-exempt bonds issued by the Nevada Housing Division and insured under the FHA 221(d)(4) mortgage guarantee program, equity from the sale of 4% Low Income Housing Tax Credits to PNC Real Estate, short-term tax-exempt bonds for construction from Citi Community Capital, public housing capital funds and operating reserves from the SNRHA, HUD HOME funds from the City of Henderson, Affordable Housing Program (AHP) funds from the Federal Home Loan Bank of San Francisco, sponsored by City National Bank and grant funds from Wells Fargo Housing Foundation.

The property renovations included a comprehensive modernization of all of the units, The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the upgrades of the community/administrative building containing a large multipurpose room, warming kitchen, classrooms, a computer lab, a library/reading room, leasing office, and space for supportive service providers and Learning Center where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.

Landsman Gardens is an important housing asset for the Las Vegas Valley as it includes a complement of scarce two-, three-, four-, and five-bedroom units, serving large families. Through the RAD program the development will be preserved in the long term for a new generation of families in need of decent, safe and affordable housing.

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

**Project Description**

Biegger Estates (former AMP 406)  
5701 Missouri St. #35, Las Vegas, NV 89122  
APN#: 161-28-603-001 (11 acres)

RAD Conversion Update: In 2017 the SNRHA converted Biegger Estates, a 119-unit family public housing development located in Clark County, Nevada, to Project Based Section 8 under the Rental Assistance Demonstration Program. Financing for Biegger Estates included equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division and SNRHA public housing capital funds. Construction was completed in phases with the final phase completed in June 2017 and reached 100% lease-up June 2017. The SNRHA self-develop this project.

Biegger Estates was constructed in 1985 and opened in 1986 as the 8th family housing development of the former Clark County Housing Authority. The property consists of 33 single-story wood frame residential buildings with stucco exteriors on an 11-acre site. The roofs are gable style with asphalt shingles. The unit mix in the 33 residential buildings is as follows:

No. of PH Units	Bdrm Distribution	SF
87	2 Bedroom/1 Bathroom	782 SF
22	3 Bedroom/1 Bathroom	1,009 SF
10	4 Bedroom/2 Bathroom	1,116 SF
<b>119</b>		<b>101,428 SF</b>

No changes to the number of units or the bedroom distribution of the units occurred as part of the conversion.

The property renovations included comprehensive modernization of all 119 family units and complete site upgrades. The comprehensive modernization work included high energy-efficiency standards, high efficiency heating and cooling equipment, EnergyStar appliances, low-E argon thermal pane windows, high R- value wall and attic insulation, ceiling fans, and automatic timer thermostat controls. The development also promotes water conservation with extensive xeriscaping landscape. The work also included the upgrades to the maintenance shop and the community/administrative building containing a multipurpose room, warming kitchen, a computer lab, a library/reading room, leasing office, and space for supportive service providers where the SNRHA and local service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs.

**Estimated Project Schedule**

RAD Application: March 2015 (actual)  
NHD 9% LIHTC Application: May 2015 (actual)  
Construction Start: May 2016 (actual)  
Construction Completion: July 2017 (actual)  
Full Occupancy: July 2017 (actual)

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

**Project Description**

Rose Gardens (AMP 403)  
 1632 Yale Street, North Las Vegas, NV 89030  
 APN #: 139-22-810-041 (3.85 acres)

RAD Conversion Update: In March 2015 the SNRHA submitted a RAD application for Rose Gardens (AMP403) receiving a Conditional Housing Assistance Payment (CHAP) agreement in July 2015 for conversion of assistance to Project Based Voucher (PBV) under RAD. The SNRHA submitted in FY 2016 a Bond/4% Tax Credit Application for the re-development of all 120 units (off-site). The SNRHA partnered with NV HAND for this project.

Rose Gardens was constructed in 1972 and acquired and opened in 1975, as the second senior housing development of the former City of North Las Vegas Housing Authority. Currently Rose Gardens has an Elderly Population Designation. The property consists of 2 three-story low rise elevator style structures on a 3.85-acre site. The buildings are slab on grade with a wood siding exterior. The unit mix is as follows:

No. of PH Units	Bdrm Distribution	SF
60	0 Bedroom/1 Bathroom	370 SF
60	1 Bedroom/1 Bathroom	503 SF
<b>120</b>		<b>52,380 SF</b>

The unit numbers will not change however; the bedroom distribution of the units will change as follows: 70%-85%-1Bdrm units [approx. 600 sq. ft.] and 15%-30% 2Bdrm units [approx. 775 sq. ft.] as part of the conversion.

<u>Name of Public Housing Project:</u>  <b>ROSE GARDENS</b>	<u>PIC Development ID:</u>  <b>NV018007001</b>	<u>Conversion type (i.e., PBV or PBRA):</u>  <b>PBV</b>	<u>Transfer of Assistance:</u> <b>Yes Proposed Location:</b> <b>1731 Yale Street.</b> <b>NLV, NV. 89030</b> <b>APN: 139-22-801-002</b> <u>No. of Units</u> <b>Transferring: 120</b>
<u>Total Units:</u>  <b>120</b>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>  <b>Senior</b>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> <b>Senior</b>	<u>Capital Fund allocation of Development:</u> <b>\$112,549.27</b>
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion:</b>	<b>Change in Number of Units per Bedroom Type and Why?</b>
Studio/Efficiency	60	0	
One Bedroom	60	102	Unit Reconfiguration
Two Bedroom	0	18	Unit Reconfiguration
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	



**Conversion of Public Housing (RAD)**

**ATTACHMENT**

Six Bedroom	0	0	
Total:	120	120	
(If Performing a Transfer of Assistance)	The property proposed for the transfer of assistance is across the street from Rose Gardens [former Casa Rosa Public Housing site which was demolished in July 2010 as approved by HUD and SAC]. This property is also a part of the existing Rose Gardens AMP. The existing units are extremely small 370SF-530SF and very difficult to lease. The proposed units will be more spacious, ranging from 600SF-775SF, with more amenities. Units will be more attractive and more marketable. We propose to relocate the tenants into the new building once the construction is complete at the new location and then demolish the existing Rose Gardens structure; the SNRHA is not anticipating any changes in the policies that govern eligibility, admission, selection and occupancy of units at the project after it has been converted.		

**Estimated Project Schedule**

RAD Application: March 2015 (actual)  
Bond 4% LIHTC Application: July 2016 (actual)  
Construction Start: October 2017 (actual)  
Construction Completion: November 2018 (actual)  
Full Occupancy: January 2019 (actual)

**Project Description**

Espinoza Terrace (AMP 404)  
171 West Van Wagenen Street, Henderson, NV 89015  
APN #: 179-18-401-003 (10.68 acres)

RAD Conversion Update: In 2015 the SNRHA submitted Espinoza Terrace (AMP 404) as part of the first group of its RAD portfolio application. The CHAP was received in March 2017. The SNRHA submitted in FY 2017 a 9% Tax Credit Application for the re-development of all 100 senior units. The project has received HOME Funds allocations in the amount of \$1MIL from Clark County and \$750K from the City of Henderson. Financing is anticipated to close in March 2018 with construction completion in April 2019. The SNRHA will self-develop this project.

Espinoza Terrace entails the acquisition/rehabilitation of an existing 100-unit low-income senior development located in Henderson, NV. The property was constructed in 1973 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:

- o To remove hazardous lead- and asbestos-containing materials and bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;
- o To increase the living area within the units by small bump-outs to exterior walls and/or re-purposing of storage space;
- o To meet and/or exceed energy conservation requirements as detailed in Section 12 of the

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

2017 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 tankless hot water heaters;

- o To increase site security and “defensible space” through landscaping and improved site lighting; and,
- 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.

Espinoza Terrace was constructed in 1973 and consists of 19 single-story wood frame buildings with stucco exteriors on a 10.68-acre site. The roofs are gable style with asphalt shingles. The unit mix in the 19 residential buildings is as follows:

No. of PH Units	Bdrm Distribution	Existing SF	Proposed SF
60	0 Bedroom/1 Bathroom	388 SF	466 SF
36	1 Bedroom/1 Bathroom	547 SF	600 SF
4	2 Bedroom/1 Bathroom	677 SF	692 SF
<b>100</b>		<b>45,680 SF</b>	<b>52,328 SF</b>

At this time we are not anticipating to change the number of units or the bedroom distribution of the units proposed as part of the conversion.

**Estimated Project Schedule**

RAD Application: March 2015 (actual) NHD 9% LIHTC Application: May 2017  
Construction Start: July 2018 (actual)  
Construction Completion: January 2020 (actual)  
Full Occupancy: June 2020

**Next Group of RAD Applications:** Our RAD portfolio application was approved at the 08/21/15 SNRHA Board of Commissioners meeting and was submitted to HUD on 11/05/15. Properties included are as follows

**RAD Portfolio First Group:** 1) Otto Merida (AMP405), 2) Lubertha Johnson (AMP 401), 3) Bennett Plaza (AMP 401), 4) Espinoza Terrace (AMP 404), 5) Hullum Homes (AMP 407), 6) Jones Gardens (AMP 407), 7) Sartini Plaza (AMP 402) and 8) Sartini Annex (AMP 402), 9) Archie Grant (South Parcel) (AMP 401) and 10) Ernie Cragin Terrace (AMP 406) totaling 844 public housing units.

RAD Portfolio First Group Update: In 2015 the SNRHA submitted the First Group of its RAD portfolio application. The CHAP was received on August 24, 2017 and we received an extension from HUD through August 2018. Below, please find specific information related to the Public Housing Developments selected for RAD Portfolio Group 1.

The SNRHA will initially move forward with the RAD conversion of the properties that do not require any capital improvement due to the age of construction and/or due to recent modernization therefore; relocation will not be required at these properties. The SNRHA returned the CHAPS for the following properties in March 2015: Hullum Homes, Jones Gardens, Sartini Plaza, Sartini Annex, and Ernie Cragin Terrace. Archie Grant Park was revised to include both parcels.

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

The status of the remaining properties are as follows:

<b>DEVELOPMENT # 1 - AMP 405</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>OTTO MERIDA DESERT VILLAS</b>	<b>NV018002315</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>3901 East Charleston, Las Vegas, NV 89104</b>	<b>2007</b>	<b>140-31-402-001</b>	<b>8.13</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>2017 Capital Fund allocation of Development:</u>
<b>60</b>	<b>FAMILY</b>	<b>FAMILY</b>	<b>\$54,384.00</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
One Bedroom	<b>0</b>	<b>0</b>	
Two Bedroom	<b>27</b>	<b>27</b>	
Three Bedroom	<b>30</b>	<b>30</b>	
Four Bedroom	<b>3</b>	<b>3</b>	
<b>Total:</b>	<b>60</b>	<b>60</b>	
<u>(If Performing a Transfer of Assistance):</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with no Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>No Relocation Required</b>	
<u>Property Information:</u>		<b>The property was constructed in 2007 under the Federal Low-Income Public Housing Mixed Finance Program.</b>	
<u>Anticipated RAD Conversion:</u>		<b>TBA</b>	

<b>DEVELOPMENT # 2 - AMP 401</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>LUBERTHA JOHNSON ESTATES</b>	<b>NV018013021</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>3900 E. Perry Street, Las Vegas, NV 89122</b>	<b>2012</b>	<b>161-16-401-006</b>	<b>6.35</b>

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>2017 Capital Fund allocation of Development:</u>
<b>112</b>	<b>SENIOR</b>	<b>SENIOR</b>	<b>\$97,862.24</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm Type</b>
One Bedroom	<b>89</b>	<b>89</b>	
Two Bedroom	<b>23</b>	<b>23</b>	
Three Bedroom	<b>0</b>	<b>0</b>	
Four Bedroom	<b>0</b>	<b>0</b>	
<b>Total:</b>	<b>112</b>	<b>112</b>	
<u>(If Performing a Transfer of Assistance)</u>		<b>N/A</b>	
<u>RAD Conversion Type:</u>		<b>Acquisition with no Rehabilitation</b>	
<u>Type of Relocation:</u>		<b>No Relocation Required</b>	
<u>Property Information:</u>		<b>The property was constructed in 2012 under the Federal Low-Income Public Housing Program.</b>	
<u>RAD Conversion:</u>		<b>November 2019</b>	

<b>DEVELOPMENT # 3 - AMP 413</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>MARION BENNETT PLAZA</b>	<b>NV018002316</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>1818 Balzar Avenue, Las Vegas, NV 89106</b>	<b>2010</b>	<b>139-21-102-008</b>	<b>4.38</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>2017 Capital Fund allocation of Development:</u>
<b>65</b>	<b>SENIOR</b>	<b>SENIOR</b>	<b>\$56,795.05</b>

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in No. of Units per Bdrm Type and Why?
Studio/Efficiency	<b>0</b>	<b>0</b>	<b>No changes on No. of Units or Bdrm. Type</b>
One Bedroom	<b>60</b>	<b>60</b>	
Two Bedroom	<b>5</b>	<b>5</b>	
Three Bedroom	<b>0</b>	<b>0</b>	
Four Bedroom	<b>0</b>	<b>0</b>	
Total:	<b>65</b>	<b>65</b>	
(If Performing a Transfer of Assistance)		N/A	
RAD Conversion Type:		<b>Acquisition with no Rehabilitation</b>	
Type of Relocation:		<b>No Relocation Required</b>	
Property Information:		<b>The property was constructed in 2010 under the Federal Low-Income Public Housing Mixed Finance Program.</b>	
RAD Conversion:		<b>November 2019</b>	

SNRHA will also be working on the next group of RAD conversions. Due to the age of construction these groups of properties will require significant rehabilitation. The goal of the rehabilitation includes but is not limited to:

- o To remove hazardous lead-and-asbestos-containing materials and bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances;
- o To increase the living area within units, as permitted, by small bump-outs to exterior walls and/or re-purposing storage space;
- o To meet and/or exceed energy conservation requirements as detailed in the current 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 tankless hot water heaters;
- o To increase site security and “defensible space” through landscaping and improved site lighting; and,
- 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.

SNRHA has been looking at several financing options in order to maximize benefits to the tenants as well as to the SNRHA.

SNRHA will be using public and private affordable housing financing resources to fund the planned upgrades to the properties to continue to improve them without converting to RAD.

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

Funds sources includes but are not limited to:

- Tax-Exempt bonds supported by project-based rental assistance
- Federal Low Income Housing Tax Credit (LIHTC), from State of Nevada
- Public Housing Capital Funds (CFP) including Replacement Housing Factor (RHF) Funds from HUD
- Federal Home Loan Bank of San Francisco (FHLB SF) Affordable Housing Program
- HOME Funds from applicable jurisdictions and Clark County
- SNRHA Operating Reserves and/or Development Funds
- Private Activity Bonds
- Other funding sources in the banking industry

The SNRHA may self-develop or partner with a developer for some or all of these projects.

The construction work will be completed in phases. The first group of residents may be temporarily relocated off-site. The following group of residents will then be relocated to a newly renovated unit that meets the family’s needs.

These properties are as follows:

<b>DEVELOPMENT # 4 - AMP 401</b>			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
<b>ARCHIE GRANT PARK</b>	<b>NV018002302</b>	<b>PBV</b>	<b>No</b>
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
<b>1720/1721 Searles Ave. Las Vegas, NV 89101</b>	<b>1963</b>	<b>139-26-102-008 139-26-201-005</b>	<b>13.14</b>
<u>Total Units:</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u>	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u>	<u>2017 Capital Fund allocation of Development:</u>
<b>125</b>	<b>SENIOR</b>	<b>SENIOR</b>	<b>\$109,221.25</b>
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in No. of Units per Bdrm Type and Why?</u>
Studio/Efficiency	<b>40</b>	<b>40</b>	<b>No changes on No. of Units or Bdrm Type</b>
One Bedroom	<b>72</b>	<b>72</b>	
Two Bedroom	<b>13</b>	<b>13</b>	
Three Bedroom	<b>0</b>	<b>0</b>	
Four Bedroom	<b>0</b>	<b>0</b>	

**Conversion of Public Housing (RAD)**

**ATTACHMENT**

Total:	<b>125</b>	<b>125</b>	
(If Performing a Transfer of Assistance)	<b>N/A</b>		
RAD Conversion Type:	<b>Acquisition with Rehabilitation</b>		
Type of Relocation:	<b>Temporary relocation [on-site or off-site] required for first group of construction for the 66 units located at 1720 Searles Ave. [APN 139-26-102-008]</b>		
Property Information:	<b>The property was constructed in 1963 under the Federal Low-Income Public Housing Program. In 2007 comprehensive modernization was completed in the 59 units located at 1721 Searles Ave. [APN 139-26-201-005]</b>		
RAD Conversion:	<b>October 2019</b>		

## Units with Approved Vacancies for Modernization

The following information updates the agency plan to provide detailed information regarding units scheduled from comprehensive modernization and/or modernization/ energy upgrades, for the public housing properties previously identified in the Capital Funds Program Grants.

Units scheduled for construction work that will required PIC unit status update to “Undergoing Modernization” are listed in the following tables:

<b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY UNITS SCHEDULED FOR MODERNIZATION CFP 2018– CFP 2023</b>					
AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
<p><b>Vera Johnson A: A/E Contract presented at the December 2014 Board Meeting. A/E Design completed in 2015. SNRHA proceeding with a 9% Tax Credit application May 2016 to assist with the financing of the construction and will be disposing the property through a Mixed Finance process. Completed August 2018.</b></p>					

AMP	Unit	Unit Address	Scope Of work	Estimated Completion	Count
<p><b>SCATTERED SITE UNITS - A/E &amp; Energy Consultants Contracts will be required. Work to be completed in phases and as permitted by funding.</b></p>					
409	00200F	200 FULLERTON AVE	Modernization/Energy Upg.	2030	1
409	00212F	212 FULLERTON AVE	Modernization/Energy Upg.	2030	1
409	00220F	220 FULLERTON AVE	Modernization/Energy Upg.	2030	1
409	00234F	234 FULLERTON AVE	Modernization/Energy Upg.	2030	1
409	00235C	235 CONCHO DR	Modernization/Energy Upg.	2030	1
409	00247F	247 FULLERTON AVE	Modernization/Energy Upg.	2030	1
409	00248W	248 WINONA CT	Modernization/Energy Upg.	2030	1
409	00251W	251 WINONA DR	Modernization/Energy Upg.	2030	1
409	00369M	369 MANZANITA STREET	Modernization/Energy Upg.	2030	1
409	00408D	408 DAFFODIL DR	Modernization/Energy Upg.	2030	1
409	00424D	424 DAFFODIL DR	Modernization/Energy Upg.	2030	1
409	00428B	428 BOTTLE BRUSH WAY	Modernization/Energy Upg.	2030	1
409	00447B	447 BELL AVE	Modernization/Energy Upg.	2030	1
409	00450C	450 CRESTWAY RD	Modernization/Energy Upg.	2030	1
409	00452C	452 CRESTWAY RD	Modernization/Energy Upg.	2030	1
409	00467B	467 BELL AVE	Modernization/Energy Upg.	2030	1
409	00508D	508 DUTCHMAN AVE	Modernization/Energy Upg.	2030	1
409	00518H	518 HOLICK AVE	Modernization/Energy Upg.	2030	1
409	00525B	525 BARRET	Modernization/Energy Upg.	2030	1
409	00529Z	529 ZUBER AVE	Modernization/Energy Upg.	2030	1
409	00531H	531 HOLICK AVE	Modernization/Energy Upg.	2030	1
409	00536V	536 VAN DORNUM	Modernization/Energy Upg.	2030	1
409	00548R	548 ROLLY STREET	Modernization/Energy Upg.	2030	1
409	00937M	937 MAJOR	Modernization/Energy Upg.	2030	1



### Units with Approved Vacancies for Modernization

409	01003D	1003 DRIFTWOOD CT	Modernization/Energy Upg.	2030	1
409	01006B	1006 BROOKSIDE CT	Modernization/Energy Upg.	2030	1
409	01015T	1015 TIMBERLINE CT	Modernization/Energy Upg.	2030	1
409	01453P	1453 PRICE STREET	Modernization/Energy Upg.	2030	1
409	01601C	1601 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
409	01713C	1713 CHESTNUT STREET	Modernization/Energy Upg.	2030	1
409	01728C	1728 CARITA	Modernization/Energy Upg.	2030	1
					<b>31</b>
316	00501B	501 BASTANCHURY AVE	Modernization/Energy Upg.	2030	1
316	00533H	533 HOLICK AVE	Modernization/Energy Upg.	2030	1
316	00549E	549 ENGEL AVE	Modernization/Energy Upg.	2030	1
316	01003W	1003 WOODSIDE CT	Modernization/Energy Upg.	2030	1
316	01449P	1449 PRICE STREET	Modernization/Energy Upg.	2030	1
316	01833M	1833 MARGARITA	Modernization/Energy Upg.	2030	1
316	01931R	1931 RED SAND CT	Modernization/Energy Upg.	2030	1
316	01940D	1940 DUNNAM STREET	Modernization/Energy Upg.	2030	1
316	01941D	1941 DUNNAM STREET	Modernization/Energy Upg.	2030	1
					<b>9</b>
316	00138P	138 PARRISH	Modernization/Energy Upg.	2030	1
316	00489B	489 BATTLE MOUNTAIN	Modernization/Energy Upg.	2030	1
316	01325N	1325 NAY COURT	Modernization/Energy Upg.	2030	1
316	01388C	1388 CHRISTY LANE	Modernization/Energy Upg.	<b>12/2020</b>	1
316	01868W	1868 WINTERWOOD	Modernization/Energy Upg.	2030	1
316	01881C	1881 CORVETTE	Modernization/Energy Upg.	2030	1
316	01901T	1901 TURLEROCK ST	Modernization/Energy Upg.	2030	1
316	01933S	1933 SPINDRIFT CT	Modernization/Energy Upg.	2030	1
316	02262S	2262 SABROSO	Modernization/Energy Upg.	2030	1
316	02860B	2860 BEACONFALLS	Modernization/Energy Upg.	2030	1
316	03620W	3620 WALNUT	Modernization/Energy Upg.	2030	1
316	03624W	3624 WHISPERING NTV	Modernization/Energy Upg.	2030	1
316	03680N	3680 NEW HORIZON	Modernization/Energy Upg.	2030	1
316	03828K	3828 KELLOGG	Modernization/Energy Upg.	2030	1
316	03874J	3874 JONTUE	Modernization/Energy Upg.	2030	1
316	03876K	3876 KELLOGG	Modernization/Energy Upg.	2030	1
316	03908T	3908 TATIANA	Modernization/Energy Upg.	2030	1
316	03909J	3909 JONTUE	Modernization/Energy Upg.	2030	1
316	03950W	3950 WOODSIDE	Modernization/Energy Upg.	2030	1
316	03987G	3987 GULLIVER	Modernization/Energy Upg.	2030	1
316	04041B	4041 BRIGHT STAR	Modernization/Energy Upg.	2030	1
316	04089S	4089 STUDIO	Modernization/Energy Upg.	2030	1
316	04282P	4282 PARAMOUNT	Modernization/Energy Upg.	2030	1
316	04347B	4347 BORATKO	Modernization/Energy Upg.	2030	1

### Units with Approved Vacancies for Modernization

316	04372S	4372 SHALIMAR	Modernization/Energy Upg.	2030	1
316	04439M	4439 MICHIGAN	Modernization/Energy Upg.	2030	1
316	04469F	4469 FABERGE	Modernization/Energy Upg.	2030	1
316	04658A	4658 ALEXANDER	Modernization/Energy Upg.	2030	1
316	04673B	4673 BUMBLEBEE CIR	Modernization/Energy Upg.	2030	1
316	05365S	5365 SIGNET COURT	Modernization/Energy Upg.	2030	1
316	05469E	5469 EASTBROOK	Modernization/Energy Upg.	2030	1
316	05606B	5606 BIG SEA	Modernization/Energy Upg.	2030	1
316	05632G	5632 GAZEBO WAY	Modernization/Energy Upg.	2030	1
316	05723F	5723 FORSYTHE DRIVE	Modernization/Energy Upg.	2030	1
316	05750B	5750 BLUE SEA	Modernization/Energy Upg.	2030	1
316	05819E	5819 EMERALD CANYON	Modernization/Energy Upg.	2030	1
316	06380P	6380 PINEHILL	Modernization/Energy Upg.	2030	1
316	06871J	6871 JUDSON AVE.	Modernization/Energy Upg.	2030	1
316	06880A	6880 ARROYO	Modernization/Energy Upg.	2030	1
					<b>39</b>
409	00049P	49 PARRISH	Modernization/Energy Upg.	2030	1
409	00066P	66 PARRISH	Modernization/Energy Upg.	2030	1
409	00436L	436 LINN LANE	Modernization/Energy Upg.	2030	1
409	00732B	732 BETTY LANE	Modernization/Energy Upg.	2030	1
409	01173C	1173 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01253E	1253 EBBETTS PASS	Modernization/Energy Upg.	2030	1
409	01288C	1288 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01320P	1320 PLEASANT BROOK	Modernization/Energy Upg.	2030	1
409	01373B	1373 BRADHURST	Modernization/Energy Upg.	2030	1
409	01488C	1488 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01502M	1502 MAPLE LEAF	Modernization/Energy Upg.	2030	1
409	01527C	1527 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01608S	1608 STARRIDGE WAY	Modernization/Energy Upg.	2030	1
409	01678S	1678 STARRIDGE	Modernization/Energy Upg.	2030	1
409	01687C	1687 CHRISTY LANE	Modernization/Energy Upg.	2030	1
409	01688L	1688 LABRADOR DRIVE	Modernization/Energy Upg.	2030	1
409	01831S	1831 SKYWOOD	Modernization/Energy Upg.	2030	1
409	01838V	1838 VENALYNNE	Modernization/Energy Upg.	2030	1
409	01877C	1877 CORVETTE	Modernization/Energy Upg.	2030	1
409	01910C	1910 CITROEN	Modernization/Energy Upg.	2030	1
409	01956P	1956 PASADENA	Modernization/Energy Upg.	2030	1
409	02091B	2091 BOWSTRING DRIVE	Modernization/Energy Upg.	2030	1
409	02253S	2253 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
409	02289S	2289 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
409	02296S	2296 SIERRA SUNRISE	Modernization/Energy Upg.	2030	1
409	02334S	2334 SABROSO	Modernization/Energy Upg.	2030	1
409	02339S	2339 SABROSO	Modernization/Energy Upg.	2030	1

### Units with Approved Vacancies for Modernization

409	02363S	2363 SABROSO	Modernization/Energy Upg.	2030	1
409	02429P	2429 PINE CREEK	Modernization/Energy Upg.	2030	1
409	02459P	2459 PINE CREEK	Modernization/Energy Upg.	2030	1
409	02551O	2551 OAK GLEN WAY	Modernization/Energy Upg.	2030	1
409	02580O	2580 OAK GLEN WAY	Modernization/Energy Upg.	2030	1
409	02751S	2751 SANDY LANE	Modernization/Energy Upg.	2030	1
409	02823P	2823 PISCES	Modernization/Energy Upg.	2030	1
409	03250R	3250 RIO GRANDE	Modernization/Energy Upg.	2030	1
409	03624S	3624 SAN FRANCISCO	Modernization/Energy Upg.	2030	1
409	03651B	3651 BRIARCLIFF	Modernization/Energy Upg.	2030	1
409	03664L	3664 LONE OAK	Modernization/Energy Upg.	2030	1
409	03744B	3744 BRIARCLIFF	Modernization/Energy Upg.	2030	1
409	03754B	3754 BRIARCLIFF	Modernization/Energy Upg.	2030	1
409	03761G	3761 GEIST	Modernization/Energy Upg.	2030	1
409	03780K	3780 KELLOGG	Modernization/Energy Upg.	2030	1
409	03877K	3877 KELLOGG	Modernization/Energy Upg.	2030	1
409	03884L	3884 LINCOLN	Modernization/Energy Upg.	2030	1
409	03896T	3896 TATIANA	Modernization/Energy Upg.	2030	1
409	03915J	3915 JONTUE	Modernization/Energy Upg.	2030	1
409	03926S	3926 STEINBECK	Modernization/Energy Upg.	2030	1
409	03934J	3934 JONTUE	Modernization/Energy Upg.	2030	1
409	03951L	3951 LINCOLN	Modernization/Energy Upg.	2030	1
409	03964W	3964 WHITEHORSE	Modernization/Energy Upg.	2030	1
409	03974B	3974 BADILLO	Modernization/Energy Upg.	2030	1
409	03992L	3992 LINCOLN	Modernization/Energy Upg.	2030	1
409	04149S	4149 STUDIO	Modernization/Energy Upg.	2030	1
409	04187B	4187 BORATKO	Modernization/Energy Upg.	2030	1
409	04190S	4190 STUDIO	Modernization/Energy Upg.	2030	1
409	04201C	4201 CALIMESA	Modernization/Energy Upg.	2030	1
409	04230S	4230 STUDIO	Modernization/Energy Upg.	2030	1
409	04237B	4237 BORATKO	Modernization/Energy Upg.	2030	1
409	04249W	4249 WENDY LANE	Modernization/Energy Upg.	2030	1
409	04251C	4251 CALIMESA	Modernization/Energy Upg.	2030	1
409	04254T	4254 TOLKIEN	Modernization/Energy Upg.	2030	1
409	04270S	4270 STUDIO	Modernization/Energy Upg.	2030	1
409	04292P	4292 PARAMOUNT	Modernization/Energy Upg.	2030	1
409	04336F	4336 FABERGE	Modernization/Energy Upg.	2030	1
409	04343F	4343 FABERGE	Modernization/Energy Upg.	2030	1
409	04399W	4399 WENDY	Modernization/Energy Upg.	2030	1
409	04409F	4409 FABERGE	Modernization/Energy Upg.	2030	1
409	04427F	4427 FAIRMONT CIRCLE	Modernization/Energy Upg.	2030	1
409	04469M	4469 MICHIGAN	Modernization/Energy Upg.	2030	1

### Units with Approved Vacancies for Modernization

409	04496P	4496 PUREZA	Modernization/Energy Upg.	2030	1
409	04747I	4747 IMPERIAL	Modernization/Energy Upg.	<b>07/2018</b>	1
409	05225S	5225 SANDSTONE	Modernization/Energy Upg.	2030	1
409	05241G	5241 GAINSMILL ST	Modernization/Energy Upg.	2030	1
409	05260B	5260 BLOSSOM	Modernization/Energy Upg.	2030	1
409	05307W	5307 WELLESLEY	Modernization/Energy Upg.	2030	1
409	05308P	5308 PLAINVIEW	Modernization/Energy Upg.	2030	1
409	05330P	5330 PLAINFIELD	Modernization/Energy Upg.	2030	1
409	05347S	5347 SIGNET CT	Modernization/Energy Upg.	2030	1
409	05360S	5360 SIGNET CT.	Modernization/Energy Upg.	2030	1
409	05421E	5421 EASTBROOK	Modernization/Energy Upg.	2030	1
409	05423P	5423 POMEROY CIRCLE	Modernization/Energy Upg.	2030	1
409	05459R	5459 REQUA	Modernization/Energy Upg.	2030	1
409	05503W	5503 WHITE CAP	Modernization/Energy Upg.	2030	1
409	05526B	5526 BLUE SEA	Modernization/Energy Upg.	2030	1
409	05545W	5545 WHITE CAP	Modernization/Energy Upg.	2030	1
409	05607B	5607 BIG SEA	Modernization/Energy Upg.	2030	1
409	05611B	5611 BIG SEA	Modernization/Energy Upg.	2030	1
409	05661O	5661 ODESSA	Modernization/Energy Upg.	2030	1
409	05671W	5671 WHITE CAP	Modernization/Energy Upg.	2030	1
409	05714B	5714 BALLINGER	Modernization/Energy Upg.	2030	1
409	05721O	5721 ODESSA	Modernization/Energy Upg.	2030	1
409	05756B	5756 BLUE SEA	Modernization/Energy Upg.	2030	1
409	06360P	6360 PINE HILL ST	Modernization/Energy Upg.	2030	1
409	06368P	6368 PINEHILL	Modernization/Energy Upg.	2030	1
409	06382D	6382 DALLASWOOD LN	Modernization/Energy Upg.	2030	1
409	06752T	6752 TIFFOLLO	Modernization/Energy Upg.	2030	1
409	06777A	6777 ARROYO	Modernization/Energy Upg.	2030	1
409	06781L	6781 LA RONDA	Modernization/Energy Upg.	2030	1
409	07325V	7325 VIREO DR	Modernization/Energy Upg.	2030	1
					<b>99</b>
310	226005	3933 NEW HOPE WAY	Modernization/Energy Upg.	2030	1
310	226006	2933 BRADY AV	Modernization/Energy Upg.	<b>09/2020</b>	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

### Units with Approved Vacancies for Modernization

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
					<b>16</b>
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
					<b>13</b>
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
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

## Units with Approved Vacancies for Modernization

					<b>17</b>
409	246001	2309 BRISTOL VIEW	Modernization/Energy Upg.	2030	1
409	246002	1020 BIRD SPRINGS	Modernization/Energy Upg.	2030	1
409	246003	7133 LARKVALE	Modernization/Energy Upg.	2030	1
409	246004	3213 TERRA BELLA	Modernization/Energy Upg.	2030	1
409	246005	1232 SILVER PROSPECT	Modernization/Energy Upg.	2030	1
409	246006	505 LIGHT BEAM	Modernization/Energy Upg.	2030	1
409	246007	736 LINCOLN	Modernization/Energy Upg.	2030	1
409	246008	7289 GOLDEN STAR	Modernization/Energy Upg.	2030	1
409	246009	3809 VALLEY FORGE	Modernization/Energy Upg.	2030	1
409	246010	9313 CHILLY POND	Modernization/Energy Upg.	2030	1
409	246011	409 TOBLER	Modernization/Energy Upg.	2030	1
409	246012	4116 HAZELRIDGE	Modernization/Energy Upg.	2030	1
409	246013	4832 MONTEBELLO	Modernization/Energy Upg.	2030	1
409	246014	4128 COMPASS ROSE	Modernization/Energy Upg.	2030	1
409	246015	2328 BRISTOL BRUSH	Modernization/Energy Upg.	2030	1
409	246016	1445 LILAC BREEZE	Modernization/Energy Upg.	2030	1
409	246017	6512 RAIN FOREST	Modernization/Energy Upg.	2030	1
409	246018	9144 GREEN FROST DRIVE	Modernization/Energy Upg.	2030	1
409	246019	5517 TINCUP DRIVE	Modernization/Energy Upg.	2030	1
409	246020	2245 FLORISSANT DRIVE	Modernization/Energy Upg.	2030	1
409	246021	5321 LAMBROOK DRIVE	Modernization/Energy Upg.	2030	1
409	246022	6724 CHEHALIS CIRCLE	Modernization/Energy Upg.	2030	1
409	246023	4216 ESTABAN CT	Modernization/Energy Upg.	2030	1
409	246024	7624 VELVET CANYON	Modernization/Energy Upg.	2030	1
409	246025	1913 HARVEST DRIVE	Modernization/Energy Upg.	2030	1
409	246026	6545 LEMITAR DRIVE	Modernization/Energy Upg.	2030	1
409	246027	3217 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
409	246028	8244 WILLETA AVE	Modernization/Energy Upg.	2030	1
409	246029	9124 BUCKSPRINGS DRIVE	Modernization/Energy Upg.	2030	1
409	246030	501 LIGHT BEAM	Modernization/Energy Upg.	2030	1
409	246031	2304 BRISTOL BRUSH WAY	Modernization/Energy Upg.	2030	1
409	246032	2808 WHISTLING VINE	Modernization/Energy Upg.	2030	1
409	246033	7937 COPPER CANYON ROAD	Modernization/Energy Upg.	2030	1
409	246034	7433 SAYBROOK POINT DRIVE	Modernization/Energy Upg.	2030	1
409	246035	8352 COVE LANDING	Modernization/Energy Upg.	2030	1
409	246036	8100 SICKLE LANE	Modernization/Energy Upg.	2030	1
409	246037	917 ROCKAWAY	Modernization/Energy Upg.	2030	1
409	246038	9149 SPARKLEWOOD COURT	Modernization/Energy Upg.	2030	1
409	246039	1233 SILVER PROSPECT	Modernization/Energy Upg.	2030	1

### Units with Approved Vacancies for Modernization

409	246040	529 CROFT WAY	Modernization/Energy Upg.	2030	1
409	246041	4145 COMPASS ROSE WAY	Modernization/Energy Upg.	2030	1
409	246042	732 TAFT COURT	Modernization/Energy Upg.	2030	1
409	246043	3209 TERRA BELLA	Modernization/Energy Upg.	2030	1
409	246044	9178 JEWEL CRYSTAL COURT	Modernization/Energy Upg.	2030	1
409	246045	6320 COPPER FIELD	Modernization/Energy Upg.	2030	1
409	246046	109 LUCY THOMPSON	Modernization/Energy Upg.	2030	1
409	246047	709 MARIE FENLON DRIVE	Modernization/Energy Upg.	2030	1
409	246048	3229 POINT LOBOS DRIVE	Modernization/Energy Upg.	2030	1
409	246049	4241 TIMPANI DRIVE	Modernization/Energy Upg.	2030	1
409	246050	6309 GREYHAWK AVENUE	Modernization/Energy Upg.	2030	1
409	246051	5517 LIVERPOOL	Modernization/Energy Upg.	2030	1
409	246052	7412 LATTIMORE	Modernization/Energy Upg.	2030	1
409	246053	4037 HAZELRIDGE	Modernization/Energy Upg.	2030	1
409	246054	6225 BURNT HILLS DRIVE	Modernization/Energy Upg.	2030	1
409	246055	4116 BROWND EER	Modernization/Energy Upg.	2030	1
409	246056	4120 HAZELRIDGE	Modernization/Energy Upg.	2030	1
409	246057	6517 CAPRICORN	Modernization/Energy Upg.	2030	1
409	246058	2328 REDDON CIRCLE	Modernization/Energy Upg.	2030	1
409	246059	1721 VILLA VISTA WAY	Modernization/Energy Upg.	2030	1
409	246060	9305 Dancing Daffodil	Modernization/Energy Upg.	2030	1
409	246061	4540 ARROWROOT AVE	Modernization/Energy Upg.	2030	1
409	246062	1313 LUCIA DRIVE	Modernization/Energy Upg.	2030	1
409	246063	4009 BROADRIVER	Modernization/Energy Upg.	2030	1
409	246064	6329 CARMEN BLVD	Modernization/Energy Upg.	2030	1
409	246065	2213 WILHELMINA	Modernization/Energy Upg.	2030	1
409	246066	8249 WILLETA AVE	Modernization/Energy Upg.	2030	1
409	246067	8004 MOUNT ROYAL COURT	Modernization/Energy Upg.	2030	1
409	246068	4233 TIMPANI DRIVE	Modernization/Energy Upg.	2030	1
409	246069	1437 BLUSHING BRIDE ST	Modernization/Energy Upg.	2030	1
409	246070	4056 HAZELRIDGE	Modernization/Energy Upg.	2030	1
409	246071	416 SARAJANE LANE	Modernization/Energy Upg.	2030	1
409	246072	628 THRUSH DRIVE	Modernization/Energy Upg.	2030	1
409	246073	9161 SPARKLEWOOD	Modernization/Energy Upg.	2030	1
409	246074	7504 CRYSTAL ISLE WAY	Modernization/Energy Upg.	2030	1
409	246075	7209 LONESOME CIRCLE	Modernization/Energy Upg.	2030	1
409	246076	3512 GOLDEN PEDAL	Modernization/Energy Upg.	2030	1
409	246077	6596 SOCORRO DRIVE	Modernization/Energy Upg.	2030	1
409	246078	1828 NAVAJO LAKE WAY	Modernization/Energy Upg.	2030	1
409	246079	2713 COFFEE POT COURT	Modernization/Energy Upg.	2030	1
409	246080	6708 PAINTED CANYON COURT	Modernization/Energy Upg.	2030	1

## Units with Approved Vacancies for Modernization

409	246081	1833 VILLA VISTA WAY	Modernization/Energy Upg.	2030	1
409	246082	5428 KETTERING PLACE	Modernization/Energy Upg.	2030	1
409	246083	2820 WHISTLING VINES	Modernization/Energy Upg.	2030	1
409	246084	6368 CANYON DAWN	Modernization/Energy Upg.	2030	1
409	246085	449 WARMSIDE DRIVE	Modernization/Energy Upg.	2030	1
409	246086	4016 COMPASS ROSE WAY	Modernization/Energy Upg.	2030	1
409	246087	2809 WINDSTORM AVE	Modernization/Energy Upg.	2030	1
409	246088	8332 SAN GRAIL CT	Modernization/Energy Upg.	2030	1
409	246089	7417 SAYBROOK POINT DRIVE	Modernization/Energy Upg.	2030	1
409	246090	6700 SHEFFIELD	Modernization/Energy Upg.	2030	1
409	246091	3901 PROCLAMATION PLACE	Modernization/Energy Upg.	2030	1
409	246092	3328 HYANNIS CIR	Modernization/Energy Upg.	2030	1
409	246093	1305 LITTLE DIPPER ST	Modernization/Energy Upg.	2030	1
409	246094	6336 GREYHAWK AVE	Modernization/Energy Upg.	2030	1
409	246095	6604 LEMITAR	Modernization/Energy Upg.	2030	1
409	246097	1300 SunPoint Drive	Modernization/Energy Upg.	2030	1
409	246098	7748 BROTHERS BAY CT	Modernization/Energy Upg.	2030	1
409	246099	1880 ANN GRETA DR	Modernization/Energy Upg.	2030	1
409	246100	6912 DELOREAN CIRCLE	Modernization/Energy Upg.	2030	1
409	246101	6376 VIOLET BLOSSOM DRIVE	Modernization/Energy Upg.	2030	1
409	246102	4404 NARIT DRIVE	Modernization/Energy Upg.	2030	1
409	246103	6825 SHEFFIELD DR	Modernization/Energy Upg.	2030	1
409	246104	7717 PARAKEET AVE	Modernization/Energy Upg.	2030	1
409	246105	6253 SPANISH MOSS	Modernization/Energy Upg.	2030	1
409	246106	208 COCONUT GROVE	Modernization/Energy Upg.	2030	1
409	246107	8440 STAPLETON AVE	Modernization/Energy Upg.	2030	1
409	246108	7820 TOMICH AVE	Modernization/Energy Upg.	2030	1
409	246109	3429 Trilogy Dr	Modernization/Energy Upg.	2030	1
409	246110	1344 WHEATLAND WY	Modernization/Energy Upg.	2030	1
409	246111	7000 CORNFLOWER DR	Modernization/Energy Upg.	2030	1
409	246112	1125 CORAL ISLE	Modernization/Energy Upg.	2030	1
409	246113	1961 COSTELLO	Modernization/Energy Upg.	2030	1
409	246114	8200 Carmen	Modernization/Energy Upg.	2030	1
409	246115	7708 VELVET CANYON AVE	Modernization/Energy Upg.	2030	1
409	246116	9304 JUMPIN JUNIPER AVE	Modernization/Energy Upg.	2030	1
409	246117	9352 RED ROSE AVE	Modernization/Energy Upg.	2030	1
409	246118	907 VANTAGE POINT ROAD	Modernization/Energy Upg.	2030	1
409	246119	6732 THEUS CIRCLE	Modernization/Energy Upg.	2030	1
409	246120	6936 MANISTEE COURT	Modernization/Energy Upg.	2030	1
409	246121	1708 Golden Sky Drive	Modernization/Energy Upg.	2030	1
409	246122	3405 MISTY EVENING STREET	Modernization/Energy Upg.	2030	1



### Units with Approved Vacancies for Modernization

409	246123	6609 OUIDA WAY	Modernization/Energy Upg.	2030	1
409	246124	5505 LIVERPOOL	Modernization/Energy Upg.	2030	1
409	246125	4132 GLENFIELD CIRCLE	Modernization/Energy Upg.	2030	1
409	246126	6532 Wild River	Modernization/Energy Upg.	2030	1
409	246127	6217 Caprino Avenue	Modernization/Energy Upg.	2030	1
409	246128	6644 Messenger	Modernization/Energy Upg.	2030	1
409	246129	7137 Village Shore	Modernization/Energy Upg.	2030	1
409	246130	7124 Desert Clover	Modernization/Energy Upg.	2030	1
409	246131	9513 Sweet Sage Avenue	Modernization/Energy Upg.	2030	1
409	246132	4433 MOSSY ROCK COURT	Modernization/Energy Upg.	2030	1
409	246133	1408 DRESDEN DOLL	Modernization/Energy Upg.	2030	1
409	246134	6741 BREMERTON CR	Modernization/Energy Upg.	2030	1
409	246135	4116 Talavera Court	Modernization/Energy Upg.	2030	1
409	246136	4124 TALAVERA COURT	Modernization/Energy Upg.	2030	1
409	246137	5521 CLEARY COURT	Modernization/Energy Upg.	2030	1
409	246138	2020 JADE HILLS COURT	Modernization/Energy Upg.	2030	1
409	246139	6220 LA MADRE WAY	Modernization/Energy Upg.	2030	1
409	246140	1201 RAINBOW MEADOWS DRIV	Modernization/Energy Upg.	2030	1
409	246141	5320 RANCHER AVENUE	Modernization/Energy Upg.	2030	1
409	246142	9512 Fox Forest Ave	Modernization/Energy Upg.	2030	1
409	246143	532 RIVER BED STREET	Modernization/Energy Upg.	2030	1
409	246144	5101 YELLOW DAWN	Modernization/Energy Upg.	2030	1
409	246145	6568 SWEETZER WAY	Modernization/Energy Upg.	2030	1
409	246146	7005 BALLROOM COURT	Modernization/Energy Upg.	2030	1
409	246147	5708 ROYAL CASTLE LANE	Modernization/Energy Upg.	2030	1
409	246148	7257 CREST PEAK AVENUE	Modernization/Energy Upg.	2030	1
409	246149	5701 GRAND ENTRIES DRIVE	Modernization/Energy Upg.	2030	1
409	246150	8524 LAST POINT AVENUE	Modernization/Energy Upg.	2030	1
409	246151	6600 WOODSWORTH AVENUE	Modernization/Energy Upg.	2030	1
409	246152	8133 HYDRA LANE	Modernization/Energy Upg.	2030	1
409	246153	6653 PROSPECT CLAIM COURT	Modernization/Energy Upg.	2030	1
409	246154	4521 Soda Ash Ave	Modernization/Energy Upg.	2030	1
409	246155	4572 MORNING JEWEL AVENUE	Modernization/Energy Upg.	2030	1
409	246156	1236 LUCKY GOLD COURT	Modernization/Energy Upg.	2030	1
					<b>155</b>
409	247001	2712 RISING LEGEND WAY	Modernization/Energy Upg.	2030	1
409	247002	2349 HEATHER MEADOWS COURT	Modernization/Energy Upg.	2030	1
409	247003	1425 HELEN BELLE DRIVE	Modernization/Energy Upg.	2030	1
409	247004	740 CONCRETE COURT	Modernization/Energy Upg.	2030	1
409	247005	4801 LINKWOOD DRIVE	Modernization/Energy Upg.	2030	1

## Units with Approved Vacancies for Modernization

409	247006	4568 ROSS AVE	Modernization/Energy Upg.	2030	1
409	247007	4420 BRISTOL MANOR DR	Modernization/Energy Upg.	2030	1
					<b>7</b>
					<b>386</b>

AMP No.	Unit Number	Unit Address	Scope of Work	Estimated Completion	Count
<b>Espinoza Terrace – Rental Assistance Demonstration (RAD) Program application submitted 2015. Anticipated approval 2016. CHAP Received March 2017. Estimated Construction NTP Date: 2018. Anticipated Completion: 2019</b>					
404	00ET1A	171 VAN WAGENEN #1A	Comprehensive Modernization	<b>04/2019</b>	1
404	00ET1B	171 VAN WAGENEN #1B	Comprehensive Modernization		1
404	00ET1C	171 VAN WAGENEN #1C	Comprehensive Modernization		1
404	00ET1D	171 VAN WAGENEN #1D	Comprehensive Modernization		1
404	00ET2A	171 VAN WAGENEN #2A	Comprehensive Modernization		1
404	00ET2B	171 VAN WAGENEN #2B	Comprehensive Modernization		1
404	00ET2C	171 VAN WAGENEN #2C	Comprehensive Modernization		1
404	00ET2D	171 VAN WAGENEN #2D	Comprehensive Modernization		1
404	00ET2E	171 VAN WAGENEN #2E	Comprehensive Modernization		1
404	00ET2F	171 VAN WAGENEN #2F	Comprehensive Modernization		1
404	00ET3A	171 VAN WAGENEN #3A	Comprehensive Modernization		1
404	00ET3B	171 VAN WAGENEN #3B	Comprehensive Modernization		1
404	00ET3C	171 VAN WAGENEN #3C	Comprehensive Modernization		1
404	00ET3D	171 VAN WAGENEN #3D	Comprehensive Modernization		1
404	00ET3E	171 VAN WAGENEN #3E	Comprehensive Modernization		1
404	00ET3F	171 VAN WAGENEN #3F	Comprehensive Modernization		1
404	00ET4A	171 VAN WAGENEN #4A	Comprehensive Modernization		1
404	00ET4B	171 VAN WAGENEN #4B	Comprehensive Modernization		1
404	00ET4C	171 VAN WAGENEN #4C	Comprehensive Modernization		1
404	00ET4D	171 VAN WAGENEN #4D	Comprehensive Modernization		1
404	00ET4E	171 VAN WAGENEN #4E	Comprehensive Modernization		1
404	00ET4F	171 VAN WAGENEN #4F	Comprehensive Modernization		1
404	00ET5A	171 VAN WAGENEN #5A	Comprehensive Modernization		1
404	00ET5B	171 VAN WAGENEN #5B	Comprehensive Modernization		1
404	00ET5C	171 VAN WAGENEN #5C	Comprehensive Modernization	<b>04/2019</b>	1

### Units with Approved Vacancies for Modernization

404	00ET5D	171 VAN WAGENEN #5D	Comprehensive Modernization	<b>04/2019</b>	1
404	00ET5E	171 VAN WAGENEN #5E	Comprehensive Modernization		1
404	00ET5F	171 VAN WAGENEN #5F	Comprehensive Modernization	<b>04/2019</b>	1
404	00ET6A	171 VAN WAGENEN #6A	Comprehensive Modernization	<b>06/2019</b>	1
404	00ET6B	171 VAN WAGENEN #6B	Comprehensive Modernization		1
404	00ET6C	171 VAN WAGENEN #6C	Comprehensive Modernization		1
404	00ET6D	171 VAN WAGENEN #6D	Comprehensive Modernization		1
404	00ET7A	171 VAN WAGENEN #7A	Comprehensive Modernization		1
404	00ET7B	171 VAN WAGENEN #7B	Comprehensive Modernization		1
404	00ET7C	171 VAN WAGENEN #7C	Comprehensive Modernization		1
404	00ET7D	171 VAN WAGENEN #7D	Comprehensive Modernization	<b>06/2019</b>	1
404	00ET9A	171 VAN WAGENEN #9A	Comprehensive Modernization	<b>08/2019</b>	1
404	00ET9B	171 VAN WAGENEN #9B	Comprehensive Modernization		1
404	00ET9C	171 VAN WAGENEN #9C	Comprehensive Modernization		1
404	00ET9D	171 VAN WAGENEN #9D	Comprehensive Modernization		1
404	00ET9E	171 VAN WAGENEN #9E	Comprehensive Modernization		1
404	00ET9F	171 VAN WAGENEN #9F	Comprehensive Modernization		1
404	0ET10A	171 VAN WAGENEN #10A	Comprehensive Modernization		1
404	0ET10B	171 VAN WAGENEN #10B	Comprehensive Modernization		1
404	0ET10C	171 VAN WAGENEN #10C	Comprehensive Modernization		1
404	0ET10D	171 VAN WAGENEN #10D	Comprehensive Modernization		1
404	0ET10E	171 VAN WAGENEN #10E	Comprehensive Modernization		1
404	0ET10F	171 VAN WAGENEN #10F	Comprehensive Modernization		1
404	0ET11A	171 VAN WAGENEN #11A	Comprehensive Modernization		1
404	0ET11B	171 VAN WAGENEN #11B	Comprehensive Modernization		1
404	0ET11C	171 VAN WAGENEN #11C	Comprehensive Modernization		1
404	0ET11D	171 VAN WAGENEN #11D	Comprehensive Modernization		1
404	0ET11E	171 VAN WAGENEN #11E	Comprehensive Modernization		1
404	0ET11F	171 VAN WAGENEN #11F	Comprehensive Modernization		1
404	0ET12A	171 VAN WAGENEN #12A	Comprehensive Modernization		1
404	0ET12B	171 VAN WAGENEN #12B	Comprehensive Modernization		1
404	0ET12C	171 VAN WAGENEN #12C	Comprehensive Modernization	1	
404	0ET12D	171 VAN WAGENEN #12D	Comprehensive Modernization	1	
404	0ET12E	171 VAN WAGENEN #12E	Comprehensive Modernization	1	
404	0ET12F	171 VAN WAGENEN #12F	Comprehensive Modernization	<b>08/2019</b>	1
404	0ET13A	171 VAN WAGENEN #13A	Comprehensive Modernization	<b>10/2019</b>	1
404	0ET13B	171 VAN WAGENEN #13B	Comprehensive Modernization		1
404	0ET13C	171 VAN WAGENEN #13C	Comprehensive Modernization		1
404	0ET13D	171 VAN WAGENEN #13D	Comprehensive Modernization		1
404	0ET13E	171 VAN WAGENEN #13E	Comprehensive Modernization		1
404	0ET13F	171 VAN WAGENEN #13F	Comprehensive Modernization	<b>10/2019</b>	1

### Units with Approved Vacancies for Modernization

404	0ET14A	171 VAN WAGENEN #14A	Comprehensive Modernization	<b>11/2019</b>	1
404	0ET14B	171 VAN WAGENEN #14B	Comprehensive Modernization		1
404	0ET14C	171 VAN WAGENEN #14C	Comprehensive Modernization		1
404	0ET14D	171 VAN WAGENEN #14D	Comprehensive Modernization		1
404	0ET14E	171 VAN WAGENEN #14E	Comprehensive Modernization		1
404	0ET14F	171 VAN WAGENEN #14F	Comprehensive Modernization		1
404	0ET15A	171 VAN WAGENEN #15A	Comprehensive Modernization		1
404	0ET15B	171 VAN WAGENEN #15B	Comprehensive Modernization		1
404	0ET15C	171 VAN WAGENEN #15C	Comprehensive Modernization		1
404	0ET15D	171 VAN WAGENEN #15D	Comprehensive Modernization		1
404	0ET16A	171 VAN WAGENEN #16A	Comprehensive Modernization		1
404	0ET16B	171 VAN WAGENEN #16B	Comprehensive Modernization		1
404	0ET16C	171 VAN WAGENEN #16C	Comprehensive Modernization		1
404	0ET16D	171 VAN WAGENEN #16D	Comprehensive Modernization	<b>11/2019</b>	1
404	0ET17A	171 VAN WAGENEN #17A	Comprehensive Modernization	<b>01/2020</b>	1
404	0ET17B	171 VAN WAGENEN #17B	Comprehensive Modernization		1
404	0ET17C	171 VAN WAGENEN #17C	Comprehensive Modernization		1
404	0ET17D	171 VAN WAGENEN #17D	Comprehensive Modernization		1
404	0ET17E	171 VAN WAGENEN #17E	Comprehensive Modernization		1
404	0ET17F	171 VAN WAGENEN #17F	Comprehensive Modernization		1
404	0ET18A	171 VAN WAGENEN #18A	Comprehensive Modernization		1
404	0ET18B	171 VAN WAGENEN #18B	Comprehensive Modernization		1
404	0ET18C	171 VAN WAGENEN #18C	Comprehensive Modernization		1
404	0ET18D	171 VAN WAGENEN #18D	Comprehensive Modernization		1
404	0ET18E	171 VAN WAGENEN #18E	Comprehensive Modernization		1
404	0ET18F	171 VAN WAGENEN #18F	Comprehensive Modernization		1
404	0ET19A	171 VAN WAGENEN #19A	Comprehensive Modernization		1
404	0ET19B	171 VAN WAGENEN #19B	Comprehensive Modernization		1
404	0ET19C	171 VAN WAGENEN #19C	Comprehensive Modernization		1
404	0ET19D	171 VAN WAGENEN #19D	Comprehensive Modernization		1
404	0ET20A	171 VAN WAGENEN #20A	Comprehensive Modernization	1	
404	0ET20B	171 VAN WAGENEN #20B	Comprehensive Modernization	1	
404	0ET20C	171 VAN WAGENEN #20C	Comprehensive Modernization	1	
404	0ET20D	171 VAN WAGENEN #20D	Comprehensive Modernization	<b>01/2020</b>	1
					<b>100</b>

## Units with Approved Vacancies for Modernization

<b>Ernie Cragin Terrace: Rental Assistance Demonstration (RAD) Program application submitted 2015 as part of the Portfolio RAD Application Group 1. CHAP received 2017 an extended by 12 months. Estimated Securing all Financing and Construction NTP Date: 2020-2023. Anticipated Completion: 2021-2026</b>					
AMP No.	Unit No.	Unit Address	Scope of Work	Estimated Completion	Count
406	206796	90 29TH	Comprehensive Modernization	2021-2026	1
406	206797	88 29TH	Comprehensive Modernization	2021-2026	1
406	206798	2904 VALLEY	Comprehensive Modernization	2021-2026	1
406	206799	2900 VALLEY	Comprehensive Modernization	2021-2026	1
406	206800	2840 VALLEY	Comprehensive Modernization	2021-2026	1
406	206801	2838 VALLEY	Comprehensive Modernization	2021-2026	1
406	206802	2836 VALLEY	Comprehensive Modernization	2021-2026	1
406	206803	2834 VALLEY	Comprehensive Modernization	2021-2026	1
406	206804	2832 VALLEY	Comprehensive Modernization	2021-2026	1
406	206805	2830 VALLEY	Comprehensive Modernization	2021-2026	1
406	206806	2828 VALLEY	Comprehensive Modernization	2021-2026	1
406	206807	2826 VALLEY	Comprehensive Modernization	2021-2026	1
406	206808	2824 VALLEY	Comprehensive Modernization	2021-2026	1
406	206809	2822 VALLEY	Comprehensive Modernization	2021-2026	1
406	206810	2818 VALLEY	Comprehensive Modernization	2021-2026	1
406	206811	2816 VALLEY	Comprehensive Modernization	2021-2026	1
406	206812	2814 VALLEY	Comprehensive Modernization	2021-2026	1
406	206813	2812 VALLEY	Comprehensive Modernization	2021-2026	1
406	206814	2810 VALLEY	Comprehensive Modernization	2021-2026	1
406	206815	2808 VALLEY	Comprehensive Modernization	2021-2026	1
406	206816	2806 VALLEY	Comprehensive Modernization	2021-2026	1
406	206817	2804 VALLEY	Comprehensive Modernization	2021-2026	1
406	206818	81 28TH	Comprehensive Modernization	2021-2026	1
406	206819	83 28TH	Comprehensive Modernization	2021-2026	1
406	206820	89 28TH	Comprehensive Modernization	2021-2026	1
406	206821	91 28TH	Comprehensive Modernization	2021-2026	1
406	206822	2803 VALLEY	Comprehensive Modernization	2021-2026	1
406	206823	2805 VALLEY	Comprehensive Modernization	2021-2026	1
406	206824	2804 MALTA	Comprehensive Modernization	2021-2026	1
406	206825	2802 MALTA	Comprehensive Modernization	2021-2026	1
406	206826	2817 VALLEY	Comprehensive Modernization	2021-2026	1
406	206827	2819 VALLEY	Comprehensive Modernization	2021-2026	1
406	206828	2821 VALLEY	Comprehensive Modernization	2021-2026	1
406	206829	2823 VALLEY	Comprehensive Modernization	2021-2026	1

**Units with Approved Vacancies for Modernization**

406	206830	89 29TH	Comprehensive Modernization	2021-2026	1
406	206831	91 29TH	Comprehensive Modernization	2021-2026	1
406	206832	2820 MALTA	Comprehensive Modernization	2021-2026	1
406	206833	2818 MALTA	Comprehensive Modernization	2021-2026	1
406	206834	2816 MALTA	Comprehensive Modernization	2021-2026	1
406	206835	2814 MALTA	Comprehensive Modernization	2021-2026	1
					<b>40</b>

**Hullum Homes: Rental Assistance Demonstration (RAD) Program application submitted 2015 as part of the Portfolio RAD Application Group 1. CHAP received 2017 an extended by 12 months. Estimated Securing all Financing and Construction NTP Date: 2020-2023. Anticipated Completion: 2021-2026**

AMP No.	Unit No.	Unit Address	Scope of Work	Estimated Completion	Count
407	00HH1A	4980 E OWENS AVE 1A	Comprehensive Modernization	2021-2026	1
407	00HH1B	4980 E OWENS AVE 1B	Comprehensive Modernization	2021-2026	1
407	00HH1C	4980 E OWENS AVE 1C	Comprehensive Modernization	2021-2026	1
407	00HH1D	4980 E OWENS AVE 1D	Comprehensive Modernization	2021-2026	1
407	00HH1E	4980 E OWENS AVE 1E	Comprehensive Modernization	2021-2026	1
407	00HH2A	4980 E OWENS AVE 2A	Comprehensive Modernization	2021-2026	1
407	00HH2B	4980 E OWENS AVE 2B	Comprehensive Modernization	2021-2026	1
407	00HH2C	4980 E OWENS AVE 2C	Comprehensive Modernization	2021-2026	1
407	00HH2D	4980 E OWENS AVE 2D	Comprehensive Modernization	2021-2026	1
407	00HH2E	4980 E OWENS AVE 2E	Comprehensive Modernization	2021-2026	1
407	00HH3A	4980 E OWENS AVE 3A	Comprehensive Modernization	2021-2026	1
407	00HH3B	4980 E OWENS AVE 3B	Comprehensive Modernization	2021-2026	1
407	00HH3C	4980 E OWENS AVE 3C	Comprehensive Modernization	2021-2026	1
407	00HH3D	4980 E OWENS AVE 3D	Comprehensive Modernization	2021-2026	1
407	00HH4A	4980 E OWENS AVE 4A	Comprehensive Modernization	2021-2026	1
407	00HH4B	4980 E OWENS AVE 4B	Comprehensive Modernization	2021-2026	1
407	00HH4C	4980 E OWENS AVE 4C	Comprehensive Modernization	2021-2026	1
407	00HH4D	4980 E OWENS AVE 4D	Comprehensive Modernization	2021-2026	1
407	00HH5A	4980 E OWENS AVE 5A	Comprehensive Modernization	2021-2026	1
407	00HH5B	4980 E OWENS AVE 5B	Comprehensive Modernization	2021-2026	1
407	00HH5C	4980 E OWENS AVE 5C	Comprehensive Modernization	2021-2026	1
407	00HH5D	4980 E OWENS AVE 5D	Comprehensive Modernization	2021-2026	1
407	00HH5E	4980 E OWENS AVE 5E	Comprehensive Modernization	2021-2026	1
407	00HH6A	4980 E OWENS AVE 6A	Comprehensive Modernization	2021-2026	1
407	00HH6B	4980 E OWENS AVE 6B	Comprehensive Modernization	2021-2026	1
407	00HH6C	4980 E OWENS AVE 6C	Comprehensive Modernization	2021-2026	1
407	00HH7A	4980 E OWENS AVE 7A	Comprehensive Modernization	2021-2026	1
407	00HH7B	4980 E OWENS AVE 7B	Comprehensive Modernization	2021-2026	1
407	00HH7C	4980 E OWENS AVE 7C	Comprehensive Modernization	2021-2026	1

**Units with Approved Vacancies for Modernization**

407	00HH7D	4980 E OWENS AVE	7D	Comprehensive Modernization	2021-2026	1
407	00HH7E	4980 E OWENS AVE	7E	Comprehensive Modernization	2021-2026	1
407	00HH8A	4980 E OWENS AVE	8A	Comprehensive Modernization	2021-2026	1
407	00HH8B	4980 E OWENS AVE	8B	Comprehensive Modernization	2021-2026	1
407	00HH8C	4980 E OWENS AVE	8C	Comprehensive Modernization	2021-2026	1
407	00HH9A	4980 E OWENS AVE	9A	Comprehensive Modernization	2021-2026	1
407	00HH9B	4980 E OWENS AVE	9B	Comprehensive Modernization	2021-2026	1
407	0HH10A	4980 E OWENS AVE	10A	Comprehensive Modernization	2021-2026	1
407	0HH10B	4980 E OWENS AVE	10B	Comprehensive Modernization	2021-2026	1
407	0HH10C	4980 E OWENS AVE	10C	Comprehensive Modernization	2021-2026	1
407	0HH10D	4980 E OWENS AVE	10D	Comprehensive Modernization	2021-2026	1
407	0HH10E	4980 E OWENS AVE	10E	Comprehensive Modernization	2021-2026	1
407	0HH10F	4980 E OWENS AVE	10F	Comprehensive Modernization	2021-2026	1
407	0HH11A	4980 E OWENS AVE	11A	Comprehensive Modernization	2021-2026	1
407	0HH11B	4980 E OWENS AVE	11B	Comprehensive Modernization	2021-2026	1
407	0HH11C	4980 E OWENS AVE	11C	Comprehensive Modernization	2021-2026	1
407	0HH11D	4980 E OWENS AVE	11D	Comprehensive Modernization	2021-2026	1
407	0HH11E	4980 E OWENS AVE	11E	Comprehensive Modernization	2021-2026	1
407	0HH12A	4980 E OWENS AVE	12A	Comprehensive Modernization	2021-2026	1
407	0HH12B	4980 E OWENS AVE	12B	Comprehensive Modernization	2021-2026	1
407	0HH12C	4980 E OWENS AVE	12C	Comprehensive Modernization	2021-2026	1
407	0HH12D	4980 E OWENS AVE	12D	Comprehensive Modernization	2021-2026	1
407	0HH13A	4980 E OWENS AVE	13A	Comprehensive Modernization	2021-2026	1
407	0HH13B	4980 E OWENS AVE	13B	Comprehensive Modernization	2021-2026	1
407	0HH13C	4980 E OWENS AVE	13C	Comprehensive Modernization	2021-2026	1
407	0HH13D	4980 E OWENS AVE	13D	Comprehensive Modernization	2021-2026	1
407	0HH13E	4980 E OWENS AVE	13E	Comprehensive Modernization	2021-2026	1
407	0HH14A	4980 E OWENS AVE	14A	Comprehensive Modernization	2021-2026	1
407	0HH14B	4980 E OWENS AVE	14B	Comprehensive Modernization	2021-2026	1
407	0HH14C	4980 E OWENS AVE	14C	Comprehensive Modernization	2021-2026	1
<b>59</b>						

**Jones Gardens: Rental Assistance Demonstration (RAD) Program application submitted 2015 as part of the Portfolio RAD Application Group 1. CHAP received 2017 an extended by 12 months. Estimated Securing all Financing and Construction NTP Date: 2020-2023. Anticipated Completion: 2021-2026**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
407	00JG1A	1750 MARION DR	1A	Comprehensive Modernization	2021-2026	1
407	00JG1B	1750 MARION DR	1B	Comprehensive Modernization	2021-2026	1
407	00JG1C	1750 MARION DR	1C	Comprehensive Modernization	2021-2026	1
407	00JG1D	1750 MARION DR	1D	Comprehensive Modernization	2021-2026	1
407	00JG2A	1750 MARION DR	2A	Comprehensive Modernization	2021-2026	1

**Units with Approved Vacancies for Modernization**

407	00JG2B	1750 MARION DR	2B	Comprehensive Modernization	2021-2026	1
407	00JG2C	1750 MARION DR	2C	Comprehensive Modernization	2021-2026	1
407	00JG3A	1750 MARION DR	3A	Comprehensive Modernization	2021-2026	1
407	00JG3B	1750 MARION DR	3B	Comprehensive Modernization	2021-2026	1
407	00JG3C	1750 MARION DR	3C	Comprehensive Modernization	2021-2026	1
407	00JG4A	1750 MARION DR	4A	Comprehensive Modernization	2021-2026	1
407	00JG4B	1750 MARION DR	4B	Comprehensive Modernization	2021-2026	1
407	00JG4C	1750 MARION DR	4C	Comprehensive Modernization	2021-2026	1
407	00JG4D	1750 MARION DR	4D	Comprehensive Modernization	2021-2026	1
407	00JG5A	1750 MARION DR	5A	Comprehensive Modernization	2021-2026	1
407	00JG5B	1750 MARION DR	5B	Comprehensive Modernization	2021-2026	1
407	00JG5C	1750 MARION DR	5C	Comprehensive Modernization	2021-2026	1
407	00JG5D	1750 MARION DR	5D	Comprehensive Modernization	2021-2026	1
407	00JG6A	1750 MARION DR	6A	Comprehensive Modernization	2021-2026	1
407	00JG6B	1750 MARION DR	6B	Comprehensive Modernization	2021-2026	1
407	00JG6C	1750 MARION DR	6C	Comprehensive Modernization	2021-2026	1
407	00JG6D	1750 MARION DR	6D	Comprehensive Modernization	2021-2026	1
407	00JG7A	1750 MARION DR	7A	Comprehensive Modernization	2021-2026	1
407	00JG7B	1750 MARION DR	7B	Comprehensive Modernization	2021-2026	1
407	00JG7C	1750 MARION DR	7C	Comprehensive Modernization	2021-2026	1
407	00JG8A	1750 MARION DR	8A	Comprehensive Modernization	2021-2026	1
407	00JG8B	1750 MARION DR	8B	Comprehensive Modernization	2021-2026	1
407	00JG8C	1750 MARION DR	8C	Comprehensive Modernization	2021-2026	1
407	00JG9A	1750 MARION DR	9A	Comprehensive Modernization	2021-2026	1
407	00JG9B	1750 MARION DR	9B	Comprehensive Modernization	2021-2026	1
407	00JG9C	1750 MARION DR	9C	Comprehensive Modernization	2021-2026	1
407	0JG10A	1750 MARION DR	10A	Comprehensive Modernization	2021-2026	1
407	0JG10B	1750 MARION DR	10B	Comprehensive Modernization	2021-2026	1
407	0JG10C	1750 MARION DR	10C	Comprehensive Modernization	2021-2026	1
407	0JG10D	1750 MARION DR	10D	Comprehensive Modernization	2021-2026	1
407	0JG11A	1750 MARION DR	11A	Comprehensive Modernization	2021-2026	1
407	0JG11B	1750 MARION DR	11B	Comprehensive Modernization	2021-2026	1
407	0JG11C	1750 MARION DR	11C	Comprehensive Modernization	2021-2026	1
407	0JG12A	1750 MARION DR	12A	Comprehensive Modernization	2021-2026	1
407	0JG12B	1750 MARION DR	12B	Comprehensive Modernization	2021-2026	1
407	0JG12C	1750 MARION DR	12C	Comprehensive Modernization	2021-2026	1
407	0JG12D	1750 MARION DR	12D	Comprehensive Modernization	2021-2026	1
407	0JG13A	1750 MARION DR	13A	Comprehensive Modernization	2021-2026	1
407	0JG13B	1750 MARION DR	13B	Comprehensive Modernization	2021-2026	1
407	0JG13C	1750 MARION DR	13C	Comprehensive Modernization	2021-2026	1
407	0JG14A	1750 MARION DR	14A	Comprehensive Modernization	2021-2026	1
407	0JG14B	1750 MARION DR	14B	Comprehensive Modernization	2021-2026	1
407	0JG14C	1750 MARION DR	14C	Comprehensive Modernization	2021-2026	1



**Units with Approved Vacancies for Modernization**

407	0JG15A	1750 MARION DR	15A	Comprehensive Modernization	2021-2026	1
407	0JG15B	1750 MARION DR	15B	Comprehensive Modernization	2021-2026	1
407	0JG15C	1750 MARION DR	15C	Comprehensive Modernization	2021-2026	1
407	0JG15D	1750 MARION DR	15D	Comprehensive Modernization	2021-2026	1
407	0JG16A	1750 MARION DR	16A	Comprehensive Modernization	2021-2026	1
407	0JG16B	1750 MARION DR	16B	Comprehensive Modernization	2021-2026	1
407	0JG17A	1750 MARION DR	17A	Comprehensive Modernization	2021-2026	1
407	0JG17B	1750 MARION DR	17B	Comprehensive Modernization	2021-2026	1
407	0JG17C	1750 MARION DR	17C	Comprehensive Modernization	2021-2026	1
407	0JG17D	1750 MARION DR	17D	Comprehensive Modernization	2021-2026	1
407	0JG18A	1750 MARION DR	18A	Comprehensive Modernization	2021-2026	1
407	0JG18B	1750 MARION DR	18B	Comprehensive Modernization	2021-2026	1
407	0JG18C	1750 MARION DR	18C	Comprehensive Modernization	2021-2026	1
407	0JG19A	1750 MARION DR	19A	Comprehensive Modernization	2021-2026	1
407	0JG19B	1750 MARION DR	19B	Comprehensive Modernization	2021-2026	1
407	0JG19C	1750 MARION DR	19C	Comprehensive Modernization	2021-2026	1
407	0JG20A	1750 MARION DR	20A	Comprehensive Modernization	2021-2026	1
407	0JG20B	1750 MARION DR	20B	Comprehensive Modernization	2021-2026	1
407	0JG20C	1750 MARION DR	20C	Comprehensive Modernization	2021-2026	1
407	0JG20D	1750 MARION DR	20D	Comprehensive Modernization	2021-2026	1
407	0JG21A	1750 MARION DR	21A	Comprehensive Modernization	2021-2026	1
407	0JG21B	1750 MARION DR	21B	Comprehensive Modernization	2021-2026	1
407	0JG21C	1750 MARION DR	21C	Comprehensive Modernization	2021-2026	1
407	0JG22A	1750 MARION DR	22A	Comprehensive Modernization	2021-2026	1
407	0JG22B	1750 MARION DR	22B	Comprehensive Modernization	2021-2026	1
407	0JG22C	1750 MARION DR	22C	Comprehensive Modernization	2021-2026	1
407	0JG22D	1750 MARION DR	22D	Comprehensive Modernization	2021-2026	1
407	0JG23A	1750 MARION DR	23A	Comprehensive Modernization	2021-2026	1
407	0JG23B	1750 MARION DR	23B	Comprehensive Modernization	2021-2026	1
407	0JG23C	1750 MARION DR	23C	Comprehensive Modernization	2021-2026	1
407	0JG24A	1750 MARION DR	24A	Comprehensive Modernization	2021-2026	1
407	0JG24B	1750 MARION DR	24B	Comprehensive Modernization	2021-2026	1
407	0JG24C	1750 MARION DR	24C	Comprehensive Modernization	2021-2026	1
407	0JG24D	1750 MARION DR	24D	Comprehensive Modernization	2021-2026	1
407	0JG25A	1750 MARION DR	25A	Comprehensive Modernization	2021-2026	1
407	0JG25B	1750 MARION DR	25B	Comprehensive Modernization	2021-2026	1
407	0JG25C	1750 MARION DR	25C	Comprehensive Modernization	2021-2026	1
407	0JG25D	1750 MARION DR	25D	Comprehensive Modernization	2021-2026	1
407	0JG26A	1750 MARION DR	26A	Comprehensive Modernization	2021-2026	1
407	0JG26B	1750 MARION DR	26B	Comprehensive Modernization	2021-2026	1
407	0JG26C	1750 MARION DR	26C	Comprehensive Modernization	2021-2026	1
407	0JG26D	1750 MARION DR	26D	Comprehensive Modernization	2021-2026	1

## Units with Approved Vacancies for Modernization

<b>Archie Grant Park: Rental Assistance Demonstration (RAD) Program application submitted 2015 as part of the Portfolio RAD Application Group 1. CHAP received 2017 an extended by 12 months. Estimated Securing all Financing and Construction NTP Date: 2020-2023. Anticipated Completion: 2021-2026</b>						
AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
401	205221	1601 GRAGSON	110	Minimum Upgrades	10/2020	1
401	205222	1601 GRAGSON	120	Minimum Upgrades		1
401	205223	1605 GRAGSON	110	Minimum Upgrades		1
401	205224	1605 GRAGSON	140	Minimum Upgrades		1
401	205225	1605 GRAGSON	120	Minimum Upgrades		1
401	205226	1605 GRAGSON	130	Minimum Upgrades		1
401	205227	1609 GRAGSON	110	Minimum Upgrades		1
401	205228	1609 GRAGSON	120	Minimum Upgrades		1
401	205229	1609 GRAGSON	130	Minimum Upgrades		1
401	205230	1609 GRAGSON	140	Minimum Upgrades		1
401	205231	1613 GRAGSON	110	Minimum Upgrades		1
401	205232	1613 GRAGSON	120	Minimum Upgrades		1
401	205233	1613 GRAGSON	130	Minimum Upgrades		1
401	205234	1613 GRAGSON	140	Minimum Upgrades		1
401	205235	1617 GRAGSON	110	Minimum Upgrades		1
401	205236	1617 GRAGSON	140	Minimum Upgrades		1
401	205237	1617 GRAGSON	130	Minimum Upgrades		1
401	205238	1617 GRAGSON	120	Minimum Upgrades		1
401	205239	1701 GRAGSON	130	Minimum Upgrades		1
401	205240	1701 GRAGSON	120	Minimum Upgrades	10/2020	1
401	205241	1701 GRAGSON	110	Minimum Upgrades		1
401	205242	1701 GRAGSON	140	Minimum Upgrades		1
401	205243	1705 GRAGSON	140	Minimum Upgrades		1
401	205244	1705 GRAGSON	110	Minimum Upgrades		1
401	205245	1705 GRAGSON	120	Minimum Upgrades		1
401	205246	1705 GRAGSON	130	Minimum Upgrades		1
401	205247	1709 GRAGSON	120	Minimum Upgrades		1
401	205248	1709 GRAGSON	130	Minimum Upgrades		1
401	205249	1709 GRAGSON	140	Minimum Upgrades		1
401	205250	1709 GRAGSON	110	Minimum Upgrades		1
401	205251	1713 GRAGSON	110	Minimum Upgrades		1
401	205252	1713 GRAGSON	120	Minimum Upgrades		1
401	205253	1717 GRAGSON	120	Minimum Upgrades		1
401	205254	1717 GRAGSON	130	Minimum Upgrades		1
401	205255	1717 GRAGSON	140	Minimum Upgrades		1
401	205256	1717 GRAGSON	110	Minimum Upgrades		1
401	205257	1721 GRAGSON	110	Minimum Upgrades		1
401	205258	1721 GRAGSON	120	Minimum Upgrades		1
401	205259	1721 GRAGSON	130	Minimum Upgrades	10/2020	1

**Units with Approved Vacancies for Modernization**

401	205260	1721 GRAGSON	140	Minimum Upgrades	<b>10/2020</b>	1
401	205261	1600 SEARLES	110	Minimum Upgrades	<b>10/2020</b>	1
401	205262	1600 SEARLES	120	Minimum Upgrades		1
401	205263	1604 SEARLES	110	Minimum Upgrades		1
401	205264	1604 SEARLES	120	Minimum Upgrades		1
401	205265	1604 SEARLES	130	Minimum Upgrades		1
401	205266	1604 SEARLES	140	Minimum Upgrades		1
401	205267	1608 SEARLES	120	Minimum Upgrades		1
401	205268	1608 SEARLES	130	Minimum Upgrades		1
401	205269	1608 SEARLES	140	Minimum Upgrades		1
401	205270	1608 SEARLES	110	Minimum Upgrades		1
401	205271	1612 SEARLES	140	Minimum Upgrades		1
401	205272	1612 SEARLES	110	Minimum Upgrades		1
401	205273	1612 SEARLES	120	Minimum Upgrades		1
401	205274	1612 SEARLES	130	Minimum Upgrades		1
401	205275	1616 SEARLES	110	Minimum Upgrades		1
401	205276	1616 SEARLES	140	Minimum Upgrades		1
401	205277	1616 SEARLES	130	Minimum Upgrades		1
401	205278	1616 SEARLES	120	Minimum Upgrades		1
401	205279	1700 SEARLES		Minimum Upgrades	<b>10/2020</b>	1
401	205280	1601 SEARLES	<b>110</b>	Comprehensive Modernization	<b>12/2020</b>	1
401	205281	1601 SEARLES	<b>140</b>	Comprehensive Modernization		1
401	205282	1601 SEARLES	<b>130</b>	Comprehensive Modernization		1
401	205283	1601 SEARLES	<b>120</b>	Comprehensive Modernization		1
401	205284	1605 SEARLES	<b>120</b>	Comprehensive Modernization		1
401	205285	1605 SEARLES	<b>110</b>	Comprehensive Modernization		1
401	205286	1605 SEARLES	<b>140</b>	Comprehensive Modernization		1
401	205287	1605 SEARLES	<b>130</b>	Comprehensive Modernization		1
401	205288	1609 SEARLES	<b>110</b>	Comprehensive Modernization		1
401	205289	1609 SEARLES	<b>120</b>	Comprehensive Modernization		1
401	205290	1609 SEARLES	<b>130</b>	Comprehensive Modernization		1
401	205291	1609 SEARLES	<b>140</b>	Comprehensive Modernization		1
401	205292	1613 SEARLES	<b>110</b>	Comprehensive Modernization		1
401	205293	1613 SEARLES	<b>140</b>	Comprehensive Modernization		1
401	205294	1613 SEARLES	<b>130</b>	Comprehensive Modernization		1
401	205295	1613 SEARLES	<b>120</b>	Comprehensive Modernization		1
401	205296	1701 SEARLES	<b>110</b>	Comprehensive Modernization		1
401	205297	1701 SEARLES	<b>120</b>	Comprehensive Modernization	<b>12/2020</b>	1
401	205298	1705 SEARLES	<b>110</b>	Comprehensive Modernization	<b>05/2020</b>	1
401	205299	1705 SEARLES	<b>140</b>	Comprehensive Modernization		1
401	205300	1705 SEARLES	<b>130</b>	Comprehensive Modernization		1
401	205301	1705 SEARLES	<b>120</b>	Comprehensive Modernization		1
401	205302	1709 SEARLES	<b>120</b>	Comprehensive Modernization	<b>05/2020</b>	1

**Units with Approved Vacancies for Modernization**

401	205303	1709 SEARLES	<b>130</b>	Comprehensive Modernization	<b>05/2020</b>	1	
401	205304	1709 SEARLES	<b>140</b>	Comprehensive Modernization		1	
401	205305	1709 SEARLES	<b>110</b>	Comprehensive Modernization		1	
401	205306	1713 SEARLES	<b>120</b>	Comprehensive Modernization		1	
401	205307	1713 SEARLES	<b>110</b>	Comprehensive Modernization		1	
401	205308	1721 SEARLES	<b>110</b>	Comprehensive Modernization		1	
401	205309	1721 SEARLES	<b>120</b>	Comprehensive Modernization		1	
401	205310	1721 SEARLES	<b>130</b>	Comprehensive Modernization		<b>05/2020</b>	1
401	205311	1721 SEARLES	<b>140</b>	Comprehensive Modernization		<b>05/2020</b>	1
401	205312	1600 FOREMASTER	<b>140</b>	Comprehensive Modernization		<b>09/2020</b>	1
401	205313	1600 FOREMASTER	<b>110</b>	Comprehensive Modernization	1		
401	205314	1600 FOREMASTER	<b>120</b>	Comprehensive Modernization	1		
401	205315	1600 FOREMASTER	<b>130</b>	Comprehensive Modernization	1		
401	205316	1604 FOREMASTER	<b>120</b>	Comprehensive Modernization	1		
401	205317	1604 FOREMASTER	<b>130</b>	Comprehensive Modernization	1		
401	205318	1604 FOREMASTER	<b>110</b>	Comprehensive Modernization	1		
401	205319	1604 FOREMASTER	<b>140</b>	Comprehensive Modernization	1		
401	205320	1608 FOREMASTER	<b>110</b>	Comprehensive Modernization	1		
401	205321	1608 FOREMASTER	<b>120</b>	Comprehensive Modernization	1		
401	205322	1608 FOREMASTER	<b>130</b>	Comprehensive Modernization	1		
401	205323	1608 FOREMASTER	<b>140</b>	Comprehensive Modernization	<b>09/2020</b>	1	
401	205324	1612 FOREMASTER	<b>-140</b>	Comprehensive Modernization	<b>08/2020</b>	1	
401	205325	1612 FOREMASTER	<b>110</b>	Comprehensive Modernization		1	
401	205326	1612 FOREMASTER	<b>120</b>	Comprehensive Modernization		1	
401	205327	1612 FOREMASTER	<b>130</b>	Comprehensive Modernization	<b>08/2020</b>	1	
401	205328	1616 FOREMASTER	<b>140</b>	Comprehensive Modernization	<b>09/2020</b>	1	
401	205329	1616 FOREMASTER	<b>110</b>	Comprehensive Modernization		1	
401	205330	1616 FOREMASTER	<b>120</b>	Comprehensive Modernization		1	
401	205331	1616 FOREMASTER	<b>130</b>	Comprehensive Modernization	<b>09/2020</b>	1	
401	205332	1700 FOREMASTER	<b>120</b>	Comprehensive Modernization	<b>06/2020</b>	1	
401	205333	1700 FOREMASTER	<b>110</b>	Comprehensive Modernization	<b>06/2020</b>	1	
401	205334	1704 FOREMASTER	<b>110</b>	Comprehensive Modernization	<b>09/2020</b>	1	
401	205335	1704 FOREMASTER	<b>120</b>	Comprehensive Modernization		1	
401	205336	1704 FOREMASTER	<b>130</b>	Comprehensive Modernization		1	
401	205337	1704 FOREMASTER	<b>140</b>	Comprehensive Modernization	<b>09/2020</b>	1	
401	205338	1708 FOREMASTER	<b>120</b>	Comprehensive Modernization	<b>06/2020</b>	1	
401	205339	1708 FOREMASTER	<b>110</b>	Comprehensive Modernization		1	
401	205340	1708 FOREMASTER	<b>140</b>	Comprehensive Modernization		1	
401	205341	1708 FOREMASTER	<b>130</b>	Comprehensive Modernization		1	
401	205342	1712 FOREMASTER	<b>130</b>	Comprehensive Modernization		1	
401	205343	1712 FOREMASTER	<b>120</b>	Comprehensive Modernization		1	
401	205344	1712 FOREMASTER	<b>110</b>	Comprehensive Modernization		1	
401	205345	1712 FOREMASTER	<b>140</b>	Comprehensive Modernization		<b>06/2020</b>	1

## Units with Approved Vacancies for Modernization

<b>Sartini Plaza: Rental Assistance Demonstration (RAD) Program application submitted 2015 as part of the Portfolio RAD Application Group 1. CHAP received 2017 an extended by 12 months. Estimated Securing all Financing and Construction NTP Date: 2020-2023. Anticipated Completion: 2021-2026</b>						
AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
402	221101	900 S. BRUSH ST	101	Comprehensive Modernization	2021-2026	1
402	221102	900 S. BRUSH ST	102	Comprehensive Modernization	2021-2026	1
402	221103	900 S. BRUSH ST	103	Comprehensive Modernization	2021-2026	1
402	221104	900 S. BRUSH ST	104	Comprehensive Modernization	2021-2026	1
402	221105	900 S. BRUSH ST	105	Comprehensive Modernization	2021-2026	1
402	221106	900 S. BRUSH ST	106	Comprehensive Modernization	2021-2026	1
402	221107	900 S. BRUSH ST	107	Comprehensive Modernization	2021-2026	1
402	221108	900 S. BRUSH ST	108	Comprehensive Modernization	2021-2026	1
402	221109	900 S. BRUSH ST	109	Comprehensive Modernization	2021-2026	1
402	221110	900 S. BRUSH ST	110	Comprehensive Modernization	2021-2026	1
402	221111	900 S. BRUSH ST	111	Comprehensive Modernization	2021-2026	1
402	221112	900 S. BRUSH ST	112	Comprehensive Modernization	2021-2026	1
402	221113	900 S. BRUSH ST	113	Comprehensive Modernization	2021-2026	1
402	221114	900 S. BRUSH ST	114	Comprehensive Modernization	2021-2026	1
402	221115	900 S. BRUSH ST	115	Comprehensive Modernization	2021-2026	1
402	221116	900 S. BRUSH ST	116	Comprehensive Modernization	2021-2026	1
402	221117	900 S. BRUSH ST	117	Comprehensive Modernization	2021-2026	1
402	221118	900 S. BRUSH ST	118	Comprehensive Modernization	2021-2026	1
402	221119	900 S. BRUSH ST	119	Comprehensive Modernization	2021-2026	1
402	221120	900 S. BRUSH ST	120	Comprehensive Modernization	2021-2026	1
402	221121	900 S. BRUSH ST	121	Comprehensive Modernization	2021-2026	1
402	221122	900 S. BRUSH ST	122	Comprehensive Modernization	2021-2026	1
402	221123	900 S. BRUSH ST	123	Comprehensive Modernization	2021-2026	1
402	221124	900 S. BRUSH ST	124	Comprehensive Modernization	2021-2026	1
402	221125	900 S. BRUSH ST	125	Comprehensive Modernization	2021-2026	1
402	221126	900 S. BRUSH ST	126	Comprehensive Modernization	2021-2026	1
402	221127	900 S. BRUSH ST	127	Comprehensive Modernization	2021-2026	1
402	221128	900 S. BRUSH ST	128	Comprehensive Modernization	2021-2026	1
402	221129	900 S. BRUSH ST	129	Comprehensive Modernization	2021-2026	1
402	221130	900 S. BRUSH ST	130	Comprehensive Modernization	2021-2026	1
402	221131	900 S. BRUSH ST	131	Comprehensive Modernization	2021-2026	1
402	221132	900 S. BRUSH ST	132	Comprehensive Modernization	2021-2026	1
402	221133	900 S. BRUSH ST	133	Comprehensive Modernization	2021-2026	1
402	221134	900 S. BRUSH ST	134	Comprehensive Modernization	2021-2026	1
402	221135	900 S. BRUSH ST	135	Comprehensive Modernization	2021-2026	1
402	221136	900 S. BRUSH ST	136	Comprehensive Modernization	2021-2026	1
402	221137	900 S. BRUSH ST	137	Comprehensive Modernization	2021-2026	1

### Units with Approved Vacancies for Modernization

402	221138	900 S. BRUSH ST	138	Comprehensive Modernization	2021-2026	1
402	221139	900 S. BRUSH ST	139	Comprehensive Modernization	2021-2026	1
402	221140	900 S. BRUSH ST	140	Comprehensive Modernization	2021-2026	1
402	221201	900 S. BRUSH ST	201	Comprehensive Modernization	2021-2026	1
402	221202	900 S. BRUSH ST	202	Comprehensive Modernization	2021-2026	1
402	221203	900 S. BRUSH ST	203	Comprehensive Modernization	2021-2026	1
402	221204	900 S. BRUSH ST	204	Comprehensive Modernization	2021-2026	1
402	221205	900 S. BRUSH ST	205	Comprehensive Modernization	2021-2026	1
402	221206	900 S. BRUSH ST	206	Comprehensive Modernization	2021-2026	1
402	221207	900 S. BRUSH ST	207	Comprehensive Modernization	2021-2026	1
402	221208	900 S. BRUSH ST	208	Comprehensive Modernization	2021-2026	1
402	221209	900 S. BRUSH ST	209	Comprehensive Modernization	2021-2026	1
402	221210	900 S. BRUSH ST	210	Comprehensive Modernization	2021-2026	1
402	221211	900 S. BRUSH ST	211	Comprehensive Modernization	2021-2026	1
402	221212	900 S. BRUSH ST	212	Comprehensive Modernization	2021-2026	1
402	221213	900 S. BRUSH ST	213	Comprehensive Modernization	2021-2026	1
402	221214	900 S. BRUSH ST	214	Comprehensive Modernization	2021-2026	1
402	221215	900 S. BRUSH ST	215	Comprehensive Modernization	2021-2026	1
402	221216	900 S. BRUSH ST	216	Comprehensive Modernization	2021-2026	1
402	221217	900 S. BRUSH ST	217	Comprehensive Modernization	2021-2026	1
402	221218	900 S. BRUSH ST	218	Comprehensive Modernization	2021-2026	1
402	221219	900 S. BRUSH ST	219	Comprehensive Modernization	2021-2026	1
402	221220	900 S. BRUSH ST	220	Comprehensive Modernization	2021-2026	1
402	221221	900 S. BRUSH ST	221	Comprehensive Modernization	2021-2026	1
402	221222	900 S. BRUSH ST	222	Comprehensive Modernization	2021-2026	1
402	221223	900 S. BRUSH ST	223	Comprehensive Modernization	2021-2026	1
402	221224	900 S. BRUSH ST	224	Comprehensive Modernization	2021-2026	1
402	221225	900 S. BRUSH ST	225	Comprehensive Modernization	2021-2026	1
402	221226	900 S. BRUSH ST	226	Comprehensive Modernization	2021-2026	1
402	221227	900 S. BRUSH ST	227	Comprehensive Modernization	2021-2026	1
402	221228	900 S. BRUSH ST	228	Comprehensive Modernization	2021-2026	1
402	221229	900 S. BRUSH ST	229	Comprehensive Modernization	2021-2026	1
402	221230	900 S. BRUSH ST	230	Comprehensive Modernization	2021-2026	1
402	221231	900 S. BRUSH ST	231	Comprehensive Modernization	2021-2026	1
402	221232	900 S. BRUSH ST	232	Comprehensive Modernization	2021-2026	1
402	221233	900 S. BRUSH ST	233	Comprehensive Modernization	2021-2026	1
402	221234	900 S. BRUSH ST	234	Comprehensive Modernization	2021-2026	1
402	221235	900 S. BRUSH ST	235	Comprehensive Modernization	2021-2026	1
402	221236	900 S. BRUSH ST	236	Comprehensive Modernization	2021-2026	1
402	221237	900 S. BRUSH ST	237	Comprehensive Modernization	2021-2026	1
402	221238	900 S. BRUSH ST	238	Comprehensive Modernization	2021-2026	1
402	221239	900 S. BRUSH ST	239	Comprehensive Modernization	2021-2026	1
402	221240	900 S. BRUSH ST	240	Comprehensive Modernization	2021-2026	1

**Units with Approved Vacancies for Modernization**

402	221241	900 S. BRUSH ST	241	Comprehensive Modernization	2021-2026	1
402	221242	900 S. BRUSH ST	242	Comprehensive Modernization	2021-2026	1
402	221243	900 S. BRUSH ST	243	Comprehensive Modernization	2021-2026	1
402	221244	900 S. BRUSH ST	244	Comprehensive Modernization	2021-2026	1
402	221245	900 S. BRUSH ST	245	Comprehensive Modernization	2021-2026	1
402	221246	900 S. BRUSH ST	246	Comprehensive Modernization	2021-2026	1
402	221247	900 S. BRUSH ST	247	Comprehensive Modernization	2021-2026	1
402	221248	900 S. BRUSH ST	248	Comprehensive Modernization	2021-2026	1
402	221249	900 S. BRUSH ST	249	Comprehensive Modernization	2021-2026	1
402	221250	900 S. BRUSH ST	250	Comprehensive Modernization	2021-2026	1
402	221251	900 S. BRUSH ST	251	Comprehensive Modernization	2021-2026	1
402	221252	900 S. BRUSH ST	252	Comprehensive Modernization	2021-2026	1
402	221253	900 S. BRUSH ST	253	Comprehensive Modernization	2021-2026	1
402	221254	900 S. BRUSH ST	254	Comprehensive Modernization	2021-2026	1
402	221255	900 S. BRUSH ST	255	Comprehensive Modernization	2021-2026	1
402	221256	900 S. BRUSH ST	256	Comprehensive Modernization	2021-2026	1
402	221257	900 S. BRUSH ST	257	Comprehensive Modernization	2021-2026	1
402	221258	900 S. BRUSH ST	258	Comprehensive Modernization	2021-2026	1
402	221259	900 S. BRUSH ST	259	Comprehensive Modernization	2021-2026	1
402	221260	900 S. BRUSH ST	260	Comprehensive Modernization	2021-2026	1
402	221301	900 S. BRUSH ST	301	Comprehensive Modernization	2021-2026	1
402	221302	900 S. BRUSH ST	302	Comprehensive Modernization	2021-2026	1
402	221303	900 S. BRUSH ST	303	Comprehensive Modernization	2021-2026	1
402	221304	900 S. BRUSH ST	304	Comprehensive Modernization	2021-2026	1
402	221305	900 S. BRUSH ST	305	Comprehensive Modernization	2021-2026	1
402	221306	900 S. BRUSH ST	306	Comprehensive Modernization	2021-2026	1
402	221307	900 S. BRUSH ST	307	Comprehensive Modernization	2021-2026	1
402	221308	900 S. BRUSH ST	308	Comprehensive Modernization	2021-2026	1
402	221309	900 S. BRUSH ST	309	Comprehensive Modernization	2021-2026	1
402	221310	900 S. BRUSH ST	310	Comprehensive Modernization	2021-2026	1
402	221311	900 S. BRUSH ST	311	Comprehensive Modernization	2021-2026	1
402	221312	900 S. BRUSH ST	312	Comprehensive Modernization	2021-2026	1
402	221313	900 S. BRUSH ST	313	Comprehensive Modernization	2021-2026	1
402	221314	900 S. BRUSH ST	314	Comprehensive Modernization	2021-2026	1
402	221315	900 S. BRUSH ST	315	Comprehensive Modernization	2021-2026	1
402	221316	900 S. BRUSH ST	316	Comprehensive Modernization	2021-2026	1
402	221317	900 S. BRUSH ST	317	Comprehensive Modernization	2021-2026	1
402	221318	900 S. BRUSH ST	318	Comprehensive Modernization	2021-2026	1
402	221319	900 S. BRUSH ST	319	Comprehensive Modernization	2021-2026	1
402	221320	900 S. BRUSH ST	320	Comprehensive Modernization	2021-2026	1
402	221321	900 S. BRUSH ST	321	Comprehensive Modernization	2021-2026	1
402	221322	900 S. BRUSH ST	322	Comprehensive Modernization	2021-2026	1
402	221323	900 S. BRUSH ST	323	Comprehensive Modernization	2021-2026	1

### Units with Approved Vacancies for Modernization

402	221324	900 S. BRUSH ST	324	Comprehensive Modernization	2021-2026	1
402	221325	900 S. BRUSH ST	325	Comprehensive Modernization	2021-2026	1
402	221326	900 S. BRUSH ST	326	Comprehensive Modernization	2021-2026	1
402	221327	900 S. BRUSH ST	327	Comprehensive Modernization	2021-2026	1
402	221328	900 S. BRUSH ST	328	Comprehensive Modernization	2021-2026	1
402	221329	900 S. BRUSH ST	329	Comprehensive Modernization	2021-2026	1
402	221330	900 S. BRUSH ST	330	Comprehensive Modernization	2021-2026	1
402	221331	900 S. BRUSH ST	331	Comprehensive Modernization	2021-2026	1
402	221332	900 S. BRUSH ST	332	Comprehensive Modernization	2021-2026	1
402	221333	900 S. BRUSH ST	333	Comprehensive Modernization	2021-2026	1
402	221334	900 S. BRUSH ST	334	Comprehensive Modernization	2021-2026	1
402	221335	900 S. BRUSH ST	335	Comprehensive Modernization	2021-2026	1
402	221336	900 S. BRUSH ST	336	Comprehensive Modernization	2021-2026	1
402	221337	900 S. BRUSH ST	337	Comprehensive Modernization	2021-2026	1
402	221338	900 S. BRUSH ST	338	Comprehensive Modernization	2021-2026	1
402	221339	900 S. BRUSH ST	339	Comprehensive Modernization	2021-2026	1
402	221340	900 S. BRUSH ST	340	Comprehensive Modernization	2021-2026	1
402	221341	900 S. BRUSH ST	341	Comprehensive Modernization	2021-2026	1
402	221342	900 S. BRUSH ST	342	Comprehensive Modernization	2021-2026	1
402	221343	900 S. BRUSH ST	343	Comprehensive Modernization	2021-2026	1
402	221344	900 S. BRUSH ST	344	Comprehensive Modernization	2021-2026	1
402	221345	900 S. BRUSH ST	345	Comprehensive Modernization	2021-2026	1
402	221346	900 S. BRUSH ST	346	Comprehensive Modernization	2021-2026	1
402	221347	900 S. BRUSH ST	347	Comprehensive Modernization	2021-2026	1
402	221348	900 S. BRUSH ST	348	Comprehensive Modernization	2021-2026	1
402	221349	900 S. BRUSH ST	349	Comprehensive Modernization	2021-2026	1
402	221350	900 S. BRUSH ST	350	Comprehensive Modernization	2021-2026	1
402	221351	900 S. BRUSH ST	351	Comprehensive Modernization	2021-2026	1
402	221352	900 S. BRUSH ST	352	Comprehensive Modernization	2021-2026	1
402	221353	900 S. BRUSH ST	353	Comprehensive Modernization	2021-2026	1
402	221354	900 S. BRUSH ST	354	Comprehensive Modernization	2021-2026	1
402	221355	900 S. BRUSH ST	355	Comprehensive Modernization	2021-2026	1
402	221356	900 S. BRUSH ST	356	Comprehensive Modernization	2021-2026	1
402	221357	900 S. BRUSH ST	357	Comprehensive Modernization	2021-2026	1
402	221358	900 S. BRUSH ST	358	Comprehensive Modernization	2021-2026	1
402	221359	900 S. BRUSH ST	359	Comprehensive Modernization	2021-2026	1
402	221360	900 S. BRUSH ST	360	Comprehensive Modernization	2021-2026	1
402	221401	900 S. BRUSH ST	401	Comprehensive Modernization	2021-2026	1
402	221402	900 S. BRUSH ST	402	Comprehensive Modernization	2021-2026	1
402	221403	900 S. BRUSH ST	403	Comprehensive Modernization	2021-2026	1
402	221404	900 S. BRUSH ST	404	Comprehensive Modernization	2021-2026	1
402	221405	900 S. BRUSH ST	405	Comprehensive Modernization	2021-2026	1
402	221406	900 S. BRUSH ST	406	Comprehensive Modernization	2021-2026	1



### Units with Approved Vacancies for Modernization

402	221407	900 S. BRUSH ST	407	Comprehensive Modernization	2021-2026	1
402	221408	900 S. BRUSH ST	408	Comprehensive Modernization	2021-2026	1
402	221409	900 S. BRUSH ST	409	Comprehensive Modernization	2021-2026	1
402	221410	900 S. BRUSH ST	410	Comprehensive Modernization	2021-2026	1
402	221411	900 S. BRUSH ST	411	Comprehensive Modernization	2021-2026	1
402	221412	900 S. BRUSH ST	412	Comprehensive Modernization	2021-2026	1
402	221413	900 S. BRUSH ST	413	Comprehensive Modernization	2021-2026	1
402	221414	900 S. BRUSH ST	414	Comprehensive Modernization	2021-2026	1
402	221415	900 S. BRUSH ST	415	Comprehensive Modernization	2021-2026	1
402	221416	900 S. BRUSH ST	416	Comprehensive Modernization	2021-2026	1
402	221417	900 S. BRUSH ST	417	Comprehensive Modernization	2021-2026	1
402	221418	900 S. BRUSH ST	418	Comprehensive Modernization	2021-2026	1
402	221419	900 S. BRUSH ST	419	Comprehensive Modernization	2021-2026	1
402	221420	900 S. BRUSH ST	420	Comprehensive Modernization	2021-2026	1
402	221421	900 S. BRUSH ST	421	Comprehensive Modernization	2021-2026	1
402	221422	900 S. BRUSH ST	422	Comprehensive Modernization	2021-2026	1
402	221423	900 S. BRUSH ST	423	Comprehensive Modernization	2021-2026	1
402	221424	900 S. BRUSH ST	424	Comprehensive Modernization	2021-2026	1
402	221425	900 S. BRUSH ST	425	Comprehensive Modernization	2021-2026	1
402	221426	900 S. BRUSH ST	426	Comprehensive Modernization	2021-2026	1
402	221427	900 S. BRUSH ST	427	Comprehensive Modernization	2021-2026	1
402	221428	900 S. BRUSH ST	428	Comprehensive Modernization	2021-2026	1
402	221429	900 S. BRUSH ST	429	Comprehensive Modernization	2021-2026	1
402	221430	900 S. BRUSH ST	430	Comprehensive Modernization	2021-2026	1
402	221431	900 S. BRUSH ST	431	Comprehensive Modernization	2021-2026	1
402	221432	900 S. BRUSH ST	432	Comprehensive Modernization	2021-2026	1
402	221433	900 S. BRUSH ST	433	Comprehensive Modernization	2021-2026	1
402	221434	900 S. BRUSH ST	434	Comprehensive Modernization	2021-2026	1
402	221435	900 S. BRUSH ST	435	Comprehensive Modernization	2021-2026	1
402	221436	900 S. BRUSH ST	436	Comprehensive Modernization	2021-2026	1
402	221437	900 S. BRUSH ST	437	Comprehensive Modernization	2021-2026	1
402	221438	900 S. BRUSH ST	438	Comprehensive Modernization	2021-2026	1
402	221439	900 S. BRUSH ST	439	Comprehensive Modernization	2021-2026	1
402	221440	900 S. BRUSH ST	440	Comprehensive Modernization	2021-2026	1
402	221441	900 S. BRUSH ST	441	Comprehensive Modernization	2021-2026	1
402	221442	900 S. BRUSH ST	442	Comprehensive Modernization	2021-2026	1
402	221443	900 S. BRUSH ST	443	Comprehensive Modernization	2021-2026	1
402	221444	900 S. BRUSH ST	444	Comprehensive Modernization	2021-2026	1
402	221445	900 S. BRUSH ST	445	Comprehensive Modernization	2021-2026	1
402	221446	900 S. BRUSH ST	446	Comprehensive Modernization	2021-2026	1
402	221447	900 S. BRUSH ST	447	Comprehensive Modernization	2021-2026	1
402	221448	900 S. BRUSH ST	448	Comprehensive Modernization	2021-2026	1
402	221449	900 S. BRUSH ST	449	Comprehensive Modernization	2021-2026	1

**Units with Approved Vacancies for Modernization**

402	221450	900 S. BRUSH ST	450	Comprehensive Modernization	2021-2026	1
402	221451	900 S. BRUSH ST	451	Comprehensive Modernization	2021-2026	1
402	221452	900 S. BRUSH ST	452	Comprehensive Modernization	2021-2026	1
402	221453	900 S. BRUSH ST	453	Comprehensive Modernization	2021-2026	1
402	221454	900 S. BRUSH ST	454	Comprehensive Modernization	2021-2026	1
402	221455	900 S. BRUSH ST	455	Comprehensive Modernization	2021-2026	1
402	221456	900 S. BRUSH ST	456	Comprehensive Modernization	2021-2026	1
402	221457	900 S. BRUSH ST	457	Comprehensive Modernization	2021-2026	1
402	221458	900 S. BRUSH ST	458	Comprehensive Modernization	2021-2026	1
402	221459	900 S. BRUSH ST	459	Comprehensive Modernization	2021-2026	1
402	221460	900 S. BRUSH ST	460	Comprehensive Modernization	2021-2026	1
						<b>220</b>

**Sartini Plaza Annex: Rental Assistance Demonstration (RAD) Program application submitted 2015 as part of the Portfolio RAD Application Group 1. CHAP received 2017 an extended by 12 months. Estimated Securing all Financing and Construction NTP Date: 2020-2023. Anticipated Completion: 2021-2026**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
402	221001	5200 ALPINE PL	01	Comprehensive Modernization	2021-2026	1
402	221002	5200 ALPINE PL	02	Comprehensive Modernization	2021-2026	1
402	221003	5200 ALPINE PL	03	Comprehensive Modernization	2021-2026	1
402	221004	5200 ALPINE PL	04	Comprehensive Modernization	2021-2026	1
402	221005	5200 ALPINE PL	05	Comprehensive Modernization	2021-2026	1
402	221006	5200 ALPINE PL	06	Comprehensive Modernization	2021-2026	1
402	221007	5200 ALPINE PL	07	Comprehensive Modernization	2021-2026	1
402	221008	5200 ALPINE PL	08	Comprehensive Modernization	2021-2026	1
402	221009	5200 ALPINE PL	09	Comprehensive Modernization	2021-2026	1
402	221010	5200 ALPINE PL	10	Comprehensive Modernization	2021-2026	1
402	221011	5200 ALPINE PL	11	Comprehensive Modernization	2021-2026	1
402	221012	5200 ALPINE PL	12	Comprehensive Modernization	2021-2026	1
402	221013	5200 ALPINE PL	13	Comprehensive Modernization	2021-2026	1
402	221014	5200 ALPINE PL	14	Comprehensive Modernization	2021-2026	1
402	221015	5200 ALPINE PL	15	Comprehensive Modernization	2021-2026	1
402	221016	5200 ALPINE PL	16	Comprehensive Modernization	2021-2026	1
402	221017	5200 ALPINE PL	17	Comprehensive Modernization	2021-2026	1
402	221018	5200 ALPINE PL	18	Comprehensive Modernization	2021-2026	1
402	221019	5200 ALPINE PL	19	Comprehensive Modernization	2021-2026	1
402	221020	5200 ALPINE PL	20	Comprehensive Modernization	2021-2026	1
402	221021	5200 ALPINE PL	21	Comprehensive Modernization	2021-2026	1
402	221022	5200 ALPINE PL	22	Comprehensive Modernization	2021-2026	1
402	221023	5200 ALPINE PL	23	Comprehensive Modernization	2021-2026	1
402	221024	5200 ALPINE PL	24	Comprehensive Modernization	2021-2026	1
402	221025	5200 ALPINE PL	25	Comprehensive Modernization	2021-2026	1
402	221026	5200 ALPINE PL	26	Comprehensive Modernization	2021-2026	1

**Units with Approved Vacancies for Modernization**

402	221027	5200 ALPINE PL	27	Comprehensive Modernization	2021-2026	1
402	221028	5200 ALPINE PL	28	Comprehensive Modernization	2021-2026	1
402	221029	5200 ALPINE PL	29	Comprehensive Modernization	2021-2026	1
402	221030	5200 ALPINE PL	30	Comprehensive Modernization	2021-2026	1
402	221031	5200 ALPINE PL	31	Comprehensive Modernization	2021-2026	1
402	221032	5200 ALPINE PL	32	Comprehensive Modernization	2021-2026	1
402	221033	5200 ALPINE PL	33	Comprehensive Modernization	2021-2026	1
402	221034	5200 ALPINE PL	34	Comprehensive Modernization	2021-2026	1
402	221035	5200 ALPINE PL	35	Comprehensive Modernization	2021-2026	1
402	221036	5200 ALPINE PL	36	Comprehensive Modernization	2021-2026	1
402	221037	5200 ALPINE PL	37	Comprehensive Modernization	2021-2026	1
402	221038	5200 ALPINE PL	38	Comprehensive Modernization	2021-2026	1
402	221039	5200 ALPINE PL	39	Comprehensive Modernization	2021-2026	1
						<b>39</b>

**Schaffer Heights: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
404	00SH1A	2901 SCHAFFER CIR	1A	Comprehensive Modernization	2023-2026	1
404	00SH1B	2901 SCHAFFER CIR	1B	Comprehensive Modernization	2023-2026	1
404	00SH1C	2901 SCHAFFER CIR	1C	Comprehensive Modernization	2023-2026	1
404	00SH1D	2901 SCHAFFER CIR	1D	Comprehensive Modernization	2023-2026	1
404	00SH2A	2901 SCHAFFER CIR	2A	Comprehensive Modernization	2023-2026	1
404	00SH2B	2901 SCHAFFER CIR	2B	Comprehensive Modernization	2023-2026	1
404	00SH2C	2901 SCHAFFER CIR	2C	Comprehensive Modernization	2023-2026	1
404	00SH2D	2901 SCHAFFER CIR	2D	Comprehensive Modernization	2023-2026	1
404	00SH3A	2901 SCHAFFER CIR	3A	Comprehensive Modernization	2023-2026	1
404	00SH3B	2901 SCHAFFER CIR	3B	Comprehensive Modernization	2023-2026	1
404	00SH3C	2901 SCHAFFER CIR	3C	Comprehensive Modernization	2023-2026	1
404	00SH3D	2901 SCHAFFER CIR	3D	Comprehensive Modernization	2023-2026	1
404	00SH4A	2901 SCHAFFER CIR	4A	Comprehensive Modernization	2023-2026	1
404	00SH4B	2901 SCHAFFER CIR	4B	Comprehensive Modernization	2023-2026	1
404	00SH4C	2901 SCHAFFER CIR	4C	Comprehensive Modernization	2023-2026	1
404	00SH4D	2901 SCHAFFER CIR	4D	Comprehensive Modernization	2023-2026	1
404	00SH5A	2901 SCHAFFER CIR	5A	Comprehensive Modernization	2023-2026	1
404	00SH5B	2901 SCHAFFER CIR	5B	Comprehensive Modernization	2023-2026	1
404	00SH5C	2901 SCHAFFER CIR	5C	Comprehensive Modernization	2023-2026	1
404	00SH5D	2901 SCHAFFER CIR	5D	Comprehensive Modernization	2023-2026	1
404	00SH6A	2901 SCHAFFER CIR	6A	Comprehensive Modernization	2023-2026	1
404	00SH6B	2901 SCHAFFER CIR	6B	Comprehensive Modernization	2023-2026	1
404	00SH6C	2901 SCHAFFER CIR	6C	Comprehensive Modernization	2023-2026	1
404	00SH6D	2901 SCHAFFER CIR	6D	Comprehensive Modernization	2023-2026	1
404	00SH7A	2901 SCHAFFER CIR	7A	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

404	00SH7B	2901 SCHAFFER CIR	7B	Comprehensive Modernization	2023-2026	1
404	00SH7C	2901 SCHAFFER CIR	7C	Comprehensive Modernization	2023-2026	1
404	00SH7D	2901 SCHAFFER CIR	7D	Comprehensive Modernization	2023-2026	1
404	00SH8A	2901 SCHAFFER CIR	8A	Comprehensive Modernization	2023-2026	1
404	00SH8B	2901 SCHAFFER CIR	8B	Comprehensive Modernization	2023-2026	1
404	00SH8C	2901 SCHAFFER CIR	8C	Comprehensive Modernization	2023-2026	1
404	00SH8D	2901 SCHAFFER CIR	8D	Comprehensive Modernization	2023-2026	1
404	00SH9A	2901 SCHAFFER CIR	9A	Comprehensive Modernization	2023-2026	1
404	00SH9B	2901 SCHAFFER CIR	9B	Comprehensive Modernization	2023-2026	1
404	00SH9C	2901 SCHAFFER CIR	9C	Comprehensive Modernization	2023-2026	1
404	00SH9D	2901 SCHAFFER CIR	9D	Comprehensive Modernization	2023-2026	1
404	0SH10A	2901 SCHAFFER CIR	10A	Comprehensive Modernization	2023-2026	1
404	0SH10B	2901 SCHAFFER CIR	10B	Comprehensive Modernization	2023-2026	1
404	0SH10C	2901 SCHAFFER CIR	10C	Comprehensive Modernization	2023-2026	1
404	0SH10D	2901 SCHAFFER CIR	10D	Comprehensive Modernization	2023-2026	1
404	0SH11A	2901 SCHAFFER CIR	11A	Comprehensive Modernization	2023-2026	1
404	0SH11B	2901 SCHAFFER CIR	11B	Comprehensive Modernization	2023-2026	1
404	0SH11C	2901 SCHAFFER CIR	11C	Comprehensive Modernization	2023-2026	1
404	0SH11D	2901 SCHAFFER CIR	11D	Comprehensive Modernization	2023-2026	1
404	0SH12A	2901 SCHAFFER CIR	12A	Comprehensive Modernization	2023-2026	1
404	0SH12B	2901 SCHAFFER CIR	12B	Comprehensive Modernization	2023-2026	1
404	0SH12C	2901 SCHAFFER CIR	12C	Comprehensive Modernization	2023-2026	1
404	0SH12D	2901 SCHAFFER CIR	12D	Comprehensive Modernization	2023-2026	1
404	0SH13A	2901 SCHAFFER CIR	13A	Comprehensive Modernization	2023-2026	1
404	0SH13B	2901 SCHAFFER CIR	13B	Comprehensive Modernization	2023-2026	1
404	0SH13C	2901 SCHAFFER CIR	13C	Comprehensive Modernization	2023-2026	1
404	0SH13D	2901 SCHAFFER CIR	13D	Comprehensive Modernization	2023-2026	1
404	0SH14A	2901 SCHAFFER CIR	14A	Comprehensive Modernization	2023-2026	1
404	0SH14B	2901 SCHAFFER CIR	14B	Comprehensive Modernization	2023-2026	1
404	0SH14C	2901 SCHAFFER CIR	14C	Comprehensive Modernization	2023-2026	1
404	0SH15A	2901 SCHAFFER CIR	15A	Comprehensive Modernization	2023-2026	1
404	0SH15B	2901 SCHAFFER CIR	15B	Comprehensive Modernization	2023-2026	1
404	0SH15C	2901 SCHAFFER CIR	15C	Comprehensive Modernization	2023-2026	1
404	0SH15D	2901 SCHAFFER CIR	15D	Comprehensive Modernization	2023-2026	1
404	0SH16A	2901 SCHAFFER CIR	16A	Comprehensive Modernization	2023-2026	1
404	0SH16B	2901 SCHAFFER CIR	16B	Comprehensive Modernization	2023-2026	1
404	0SH16C	2901 SCHAFFER CIR	16C	Comprehensive Modernization	2023-2026	1
404	0SH16D	2901 SCHAFFER CIR	16D	Comprehensive Modernization	2023-2026	1
404	0SH17A	2901 SCHAFFER CIR	17A	Comprehensive Modernization	2023-2026	1
404	0SH17B	2901 SCHAFFER CIR	17B	Comprehensive Modernization	2023-2026	1
404	0SH17C	2901 SCHAFFER CIR	17C	Comprehensive Modernization	2023-2026	1
404	0SH17D	2901 SCHAFFER CIR	17D	Comprehensive Modernization	2023-2026	1
404	0SH18A	2901 SCHAFFER CIR	18A	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

404	0SH18B	2901 SCHAFFER CIR	18B	Comprehensive Modernization	2023-2026	1
404	0SH18C	2901 SCHAFFER CIR	18C	Comprehensive Modernization	2023-2026	1
404	0SH18D	2901 SCHAFFER CIR	18D	Comprehensive Modernization	2023-2026	1
404	0SH19A	2901 SCHAFFER CIR	19A	Comprehensive Modernization	2023-2026	1
404	0SH19B	2901 SCHAFFER CIR	19B	Comprehensive Modernization	2023-2026	1
404	0SH19C	2901 SCHAFFER CIR	19C	Comprehensive Modernization	2023-2026	1
404	0SH19D	2901 SCHAFFER CIR	19D	Comprehensive Modernization	2023-2026	1
						<b>75</b>

**Aida Brents: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
403	224001	2120 VEGAS DRIVE	1	Comprehensive Modernization	2023-2026	1
403	224002	2120 VEGAS DRIVE	2	Comprehensive Modernization	2023-2026	1
403	224003	2120 VEGAS DRIVE	3	Comprehensive Modernization	2023-2026	1
403	224004	2120 VEGAS DRIVE	4	Comprehensive Modernization	2023-2026	1
403	224005	2120 VEGAS DRIVE	5	Comprehensive Modernization	2023-2026	1
403	224006	2120 VEGAS DRIVE	6	Comprehensive Modernization	2023-2026	1
403	224007	2120 VEGAS DRIVE	7	Comprehensive Modernization	2023-2026	1
403	224008	2120 VEGAS DRIVE	8	Comprehensive Modernization	2023-2026	1
403	224009	2120 VEGAS DRIVE	9	Comprehensive Modernization	2023-2026	1
403	224010	2120 VEGAS DRIVE	10	Comprehensive Modernization	2023-2026	1
403	224011	2120 VEGAS DRIVE	11	Comprehensive Modernization	2023-2026	1
403	224012	2120 VEGAS DRIVE	12	Comprehensive Modernization	2023-2026	1
403	224013	2120 VEGAS DRIVE	13	Comprehensive Modernization	2023-2026	1
403	224014	2120 VEGAS DRIVE	14	Comprehensive Modernization	2023-2026	1
403	224015	2120 VEGAS DRIVE	15	Comprehensive Modernization	2023-2026	1
403	224016	2120 VEGAS DRIVE	16	Comprehensive Modernization	2023-2026	1
403	224017	2120 VEGAS DRIVE	17	Comprehensive Modernization	2023-2026	1
403	224018	2120 VEGAS DRIVE	18	Comprehensive Modernization	2023-2026	1
403	224019	2120 VEGAS DRIVE	19	Comprehensive Modernization	2023-2026	1
403	224020	2120 VEGAS DRIVE	20	Comprehensive Modernization	2023-2026	1
403	224021	2120 VEGAS DRIVE	21	Comprehensive Modernization	2023-2026	1
403	224022	2120 VEGAS DRIVE	22	Comprehensive Modernization	2023-2026	1
403	224023	2120 VEGAS DRIVE	23	Comprehensive Modernization	2023-2026	1
403	224024	2120 VEGAS DRIVE	24	Comprehensive Modernization	2023-2026	1
						<b>24</b>

**Harry Levy Gardens: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
403	208346	2525 W. WASHINGTON	101	Comprehensive Modernization	2023-2026	1
403	208347	2525 W. WASHINGTON	102	Comprehensive Modernization	2023-2026	1
403	208348	2525 W. WASHINGTON	103	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

403	208349	2525 W. WASHINGTON	104	Comprehensive Modernization	2023-2026	1
403	208350	2525 W. WASHINGTON	105	Comprehensive Modernization	2023-2026	1
403	208351	2525 W. WASHINGTON	106	Comprehensive Modernization	2023-2026	1
403	208352	2525 W. WASHINGTON	107	Comprehensive Modernization	2023-2026	1
403	208353	2525 W. WASHINGTON	108	Comprehensive Modernization	2023-2026	1
403	208354	2525 W. WASHINGTON	109	Comprehensive Modernization	2023-2026	1
403	208355	2525 W. WASHINGTON	110	Comprehensive Modernization	2023-2026	1
403	208356	2525 W. WASHINGTON	111	Comprehensive Modernization	2023-2026	1
403	208357	2525 W. WASHINGTON	112	Comprehensive Modernization	2023-2026	1
403	208358	2525 W. WASHINGTON	113	Comprehensive Modernization	2023-2026	1
403	208359	2525 W. WASHINGTON	114	Comprehensive Modernization	2023-2026	1
403	208360	2525 W. WASHINGTON	115	Comprehensive Modernization	2023-2026	1
403	208361	2525 W. WASHINGTON	116	Comprehensive Modernization	2023-2026	1
403	208362	2525 W. WASHINGTON	117	Comprehensive Modernization	2023-2026	1
403	208363	2525 W. WASHINGTON	118	Comprehensive Modernization	2023-2026	1
403	208364	2525 W. WASHINGTON	119	Comprehensive Modernization	2023-2026	1
403	208365	2525 W. WASHINGTON	120	Comprehensive Modernization	2023-2026	1
403	208366	2525 W. WASHINGTON	121	Comprehensive Modernization	2023-2026	1
403	208367	2525 W. WASHINGTON	122	Comprehensive Modernization	2023-2026	1
403	208368	2525 W. WASHINGTON	123	Comprehensive Modernization	2023-2026	1
403	208369	2525 W. WASHINGTON	124	Comprehensive Modernization	2023-2026	1
403	208370	2525 W. WASHINGTON	125	Comprehensive Modernization	2023-2026	1
403	208371	2525 W. WASHINGTON	126	Comprehensive Modernization	2023-2026	1
403	208372	2525 W. WASHINGTON	127	Comprehensive Modernization	2023-2026	1
403	208373	2525 W. WASHINGTON	128	Comprehensive Modernization	2023-2026	1
403	208374	2525 W. WASHINGTON	129	Comprehensive Modernization	2023-2026	1
403	208375	2525 W. WASHINGTON	130	Comprehensive Modernization	2023-2026	1
403	208376	2525 W. WASHINGTON	131	Comprehensive Modernization	2023-2026	1
403	208377	2525 W. WASHINGTON	132	Comprehensive Modernization	2023-2026	1
403	208378	2525 W. WASHINGTON	133	Comprehensive Modernization	2023-2026	1
403	208379	2525 W. WASHINGTON	134	Comprehensive Modernization	2023-2026	1
403	208380	2525 W. WASHINGTON	135	Comprehensive Modernization	2023-2026	1
403	208381	2525 W. WASHINGTON	136	Comprehensive Modernization	2023-2026	1
403	208382	2525 W. WASHINGTON	137	Comprehensive Modernization	2023-2026	1
403	208383	2525 W. WASHINGTON	138	Comprehensive Modernization	2023-2026	1
403	208384	2525 W. WASHINGTON	139	Comprehensive Modernization	2023-2026	1
403	208385	2525 W. WASHINGTON	140	Comprehensive Modernization	2023-2026	1
403	208386	2525 W. WASHINGTON	141	Comprehensive Modernization	2023-2026	1
403	208387	2525 W. WASHINGTON	142	Comprehensive Modernization	2023-2026	1
403	208388	2525 W. WASHINGTON	143	Comprehensive Modernization	2023-2026	1
403	208389	2525 W. WASHINGTON	144	Comprehensive Modernization	2023-2026	1
403	208390	2525 W. WASHINGTON	145	Comprehensive Modernization	2023-2026	1
403	208391	2525 W. WASHINGTON	146	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

403	208392	2525 W. WASHINGTON	201	Comprehensive Modernization	2023-2026	1
403	208393	2525 W. WASHINGTON	202	Comprehensive Modernization	2023-2026	1
403	208394	2525 W. WASHINGTON	203	Comprehensive Modernization	2023-2026	1
403	208395	2525 W. WASHINGTON	204	Comprehensive Modernization	2023-2026	1
403	208396	2525 W. WASHINGTON	205	Comprehensive Modernization	2023-2026	1
403	208397	2525 W. WASHINGTON	206	Comprehensive Modernization	2023-2026	1
403	208398	2525 W. WASHINGTON	207	Comprehensive Modernization	2023-2026	1
403	208399	2525 W. WASHINGTON	208	Comprehensive Modernization	2023-2026	1
403	208400	2525 W. WASHINGTON	209	Comprehensive Modernization	2023-2026	1
403	208401	2525 W. WASHINGTON	210	Comprehensive Modernization	2023-2026	1
403	208402	2525 W. WASHINGTON	211	Comprehensive Modernization	2023-2026	1
403	208403	2525 W. WASHINGTON	212	Comprehensive Modernization	2023-2026	1
403	208404	2525 W. WASHINGTON	213	Comprehensive Modernization	2023-2026	1
403	208405	2525 W. WASHINGTON	214	Comprehensive Modernization	2023-2026	1
403	208406	2525 W. WASHINGTON	215	Comprehensive Modernization	2023-2026	1
403	208407	2525 W. WASHINGTON	216	Comprehensive Modernization	2023-2026	1
403	208408	2525 W. WASHINGTON	217	Comprehensive Modernization	2023-2026	1
403	208409	2525 W. WASHINGTON	218	Comprehensive Modernization	2023-2026	1
403	208410	2525 W. WASHINGTON	219	Comprehensive Modernization	2023-2026	1
403	208411	2525 W. WASHINGTON	220	Comprehensive Modernization	2023-2026	1
403	208412	2525 W. WASHINGTON	221	Comprehensive Modernization	2023-2026	1
403	208413	2525 W. WASHINGTON	222	Comprehensive Modernization	2023-2026	1
403	208414	2525 W. WASHINGTON	223	Comprehensive Modernization	2023-2026	1
403	208415	2525 W. WASHINGTON	224	Comprehensive Modernization	2023-2026	1
403	208416	2525 W. WASHINGTON	225	Comprehensive Modernization	2023-2026	1
403	208417	2525 W. WASHINGTON	226	Comprehensive Modernization	2023-2026	1
403	208418	2525 W. WASHINGTON	227	Comprehensive Modernization	2023-2026	1
403	208419	2525 W. WASHINGTON	228	Comprehensive Modernization	2023-2026	1
403	208420	2525 W. WASHINGTON	229	Comprehensive Modernization	2023-2026	1
403	208421	2525 W. WASHINGTON	230	Comprehensive Modernization	2023-2026	1
403	208422	2525 W. WASHINGTON	231	Comprehensive Modernization	2023-2026	1
403	208423	2525 W. WASHINGTON	232	Comprehensive Modernization	2023-2026	1
403	208424	2525 W. WASHINGTON	233	Comprehensive Modernization	2023-2026	1
403	208425	2525 W. WASHINGTON	234	Comprehensive Modernization	2023-2026	1
403	208426	2525 W. WASHINGTON	235	Comprehensive Modernization	2023-2026	1
403	208427	2525 W. WASHINGTON	236	Comprehensive Modernization	2023-2026	1
403	208428	2525 W. WASHINGTON	237	Comprehensive Modernization	2023-2026	1
403	208429	2525 W. WASHINGTON	238	Comprehensive Modernization	2023-2026	1
403	208430	2525 W. WASHINGTON	239	Comprehensive Modernization	2023-2026	1
403	208431	2525 W. WASHINGTON	240	Comprehensive Modernization	2023-2026	1
403	208432	2525 W. WASHINGTON	241	Comprehensive Modernization	2023-2026	1
403	208433	2525 W. WASHINGTON	242	Comprehensive Modernization	2023-2026	1
403	208434	2525 W. WASHINGTON	243	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

403	208435	2525 W. WASHINGTON	244	Comprehensive Modernization	2023-2026	1
403	208436	2525 W. WASHINGTON	245	Comprehensive Modernization	2023-2026	1
403	208437	2525 W. WASHINGTON	246	Comprehensive Modernization	2023-2026	1
403	208438	2525 W. WASHINGTON	247	Comprehensive Modernization	2023-2026	1
403	208439	2525 W. WASHINGTON	248	Comprehensive Modernization	2023-2026	1
403	208440	2525 W. WASHINGTON	249	Comprehensive Modernization	2023-2026	1
403	208441	2525 W. WASHINGTON	250	Comprehensive Modernization	2023-2026	1
403	208442	2525 W. WASHINGTON	251	Comprehensive Modernization	2023-2026	1
403	208443	2525 W. WASHINGTON	252	Comprehensive Modernization	2023-2026	1
403	208444	2525 W. WASHINGTON	301	Comprehensive Modernization	2023-2026	1
403	208445	2525 W. WASHINGTON	302	Comprehensive Modernization	2023-2026	1
403	208446	2525 W. WASHINGTON	303	Comprehensive Modernization	2023-2026	1
403	208447	2525 W. WASHINGTON	304	Comprehensive Modernization	2023-2026	1
403	208448	2525 W. WASHINGTON	305	Comprehensive Modernization	2023-2026	1
403	208449	2525 W. WASHINGTON	306	Comprehensive Modernization	2023-2026	1
403	208450	2525 W. WASHINGTON	307	Comprehensive Modernization	2023-2026	1
403	208451	2525 W. WASHINGTON	308	Comprehensive Modernization	2023-2026	1
403	208452	2525 W. WASHINGTON	309	Comprehensive Modernization	2023-2026	1
403	208453	2525 W. WASHINGTON	310	Comprehensive Modernization	2023-2026	1
403	208454	2525 W. WASHINGTON	311	Comprehensive Modernization	2023-2026	1
403	208455	2525 W. WASHINGTON	312	Comprehensive Modernization	2023-2026	1
403	208456	2525 W. WASHINGTON	313	Comprehensive Modernization	2023-2026	1
403	208457	2525 W. WASHINGTON	314	Comprehensive Modernization	2023-2026	1
403	208458	2525 W. WASHINGTON	315	Comprehensive Modernization	2023-2026	1
403	208459	2525 W. WASHINGTON	316	Comprehensive Modernization	2023-2026	1
403	208460	2525 W. WASHINGTON	317	Comprehensive Modernization	2023-2026	1
403	208461	2525 W. WASHINGTON	318	Comprehensive Modernization	2023-2026	1
403	208462	2525 W. WASHINGTON	319	Comprehensive Modernization	2023-2026	1
403	208463	2525 W. WASHINGTON	320	Comprehensive Modernization	2023-2026	1
403	208464	2525 W. WASHINGTON	321	Comprehensive Modernization	2023-2026	1
403	208465	2525 W. WASHINGTON	322	Comprehensive Modernization	2023-2026	1
403	208466	2525 W. WASHINGTON	323	Comprehensive Modernization	2023-2026	1
403	208467	2525 W. WASHINGTON	324	Comprehensive Modernization	2023-2026	1
403	208468	2525 W. WASHINGTON	325	Comprehensive Modernization	2023-2026	1
403	208469	2525 W. WASHINGTON	326	Comprehensive Modernization	2023-2026	1
403	208470	2525 W. WASHINGTON	327	Comprehensive Modernization	2023-2026	1
403	208471	2525 W. WASHINGTON	328	Comprehensive Modernization	2023-2026	1
403	208472	2525 W. WASHINGTON	329	Comprehensive Modernization	2023-2026	1
403	208473	2525 W. WASHINGTON	330	Comprehensive Modernization	2023-2026	1
403	208474	2525 W. WASHINGTON	331	Comprehensive Modernization	2023-2026	1
403	208475	2525 W. WASHINGTON	332	Comprehensive Modernization	2023-2026	1
403	208476	2525 W. WASHINGTON	333	Comprehensive Modernization	2023-2026	1
403	208477	2525 W. WASHINGTON	334	Comprehensive Modernization	2023-2026	1



### Units with Approved Vacancies for Modernization

403	208478	2525 W. WASHINGTON	335	Comprehensive Modernization	2023-2026	1
403	208479	2525 W. WASHINGTON	336	Comprehensive Modernization	2023-2026	1
403	208480	2525 W. WASHINGTON	337	Comprehensive Modernization	2023-2026	1
403	208481	2525 W. WASHINGTON	338	Comprehensive Modernization	2023-2026	1
403	208482	2525 W. WASHINGTON	339	Comprehensive Modernization	2023-2026	1
403	208483	2525 W. WASHINGTON	340	Comprehensive Modernization	2023-2026	1
403	208484	2525 W. WASHINGTON	341	Comprehensive Modernization	2023-2026	1
403	208485	2525 W. WASHINGTON	342	Comprehensive Modernization	2023-2026	1
403	208486	2525 W. WASHINGTON	343	Comprehensive Modernization	2023-2026	1
403	208487	2525 W. WASHINGTON	344	Comprehensive Modernization	2023-2026	1
403	208488	2525 W. WASHINGTON	345	Comprehensive Modernization	2023-2026	1
403	208489	2525 W. WASHINGTON	346	Comprehensive Modernization	2023-2026	1
403	208490	2525 W. WASHINGTON	347	Comprehensive Modernization	2023-2026	1
403	208491	2525 W. WASHINGTON	348	Comprehensive Modernization	2023-2026	1
403	208492	2525 W. WASHINGTON	349	Comprehensive Modernization	2023-2026	1
403	208493	2525 W. WASHINGTON	350	Comprehensive Modernization	2023-2026	1
403	208494	2525 W. WASHINGTON	351	Comprehensive Modernization	2023-2026	1
403	208495	2525 W. WASHINGTON	352	Comprehensive Modernization	2023-2026	1

**150**

**James Down Towers: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
402	212496	5000 W. ALTA DR.	101	Comprehensive Modernization	2023-2026	1
402	212497	5000 W. ALTA DR.	102	Comprehensive Modernization	2023-2026	1
402	212498	5000 W. ALTA DR.	103	Comprehensive Modernization	2023-2026	1
402	212499	5000 W. ALTA DR.	104	Comprehensive Modernization	2023-2026	1
402	212500	5000 W. ALTA DR.	105	Comprehensive Modernization	2023-2026	1
402	212501	5000 W. ALTA DR.	106	Comprehensive Modernization	2023-2026	1
402	212502	5000 W. ALTA DR.	107	Comprehensive Modernization	2023-2026	1
402	212503	5000 W. ALTA DR.	108	Comprehensive Modernization	2023-2026	1
402	212504	5000 W. ALTA DR.	109	Comprehensive Modernization	2023-2026	1
402	212505	5000 W. ALTA DR.	110	Comprehensive Modernization	2023-2026	1
402	212506	5000 W. ALTA DR.	111	Comprehensive Modernization	2023-2026	1
402	212507	5000 W. ALTA DR.	112	Comprehensive Modernization	2023-2026	1
402	212508	5000 W. ALTA DR.	113	Comprehensive Modernization	2023-2026	1
402	212509	5000 W. ALTA DR.	114	Comprehensive Modernization	2023-2026	1
402	212510	5000 W. ALTA DR.	115	Comprehensive Modernization	2023-2026	1
402	212511	5000 W. ALTA DR.	116	Comprehensive Modernization	2023-2026	1
402	212512	5000 W. ALTA DR.	117	Comprehensive Modernization	2023-2026	1
402	212513	5000 W. ALTA DR.	118	Comprehensive Modernization	2023-2026	1
402	212514	5000 W. ALTA DR.	119	Comprehensive Modernization	2023-2026	1
402	212515	5000 W. ALTA DR.	120	Comprehensive Modernization	2023-2026	1
402	212516	5000 W. ALTA DR.	121	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

402	212517	5000 W. ALTA DR.	122	Comprehensive Modernization	2023-2026	1
402	212518	5000 W. ALTA DR.	123	Comprehensive Modernization	2023-2026	1
402	212519	5000 W. ALTA DR.	124	Comprehensive Modernization	2023-2026	1
402	212520	5000 W. ALTA DR.	125	Comprehensive Modernization	2023-2026	1
402	212521	5000 W. ALTA DR.	126	Comprehensive Modernization	2023-2026	1
402	212522	5000 W. ALTA DR.	127	Comprehensive Modernization	2023-2026	1
402	212523	5000 W. ALTA DR.	128	Comprehensive Modernization	2023-2026	1
402	212524	5000 W. ALTA DR.	129	Comprehensive Modernization	2023-2026	1
402	212525	5000 W. ALTA DR.	130	Comprehensive Modernization	2023-2026	1
402	212526	5000 W. ALTA DR.	131	Comprehensive Modernization	2023-2026	1
402	212527	5000 W. ALTA DR.	132	Comprehensive Modernization	2023-2026	1
402	212528	5000 W. ALTA DR.	133	Comprehensive Modernization	2023-2026	1
402	212529	5000 W. ALTA DR.	134	Comprehensive Modernization	2023-2026	1
402	212530	5000 W. ALTA DR.	135	Comprehensive Modernization	2023-2026	1
402	212531	5000 W. ALTA DR.	136	Comprehensive Modernization	2023-2026	1
402	212532	5000 W. ALTA DR.	137	Comprehensive Modernization	2023-2026	1
402	212533	5000 W. ALTA DR.	138	Comprehensive Modernization	2023-2026	1
402	212534	5000 W. ALTA DR.	139	Comprehensive Modernization	2023-2026	1
402	212535	5000 W. ALTA DR.	140	Comprehensive Modernization	2023-2026	1
402	212536	5000 W. ALTA DR.	141	Comprehensive Modernization	2023-2026	1
402	212537	5000 W. ALTA DR.	142	Comprehensive Modernization	2023-2026	1
402	212538	5000 W. ALTA DR.	143	Comprehensive Modernization	2023-2026	1
402	212539	5000 W. ALTA DR.	144	Comprehensive Modernization	2023-2026	1
402	212540	5000 W. ALTA DR.	145	Comprehensive Modernization	2023-2026	1
402	212541	5000 W. ALTA DR.	146	Comprehensive Modernization	2023-2026	1
402	212542	5000 W. ALTA DR.	147	Comprehensive Modernization	2023-2026	1
402	212543	5000 W. ALTA DR.	148	Comprehensive Modernization	2023-2026	1
402	212544	5000 W. ALTA DR.	201	Comprehensive Modernization	2023-2026	1
402	212545	5000 W. ALTA DR.	202	Comprehensive Modernization	2023-2026	1
402	212546	5000 W. ALTA DR.	203	Comprehensive Modernization	2023-2026	1
402	212547	5000 W. ALTA DR.	204	Comprehensive Modernization	2023-2026	1
402	212548	5000 W. ALTA DR.	205	Comprehensive Modernization	2023-2026	1
402	212549	5000 W. ALTA DR.	206	Comprehensive Modernization	2023-2026	1
402	212550	5000 W. ALTA DR.	207	Comprehensive Modernization	2023-2026	1
402	212551	5000 W. ALTA DR.	208	Comprehensive Modernization	2023-2026	1
402	212552	5000 W. ALTA DR.	209	Comprehensive Modernization	2023-2026	1
402	212553	5000 W. ALTA DR.	210	Comprehensive Modernization	2023-2026	1
402	212554	5000 W. ALTA DR.	211	Comprehensive Modernization	2023-2026	1
402	212555	5000 W. ALTA DR.	212	Comprehensive Modernization	2023-2026	1
402	212556	5000 W. ALTA DR.	213	Comprehensive Modernization	2023-2026	1
402	212557	5000 W. ALTA DR.	214	Comprehensive Modernization	2023-2026	1
402	212558	5000 W. ALTA DR.	215	Comprehensive Modernization	2023-2026	1
402	212559	5000 W. ALTA DR.	216	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

402	212560	5000 W. ALTA DR.	217	Comprehensive Modernization	2023-2026	1
402	212561	5000 W. ALTA DR.	218	Comprehensive Modernization	2023-2026	1
402	212562	5000 W. ALTA DR.	219	Comprehensive Modernization	2023-2026	1
402	212563	5000 W. ALTA DR.	220	Comprehensive Modernization	2023-2026	1
402	212564	5000 W. ALTA DR.	221	Comprehensive Modernization	2023-2026	1
402	212565	5000 W. ALTA DR.	222	Comprehensive Modernization	2023-2026	1
402	212566	5000 W. ALTA DR.	223	Comprehensive Modernization	2023-2026	1
402	212567	5000 W. ALTA DR.	224	Comprehensive Modernization	2023-2026	1
402	212568	5000 W. ALTA DR.	225	Comprehensive Modernization	2023-2026	1
402	212569	5000 W. ALTA DR.	226	Comprehensive Modernization	2023-2026	1
402	212570	5000 W. ALTA DR.	227	Comprehensive Modernization	2023-2026	1
402	212571	5000 W. ALTA DR.	228	Comprehensive Modernization	2023-2026	1
402	212572	5000 W. ALTA DR.	229	Comprehensive Modernization	2023-2026	1
402	212573	5000 W. ALTA DR.	230	Comprehensive Modernization	2023-2026	1
402	212574	5000 W. ALTA DR.	231	Comprehensive Modernization	2023-2026	1
402	212575	5000 W. ALTA DR.	232	Comprehensive Modernization	2023-2026	1
402	212576	5000 W. ALTA DR.	233	Comprehensive Modernization	2023-2026	1
402	212577	5000 W. ALTA DR.	234	Comprehensive Modernization	2023-2026	1
402	212578	5000 W. ALTA DR.	235	Comprehensive Modernization	2023-2026	1
402	212579	5000 W. ALTA DR.	236	Comprehensive Modernization	2023-2026	1
402	212580	5000 W. ALTA DR.	237	Comprehensive Modernization	2023-2026	1
402	212581	5000 W. ALTA DR.	238	Comprehensive Modernization	2023-2026	1
402	212582	5000 W. ALTA DR.	239	Comprehensive Modernization	2023-2026	1
402	212583	5000 W. ALTA DR.	240	Comprehensive Modernization	2023-2026	1
402	212584	5000 W. ALTA DR.	241	Comprehensive Modernization	2023-2026	1
402	212585	5000 W. ALTA DR.	242	Comprehensive Modernization	2023-2026	1
402	212586	5000 W. ALTA DR.	243	Comprehensive Modernization	2023-2026	1
402	212587	5000 W. ALTA DR.	244	Comprehensive Modernization	2023-2026	1
402	212588	5000 W. ALTA DR.	245	Comprehensive Modernization	2023-2026	1
402	212589	5000 W. ALTA DR.	246	Comprehensive Modernization	2023-2026	1
402	212590	5000 W. ALTA DR.	247	Comprehensive Modernization	2023-2026	1
402	212591	5000 W. ALTA DR.	248	Comprehensive Modernization	2023-2026	1
402	212592	5000 W. ALTA DR.	249	Comprehensive Modernization	2023-2026	1
402	212593	5000 W. ALTA DR.	250	Comprehensive Modernization	2023-2026	1
402	212594	5000 W. ALTA DR.	251	Comprehensive Modernization	2023-2026	1
402	212595	5000 W. ALTA DR.	252	Comprehensive Modernization	2023-2026	1
402	212596	5000 W. ALTA DR.	301	Comprehensive Modernization	2023-2026	1
402	212597	5000 W. ALTA DR.	302	Comprehensive Modernization	2023-2026	1
402	212598	5000 W. ALTA DR.	303	Comprehensive Modernization	2023-2026	1
402	212599	5000 W. ALTA DR.	304	Comprehensive Modernization	2023-2026	1
402	212600	5000 W. ALTA DR.	305	Comprehensive Modernization	2023-2026	1
402	212601	5000 W. ALTA DR.	306	Comprehensive Modernization	2023-2026	1
402	212602	5000 W. ALTA DR.	307	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

402	212603	5000 W. ALTA DR.	308	Comprehensive Modernization	2023-2026	1
402	212604	5000 W. ALTA DR.	309	Comprehensive Modernization	2023-2026	1
402	212605	5000 W. ALTA DR.	310	Comprehensive Modernization	2023-2026	1
402	212606	5000 W. ALTA DR.	311	Comprehensive Modernization	2023-2026	1
402	212607	5000 W. ALTA DR.	312	Comprehensive Modernization	2023-2026	1
402	212608	5000 W. ALTA DR.	313	Comprehensive Modernization	2023-2026	1
402	212609	5000 W. ALTA DR.	314	Comprehensive Modernization	2023-2026	1
402	212610	5000 W. ALTA DR.	315	Comprehensive Modernization	2023-2026	1
402	212611	5000 W. ALTA DR.	316	Comprehensive Modernization	2023-2026	1
402	212612	5000 W. ALTA DR.	317	Comprehensive Modernization	2023-2026	1
402	212613	5000 W. ALTA DR.	318	Comprehensive Modernization	2023-2026	1
402	212614	5000 W. ALTA DR.	319	Comprehensive Modernization	2023-2026	1
402	212615	5000 W. ALTA DR.	320	Comprehensive Modernization	2023-2026	1
402	212616	5000 W. ALTA DR.	321	Comprehensive Modernization	2023-2026	1
402	212617	5000 W. ALTA DR.	322	Comprehensive Modernization	2023-2026	1
402	212618	5000 W. ALTA DR.	323	Comprehensive Modernization	2023-2026	1
402	212619	5000 W. ALTA DR.	324	Comprehensive Modernization	2023-2026	1
402	212620	5000 W. ALTA DR.	325	Comprehensive Modernization	2023-2026	1
402	212621	5000 W. ALTA DR.	326	Comprehensive Modernization	2023-2026	1
402	212622	5000 W. ALTA DR.	327	Comprehensive Modernization	2023-2026	1
402	212623	5000 W. ALTA DR.	328	Comprehensive Modernization	2023-2026	1
402	212624	5000 W. ALTA DR.	329	Comprehensive Modernization	2023-2026	1
402	212625	5000 W. ALTA DR.	330	Comprehensive Modernization	2023-2026	1
402	212626	5000 W. ALTA DR.	331	Comprehensive Modernization	2023-2026	1
402	212627	5000 W. ALTA DR.	332	Comprehensive Modernization	2023-2026	1
402	212628	5000 W. ALTA DR.	333	Comprehensive Modernization	2023-2026	1
402	212629	5000 W. ALTA DR.	334	Comprehensive Modernization	2023-2026	1
402	212630	5000 W. ALTA DR.	335	Comprehensive Modernization	2023-2026	1
402	212631	5000 W. ALTA DR.	336	Comprehensive Modernization	2023-2026	1
402	212632	5000 W. ALTA DR.	337	Comprehensive Modernization	2023-2026	1
402	212633	5000 W. ALTA DR.	338	Comprehensive Modernization	2023-2026	1
402	212634	5000 W. ALTA DR.	339	Comprehensive Modernization	2023-2026	1
402	212635	5000 W. ALTA DR.	340	Comprehensive Modernization	2023-2026	1
402	212636	5000 W. ALTA DR.	341	Comprehensive Modernization	2023-2026	1
402	212637	5000 W. ALTA DR.	342	Comprehensive Modernization	2023-2026	1
402	212638	5000 W. ALTA DR.	343	Comprehensive Modernization	2023-2026	1
402	212639	5000 W. ALTA DR.	344	Comprehensive Modernization	2023-2026	1
402	212640	5000 W. ALTA DR.	345	Comprehensive Modernization	2023-2026	1
402	212641	5000 W. ALTA DR.	346	Comprehensive Modernization	2023-2026	1
402	212642	5000 W. ALTA DR.	347	Comprehensive Modernization	2023-2026	1
402	212643	5000 W. ALTA DR.	348	Comprehensive Modernization	2023-2026	1
402	212644	5000 W. ALTA DR.	349	Comprehensive Modernization	2023-2026	1
402	212645	5000 W. ALTA DR.	350	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

402	212646	5000 W. ALTA DR.	351	Comprehensive Modernization	2023-2026	1
402	212647	5000 W. ALTA DR.	352	Comprehensive Modernization	2023-2026	1
402	212648	5000 W. ALTA DR.	401	Comprehensive Modernization	2023-2026	1
402	212649	5000 W. ALTA DR.	402	Comprehensive Modernization	2023-2026	1
402	212650	5000 W. ALTA DR.	403	Comprehensive Modernization	2023-2026	1
402	212651	5000 W. ALTA DR.	404	Comprehensive Modernization	2023-2026	1
402	212652	5000 W. ALTA DR.	405	Comprehensive Modernization	2023-2026	1
402	212653	5000 W. ALTA DR.	406	Comprehensive Modernization	2023-2026	1
402	212654	5000 W. ALTA DR.	407	Comprehensive Modernization	2023-2026	1
402	212655	5000 W. ALTA DR.	408	Comprehensive Modernization	2023-2026	1
402	212656	5000 W. ALTA DR.	409	Comprehensive Modernization	2023-2026	1
402	212657	5000 W. ALTA DR.	410	Comprehensive Modernization	2023-2026	1
402	212658	5000 W. ALTA DR.	411	Comprehensive Modernization	2023-2026	1
402	212659	5000 W. ALTA DR.	412	Comprehensive Modernization	2023-2026	1
402	212660	5000 W. ALTA DR.	413	Comprehensive Modernization	2023-2026	1
402	212661	5000 W. ALTA DR.	414	Comprehensive Modernization	2023-2026	1
402	212662	5000 W. ALTA DR.	415	Comprehensive Modernization	2023-2026	1
402	212663	5000 W. ALTA DR.	416	Comprehensive Modernization	2023-2026	1
402	212664	5000 W. ALTA DR.	417	Comprehensive Modernization	2023-2026	1
402	212665	5000 W. ALTA DR.	418	Comprehensive Modernization	2023-2026	1
402	212666	5000 W. ALTA DR.	419	Comprehensive Modernization	2023-2026	1
402	212667	5000 W. ALTA DR.	420	Comprehensive Modernization	2023-2026	1
402	212668	5000 W. ALTA DR.	421	Comprehensive Modernization	2023-2026	1
402	212669	5000 W. ALTA DR.	422	Comprehensive Modernization	2023-2026	1
402	212670	5000 W. ALTA DR.	423	Comprehensive Modernization	2023-2026	1
402	212671	5000 W. ALTA DR.	424	Comprehensive Modernization	2023-2026	1
402	212672	5000 W. ALTA DR.	425	Comprehensive Modernization	2023-2026	1
402	212673	5000 W. ALTA DR.	426	Comprehensive Modernization	2023-2026	1
402	212674	5000 W. ALTA DR.	427	Comprehensive Modernization	2023-2026	1
402	212675	5000 W. ALTA DR.	428	Comprehensive Modernization	2023-2026	1
402	212676	5000 W. ALTA DR.	429	Comprehensive Modernization	2023-2026	1
402	212677	5000 W. ALTA DR.	430	Comprehensive Modernization	2023-2026	1
402	212678	5000 W. ALTA DR.	431	Comprehensive Modernization	2023-2026	1
402	212679	5000 W. ALTA DR.	432	Comprehensive Modernization	2023-2026	1
402	212680	5000 W. ALTA DR.	433	Comprehensive Modernization	2023-2026	1
402	212681	5000 W. ALTA DR.	434	Comprehensive Modernization	2023-2026	1
402	212682	5000 W. ALTA DR.	435	Comprehensive Modernization	2023-2026	1
402	212683	5000 W. ALTA DR.	436	Comprehensive Modernization	2023-2026	1
402	212684	5000 W. ALTA DR.	437	Comprehensive Modernization	2023-2026	1
402	212685	5000 W. ALTA DR.	438	Comprehensive Modernization	2023-2026	1
402	212686	5000 W. ALTA DR.	439	Comprehensive Modernization	2023-2026	1
402	212687	5000 W. ALTA DR.	440	Comprehensive Modernization	2023-2026	1
402	212688	5000 W. ALTA DR.	441	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

402	212689	5000 W. ALTA DR.	442	Comprehensive Modernization	2023-2026	1
402	212690	5000 W. ALTA DR.	443	Comprehensive Modernization	2023-2026	1
402	212691	5000 W. ALTA DR.	444	Comprehensive Modernization	2023-2026	1
402	212692	5000 W. ALTA DR.	445	Comprehensive Modernization	2023-2026	1
402	212693	5000 W. ALTA DR.	446	Comprehensive Modernization	2023-2026	1
402	212694	5000 W. ALTA DR.	447	Comprehensive Modernization	2023-2026	1
402	212695	5000 W. ALTA DR.	448	Comprehensive Modernization	2023-2026	1
						<b>200</b>

**Hampton Court: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
404	00HC1A	1030 CENTER ST	1A	Comprehensive Modernization	2023-2026	1
404	00HC1B	1030 CENTER ST	1B	Comprehensive Modernization	2023-2026	1
404	00HC1C	1030 CENTER ST	1C	Comprehensive Modernization	2023-2026	1
404	00HC1D	1030 CENTER ST	1D	Comprehensive Modernization	2023-2026	1
404	00HC1E	1030 CENTER ST	1E	Comprehensive Modernization	2023-2026	1
404	00HC1F	1030 CENTER ST	1F	Comprehensive Modernization	2023-2026	1
404	00HC1G	1030 CENTER ST	1G	Comprehensive Modernization	2023-2026	1
404	00HC1H	1030 CENTER ST	1H	Comprehensive Modernization	2023-2026	1
404	00HC1I	1030 CENTER ST	1I	Comprehensive Modernization	2023-2026	1
404	00HC1J	1030 CENTER ST	1J	Comprehensive Modernization	2023-2026	1
404	00HC2A	1030 CENTER ST	2A	Comprehensive Modernization	2023-2026	1
404	00HC2B	1030 CENTER ST	2B	Comprehensive Modernization	2023-2026	1
404	00HC2C	1030 CENTER ST	2C	Comprehensive Modernization	2023-2026	1
404	00HC2D	1030 CENTER ST	2D	Comprehensive Modernization	2023-2026	1
404	00HC2E	1030 CENTER ST	2E	Comprehensive Modernization	2023-2026	1
404	00HC2F	1030 CENTER ST	2F	Comprehensive Modernization	2023-2026	1
404	00HC2G	1030 CENTER ST	2G	Comprehensive Modernization	2023-2026	1
404	00HC2H	1030 CENTER ST	2H	Comprehensive Modernization	2023-2026	1
404	00HC2I	1030 CENTER ST	2I	Comprehensive Modernization	2023-2026	1
404	00HC2J	1030 CENTER ST	2J	Comprehensive Modernization	2023-2026	1
404	00HC3A	1030 CENTER ST	3A	Comprehensive Modernization	2023-2026	1
404	00HC3B	1030 CENTER ST	3B	Comprehensive Modernization	2023-2026	1
404	00HC3C	1030 CENTER ST	3C	Comprehensive Modernization	2023-2026	1
404	00HC3D	1030 CENTER ST	3D	Comprehensive Modernization	2023-2026	1
404	00HC3E	1030 CENTER ST	3E	Comprehensive Modernization	2023-2026	1
404	00HC3F	1030 CENTER ST	3F	Comprehensive Modernization	2023-2026	1
404	00HC3G	1030 CENTER ST	3G	Comprehensive Modernization	2023-2026	1
404	00HC3H	1030 CENTER ST	3H	Comprehensive Modernization	2023-2026	1
404	00HC3I	1030 CENTER ST	3I	Comprehensive Modernization	2023-2026	1
404	00HC3J	1030 CENTER ST	3J	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

404	00HC4A	1030 CENTER ST	4A	Comprehensive Modernization	2023-2026	1
404	00HC4B	1030 CENTER ST	4B	Comprehensive Modernization	2023-2026	1
404	00HC4C	1030 CENTER ST	4C	Comprehensive Modernization	2023-2026	1
404	00HC4D	1030 CENTER ST	4D	Comprehensive Modernization	2023-2026	1
404	00HC4E	1030 CENTER ST	4E	Comprehensive Modernization	2023-2026	1
404	00HC4F	1030 CENTER ST	4F	Comprehensive Modernization	2023-2026	1
404	00HC4G	1030 CENTER ST	4G	Comprehensive Modernization	2023-2026	1
404	00HC4H	1030 CENTER ST	4H	Comprehensive Modernization	2023-2026	1
404	00HC4I	1030 CENTER ST	4I	Comprehensive Modernization	2023-2026	1
404	00HC4J	1030 CENTER ST	4J	Comprehensive Modernization	2023-2026	1
404	00HC5A	1030 CENTER ST	5A	Comprehensive Modernization	2023-2026	1
404	00HC5B	1030 CENTER ST	5B	Comprehensive Modernization	2023-2026	1
404	00HC5C	1030 CENTER ST	5C	Comprehensive Modernization	2023-2026	1
404	00HC5D	1030 CENTER ST	5D	Comprehensive Modernization	2023-2026	1
404	00HC5E	1030 CENTER ST	5E	Comprehensive Modernization	2023-2026	1
404	00HC5F	1030 CENTER ST	5F	Comprehensive Modernization	2023-2026	1
404	00HC5G	1030 CENTER ST	5G	Comprehensive Modernization	2023-2026	1
404	00HC5H	1030 CENTER ST	5H	Comprehensive Modernization	2023-2026	1
404	00HC5I	1030 CENTER ST	5I	Comprehensive Modernization	2023-2026	1
404	00HC5J	1030 CENTER ST	5J	Comprehensive Modernization	2023-2026	1
404	00HC6A	1030 CENTER ST	6A	Comprehensive Modernization	2023-2026	1
404	00HC6B	1030 CENTER ST	6B	Comprehensive Modernization	2023-2026	1
404	00HC6C	1030 CENTER ST	6C	Comprehensive Modernization	2023-2026	1
404	00HC6D	1030 CENTER ST	6D	Comprehensive Modernization	2023-2026	1
404	00HC6E	1030 CENTER ST	6E	Comprehensive Modernization	2023-2026	1
404	00HC6F	1030 CENTER ST	6F	Comprehensive Modernization	2023-2026	1
404	00HC6G	1030 CENTER ST	6G	Comprehensive Modernization	2023-2026	1
404	00HC6H	1030 CENTER ST	6H	Comprehensive Modernization	2023-2026	1
404	00HC6I	1030 CENTER ST	6I	Comprehensive Modernization	2023-2026	1
404	00HC6J	1030 CENTER ST	6J	Comprehensive Modernization	2023-2026	1
404	00HC7A	1030 CENTER ST	7A	Comprehensive Modernization	2023-2026	1
404	00HC7B	1030 CENTER ST	7B	Comprehensive Modernization	2023-2026	1
404	00HC7C	1030 CENTER ST	7C	Comprehensive Modernization	2023-2026	1
404	00HC7D	1030 CENTER ST	7D	Comprehensive Modernization	2023-2026	1
404	00HC7E	1030 CENTER ST	7E	Comprehensive Modernization	2023-2026	1
404	00HC7F	1030 CENTER ST	7F	Comprehensive Modernization	2023-2026	1
404	00HC7G	1030 CENTER ST	7G	Comprehensive Modernization	2023-2026	1
404	00HC7H	1030 CENTER ST	7H	Comprehensive Modernization	2023-2026	1
404	00HC7I	1030 CENTER ST	7I	Comprehensive Modernization	2023-2026	1
404	00HC7J	1030 CENTER ST	7J	Comprehensive Modernization	2023-2026	1
404	00HC8A	1030 CENTER ST	8A	Comprehensive Modernization	2023-2026	1
404	00HC8B	1030 CENTER ST	8B	Comprehensive Modernization	2023-2026	1
404	00HC8C	1030 CENTER ST	8C	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

404	00HC8D	1030 CENTER ST	8D	Comprehensive Modernization	2023-2026	1
404	00HC8E	1030 CENTER ST	8E	Comprehensive Modernization	2023-2026	1
404	00HC8F	1030 CENTER ST	8F	Comprehensive Modernization	2023-2026	1
404	00HC8G	1030 CENTER ST	8G	Comprehensive Modernization	2023-2026	1
404	00HC8H	1030 CENTER ST	8H	Comprehensive Modernization	2023-2026	1
404	00HC8I	1030 CENTER ST	8I	Comprehensive Modernization	2023-2026	1
404	00HC8J	1030 CENTER ST	8J	Comprehensive Modernization	2023-2026	1
404	00HC9A	1030 CENTER ST	9A	Comprehensive Modernization	2023-2026	1
404	00HC9B	1030 CENTER ST	9B	Comprehensive Modernization	2023-2026	1
404	00HC9C	1030 CENTER ST	9C	Comprehensive Modernization	2023-2026	1
404	00HC9D	1030 CENTER ST	9D	Comprehensive Modernization	2023-2026	1
404	00HC9E	1030 CENTER ST	9E	Comprehensive Modernization	2023-2026	1
404	00HC9F	1030 CENTER ST	9F	Comprehensive Modernization	2023-2026	1
404	00HC9G	1030 CENTER ST	9G	Comprehensive Modernization	2023-2026	1
404	00HC9H	1030 CENTER ST	9H	Comprehensive Modernization	2023-2026	1
404	00HC9I	1030 CENTER ST	9I	Comprehensive Modernization	2023-2026	1
404	00HC9J	1030 CENTER ST	9J	Comprehensive Modernization	2023-2026	1
404	0HC10A	1030 CENTER ST	10A	Comprehensive Modernization	2023-2026	1
404	0HC10B	1030 CENTER ST	10B	Comprehensive Modernization	2023-2026	1
404	0HC10C	1030 CENTER ST	10C	Comprehensive Modernization	2023-2026	1
404	0HC10D	1030 CENTER ST	10D	Comprehensive Modernization	2023-2026	1
404	0HC10E	1030 CENTER ST	10E	Comprehensive Modernization	2023-2026	1
404	0HC10F	1030 CENTER ST	10F	Comprehensive Modernization	2023-2026	1
404	0HC10G	1030 CENTER ST	10G	Comprehensive Modernization	2023-2026	1
404	0HC10H	1030 CENTER ST	10H	Comprehensive Modernization	2023-2026	1
404	0HC10I	1030 CENTER ST	10I	Comprehensive Modernization	2023-2026	1
404	0HC10J	1030 CENTER ST	10J	Comprehensive Modernization	2023-2026	1
						<b>100</b>

**Simmons Manor: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address	Scope of Work	Estimated Completion	Count
406	0JS001	5385 AUSTIN JOHN COURT 1	Comprehensive Modernization	2023-2026	1
406	0JS002	385 AUSTIN JOHN COURT 2	Comprehensive Modernization	2023-2026	1
406	0JS003	5385 AUSTIN JOHN COURT 3	Comprehensive Modernization	2023-2026	1
406	0JS004	5385 AUSTIN JOHN COURT 4	Comprehensive Modernization	2023-2026	1
406	0JS005	5385 AUSTIN JOHN COURT 5	Comprehensive Modernization	2023-2026	1
406	0JS006	5385 AUSTIN JOHN COURT 6	Comprehensive Modernization	2023-2026	1
406	0JS007	5385 AUSTIN JOHN COURT 7	Comprehensive Modernization	2023-2026	1
406	0JS008	5385 AUSTIN JOHN COURT 8	Comprehensive Modernization	2023-2026	1
406	0JS009	5385 AUSTIN JOHN COURT 9	Comprehensive Modernization	2023-2026	1
406	0JS010	5385 AUSTIN JOHN COURT 10	Comprehensive Modernization	2023-2026	1



**Units with Approved Vacancies for Modernization**

406	0JS011	5385 AUSTIN JOHN COURT	11	Comprehensive Modernization	2023-2026	1
406	0JS012	5385 AUSTIN JOHN COURT	12	Comprehensive Modernization	2023-2026	1
406	0JS013	5385 AUSTIN JOHN COURT	13	Comprehensive Modernization	2023-2026	1
406	0JS014	5385 AUSTIN JOHN COURT	14	Comprehensive Modernization	2023-2026	1
406	0JS015	5385 AUSTIN JOHN COURT	15	Comprehensive Modernization	2023-2026	1
406	0JS016	5385 AUSTIN JOHN COURT	16	Comprehensive Modernization	2023-2026	1
406	0JS017	5385 AUSTIN JOHN COURT	17	Comprehensive Modernization	2023-2026	1
406	0JS018	5385 AUSTIN JOHN COURT	18	Comprehensive Modernization	2023-2026	1
406	0JS019	5385 AUSTIN JOHN COURT	19	Comprehensive Modernization	2023-2026	1
406	0JS020	5385 AUSTIN JOHN COURT	20	Comprehensive Modernization	2023-2026	1
406	0JS021	5385 AUSTIN JOHN COURT	21	Comprehensive Modernization	2023-2026	1
406	0JS022	5385 AUSTIN JOHN COURT	22	Comprehensive Modernization	2023-2026	1
406	0JS023	5385 AUSTIN JOHN COURT	23	Comprehensive Modernization	2023-2026	1
406	0JS024	5385 AUSTIN JOHN COURT	24	Comprehensive Modernization	2023-2026	1
406	0JS025	5385 AUSTIN JOHN COURT	25	Comprehensive Modernization	2023-2026	1
406	0JS026	5385 AUSTIN JOHN COURT	26	Comprehensive Modernization	2023-2026	1
406	0JS027	5385 AUSTIN JOHN COURT	27	Comprehensive Modernization	2023-2026	1
406	0JS028	5385 AUSTIN JOHN COURT	28	Comprehensive Modernization	2023-2026	1
406	0JS029	5385 AUSTIN JOHN COURT	29	Comprehensive Modernization	2023-2026	1
406	0JS030	5385 AUSTIN JOHN COURT	30	Comprehensive Modernization	2023-2026	1
406	0JS031	5385 AUSTIN JOHN COURT	31	Comprehensive Modernization	2023-2026	1
406	0JS032	5385 AUSTIN JOHN COURT	32	Comprehensive Modernization	2023-2026	1
406	0JS033	5385 AUSTIN JOHN COURT	33	Comprehensive Modernization	2023-2026	1
406	0JS034	5385 AUSTIN JOHN COURT	34	Comprehensive Modernization	2023-2026	1
406	0JS035	5385 AUSTIN JOHN COURT	35	Comprehensive Modernization	2023-2026	1
406	0JS036	5385 AUSTIN JOHN COURT	36	Comprehensive Modernization	2023-2026	1
406	0JS037	5385 AUSTIN JOHN COURT	37	Comprehensive Modernization	2023-2026	1
406	0JS038	5385 AUSTIN JOHN COURT	38	Comprehensive Modernization	2023-2026	1
406	0JS039	5385 AUSTIN JOHN COURT	39	Comprehensive Modernization	2023-2026	1
406	0JS040	5385 AUSTIN JOHN COURT	40	Comprehensive Modernization	2023-2026	1
406	0JS041	5385 AUSTIN JOHN COURT	41	Comprehensive Modernization	2023-2026	1
406	0JS042	5385 AUSTIN JOHN COURT	42	Comprehensive Modernization	2023-2026	1
406	0JS043	5385 AUSTIN JOHN COURT	43	Comprehensive Modernization	2023-2026	1
406	0JS044	5385 AUSTIN JOHN COURT	44	Comprehensive Modernization	2023-2026	1
406	0JS045	5385 AUSTIN JOHN COURT	45	Comprehensive Modernization	2023-2026	1
406	0JS046	5385 AUSTIN JOHN COURT	46	Comprehensive Modernization	2023-2026	1
406	0JS047	5385 AUSTIN JOHN COURT	47	Comprehensive Modernization	2023-2026	1
406	0JS048	5385 AUSTIN JOHN COURT	48	Comprehensive Modernization	2023-2026	1
406	0JS049	5385 AUSTIN JOHN COURT	49	Comprehensive Modernization	2023-2026	1
406	0JS050	5385 AUSTIN JOHN COURT	50	Comprehensive Modernization	2023-2026	1
406	0JS051	5385 AUSTIN JOHN COURT	51	Comprehensive Modernization	2023-2026	1
406	0JS052	5385 AUSTIN JOHN COURT	52	Comprehensive Modernization	2023-2026	1
406	0JS053	5385 AUSTIN JOHN COURT	53	Comprehensive Modernization	2023-2026	1

**Units with Approved Vacancies for Modernization**

406	OJS054	5385 AUSTIN JOHN COURT	54	Comprehensive Modernization	2023-2026	1
406	OJS055	5385 AUSTIN JOHN COURT	55	Comprehensive Modernization	2023-2026	1
406	OJS056	5385 AUSTIN JOHN COURT	56	Comprehensive Modernization	2023-2026	1
406	OJS057	5385 AUSTIN JOHN COURT	57	Comprehensive Modernization	2023-2026	1
406	OJS058	5385 AUSTIN JOHN COURT	58	Comprehensive Modernization	2023-2026	1
406	OJS059	5385 AUSTIN JOHN COURT	59	Comprehensive Modernization	2023-2026	1
406	OJS060	5385 AUSTIN JOHN COURT	60	Comprehensive Modernization	2023-2026	1
406	OJS061	5385 AUSTIN JOHN COURT	61	Comprehensive Modernization	2023-2026	1
						<b>61</b>

**Sherman Gardens Annex: Rental Assistance Demonstration (RAD) Program application to be submitted 2019 as part of the Portfolio RAD Application Group 2. CHAP anticipated 2020. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address	Scope of Work	Estimated Completion	Count
408	261536	1111 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261537	1109 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261538	1107 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261539	1105 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261540	1103 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261541	1101 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261542	1027 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261543	1025 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261544	1023 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261545	1021 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261546	1019 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261547	1017 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261548	1015 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261549	1013 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261550	1011 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261551	1009 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261552	1007 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261553	1005 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261554	1003 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261555	1001 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261562	915 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261563	913 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261564	911 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261565	909 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261566	907 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261567	905 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261568	903 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261569	901 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261570	823 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

408	261571	821 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261572	819 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261573	817 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261574	815 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261575	813 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261576	811 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261577	809 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261578	807 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261579	805 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261580	1617 H STREET	Comprehensive Modernization	2023-2026	1
408	261581	1619 H STREET	Comprehensive Modernization	2023-2026	1
408	261582	1701 H STREET	Comprehensive Modernization	2023-2026	1
408	261583	1703 H STREET	Comprehensive Modernization	2023-2026	1
408	261584	1705 H STREET	Comprehensive Modernization	2023-2026	1
408	261585	1707 H STREET	Comprehensive Modernization	2023-2026	1
408	261586	1711 H STREET	Comprehensive Modernization	2023-2026	1
408	261587	1713 H STREET	Comprehensive Modernization	2023-2026	1
408	261588	1715 H STREET	Comprehensive Modernization	2023-2026	1
408	261589	1717 H STREET	Comprehensive Modernization	2023-2026	1
408	261590	1719 H STREET	Comprehensive Modernization	2023-2026	1
408	261591	1721 H STREET	Comprehensive Modernization	2023-2026	1
408	261592	1736 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261593	1734 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261594	1732 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261595	1730 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261596	1718 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261597	1716 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261598	1714 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261599	1712 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261600	1710 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261601	1708 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261602	1706 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261603	1704 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261604	806 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261605	804 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261606	1703 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261607	1701 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261608	818 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261609	820 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261610	822 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261611	824 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261612	900 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261613	902 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

408	261614	904 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261615	906 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261616	908 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261617	910 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261618	1000 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261619	1002 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261620	1004 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261621	1006 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261622	1008 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261623	1010 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261624	1012 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261625	1014 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261626	1016 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261627	1018 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261628	1019 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261629	1017 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261630	1013 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261631	1011 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261632	1003 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261633	1001 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261634	923 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261635	921 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261636	919 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261637	917 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261638	915 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261639	913 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261640	911 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261641	909 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261642	907 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261643	905 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261644	1707 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261645	1705 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261646	1715 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261647	1717 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261648	1719 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261649	1721 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261650	1723 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261651	1725 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261652	1727 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261653	1731 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261654	1733 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261655	1735 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261656	1737 CURRAN WAY	Comprehensive Modernization	2023-2026	1

### Units with Approved Vacancies for Modernization

408	261657	1739 CURRAN WAY	Comprehensive Modernization	2023-2026	1
408	261658	1731 H STREET	Comprehensive Modernization	2023-2026	1
408	261659	1733 H STREET	Comprehensive Modernization	2023-2026	1
408	261660	1735 H STREET	Comprehensive Modernization	2023-2026	1
408	261661	1737 H STREET	Comprehensive Modernization	2023-2026	1
408	261662	805 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261663	807 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261664	809 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261665	811 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261666	813 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261667	815 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261668	901 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261669	903 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261670	905 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261671	907 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261672	909 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261673	911 DOOLITTE AVE	Comprehensive Modernization	2023-2026	1
408	261674	1001 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261675	1003 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261676	1005 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261677	1007 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261678	1009 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261679	1011 DOOLITTLE AVE	Comprehensive Modernization	2023-2026	1
408	261680	1106 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261681	1104 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261682	1102 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261683	1100 WEAVER DRIVE	Comprehensive Modernization	2023-2026	1
408	261684	1018 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261685	1016 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261686	1014 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261687	1012 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261688	1010 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261689	1008 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261690	1006 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261691	1004 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261692	1002 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261693	1000 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261694	906 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
408	261695	904 SILVERMAN WAY	Comprehensive Modernization	2023-2026	1
					<b>154</b>

## Units with Approved Vacancies for Modernization

<b>Sherman Gardens: These projects are being identified as developments that will require rehabilitation construction in the future for preservation. Estimated Securing all Financing and Construction NTP Date: 2025-2028. Anticipated Completion: 2026-2031</b>						
AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
408	214716	1701 J ST	140	Comprehensive Modernization	2025-2028	1
408	214717	1701 J ST	139	Comprehensive Modernization	2025-2028	1
408	214718	1701 J ST	138	Comprehensive Modernization	2025-2028	1
408	214719	1701 J ST	137	Comprehensive Modernization	2025-2028	1
408	214720	1701 J ST	136	Comprehensive Modernization	2025-2028	1
408	214721	1701 J ST	135	Comprehensive Modernization	2025-2028	1
408	214722	1701 J ST	134	Comprehensive Modernization	2025-2028	1
408	214723	1701 J ST	133	Comprehensive Modernization	2025-2028	1
408	214724	1701 J ST	240	Comprehensive Modernization	2025-2028	1
408	214725	1701 J ST	239	Comprehensive Modernization	2025-2028	1
408	214726	1701 J ST	238	Comprehensive Modernization	2025-2028	1
408	214727	1701 J ST	237	Comprehensive Modernization	2025-2028	1
408	214728	1701 J ST	236	Comprehensive Modernization	2025-2028	1
408	214729	1701 J ST	235	Comprehensive Modernization	2025-2028	1
408	214730	1701 J ST	234	Comprehensive Modernization	2025-2028	1
408	214731	1701 J ST	233	Comprehensive Modernization	2025-2028	1
408	214732	1701 J ST	132	Comprehensive Modernization	2025-2028	1
408	214733	1701 J ST	131	Comprehensive Modernization	2025-2028	1
408	214734	1701 J ST	130	Comprehensive Modernization	2025-2028	1
408	214735	1701 J ST	129	Comprehensive Modernization	2025-2028	1
408	214736	1701 J ST	128	Comprehensive Modernization	2025-2028	1
408	214737	1701 J ST	127	Comprehensive Modernization	2025-2028	1
408	214738	1701 J ST	232	Comprehensive Modernization	2025-2028	1
408	214739	1701 J ST	231	Comprehensive Modernization	2025-2028	1
408	214740	1701 J ST	230	Comprehensive Modernization	2025-2028	1
408	214741	1701 J ST	229	Comprehensive Modernization	2025-2028	1
408	214742	1701 J ST	228	Comprehensive Modernization	2025-2028	1
408	214743	1701 J ST	227	Comprehensive Modernization	2025-2028	1
408	214744	1701 J ST	126	Comprehensive Modernization	2025-2028	1
408	214745	1701 J ST	124	Comprehensive Modernization	2025-2028	1
408	214746	1701 J ST	124	Comprehensive Modernization	2025-2028	1
408	214747	1701 J ST	123	Comprehensive Modernization	2025-2028	1
408	214748	1701 J ST	122	Comprehensive Modernization	2025-2028	1
408	214749	1701 J ST	121	Comprehensive Modernization	2025-2028	1
408	214750	1701 J ST	226	Comprehensive Modernization	2025-2028	1
408	214751	1701 J ST	225	Comprehensive Modernization	2025-2028	1
408	214752	1701 J ST	224	Comprehensive Modernization	2025-2028	1
408	214753	1701 J ST	223	Comprehensive Modernization	2025-2028	1

**Units with Approved Vacancies for Modernization**

408	214754	1701 J ST	222	Comprehensive Modernization	2025-2028	1
408	214755	1701 J ST	221	Comprehensive Modernization	2025-2028	1
408	214756	1701 J ST	115	Comprehensive Modernization	2025-2028	1
408	214757	1701 J ST	116	Comprehensive Modernization	2025-2028	1
408	214758	1701 J ST	117	Comprehensive Modernization	2025-2028	1
408	214759	1701 J ST	118	Comprehensive Modernization	2025-2028	1
408	214760	1701 J ST	119	Comprehensive Modernization	2025-2028	1
408	214761	1701 J ST	120	Comprehensive Modernization	2025-2028	1
408	214762	1701 J ST	215	Comprehensive Modernization	2025-2028	1
408	214763	1701 J ST	216	Comprehensive Modernization	2025-2028	1
408	214764	1701 J ST	217	Comprehensive Modernization	2025-2028	1
408	214765	1701 J ST	218	Comprehensive Modernization	2025-2028	1
408	214766	1701 J ST	219	Comprehensive Modernization	2025-2028	1
408	214767	1701 J ST	220	Comprehensive Modernization	2025-2028	1
408	214768	1701 J ST	109	Comprehensive Modernization	2025-2028	1
408	214769	1701 J ST	110	Comprehensive Modernization	2025-2028	1
408	214770	1701 J ST	111	Comprehensive Modernization	2025-2028	1
408	214771	1701 J ST	112	Comprehensive Modernization	2025-2028	1
408	214772	1701 J ST	113	Comprehensive Modernization	2025-2028	1
408	214773	1701 J ST	114	Comprehensive Modernization	2025-2028	1
408	214774	1701 J ST	209	Comprehensive Modernization	2025-2028	1
408	214775	1701 J ST	210	Comprehensive Modernization	2025-2028	1
408	214776	1701 J ST	211	Comprehensive Modernization	2025-2028	1
408	214777	1701 J ST	212	Comprehensive Modernization	2025-2028	1
408	214778	1701 J ST	213	Comprehensive Modernization	2025-2028	1
408	214779	1701 J ST	214	Comprehensive Modernization	2025-2028	1
408	214780	1701 J ST	101	Comprehensive Modernization	2025-2028	1
408	214781	1701 J ST	102	Comprehensive Modernization	2025-2028	1
408	214782	1701 J ST	103	Comprehensive Modernization	2025-2028	1
408	214783	1701 J ST	104	Comprehensive Modernization	2025-2028	1
408	214784	1701 J ST	105	Comprehensive Modernization	2025-2028	1
408	214785	1701 J ST	106	Comprehensive Modernization	2025-2028	1
408	214786	1701 J ST	107	Comprehensive Modernization	2025-2028	1
408	214787	1701 J ST	108	Comprehensive Modernization	2025-2028	1
408	214788	1701 J ST	201	Comprehensive Modernization	2025-2028	1
408	214789	1701 J ST	202	Comprehensive Modernization	2025-2028	1
408	214790	1701 J ST	203	Comprehensive Modernization	2025-2028	1
408	214791	1701 J ST	204	Comprehensive Modernization	2025-2028	1
408	214792	1701 J ST	205	Comprehensive Modernization	2025-2028	1
408	214793	1701 J ST	206	Comprehensive Modernization	2025-2028	1
408	214794	1701 J ST	207	Comprehensive Modernization	2025-2028	1
408	214795	1701 J ST	208	Comprehensive Modernization	2025-2028	1

## Units with Approved Vacancies for Modernization

80

**Villa Capri:** These projects are being identified as developments that will require rehabilitation construction in the future for preservation. Estimated Securing all Financing and Construction NTP Date: 2025-2028. Anticipated Completion: 2026-2031

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
408	215939	1801 J ST	#125	Comprehensive Modernization	2025-2028	1
408	215940	1801 J ST	#126	Comprehensive Modernization	2025-2028	1
408	215941	1801 J ST	#127	Comprehensive Modernization	2025-2028	1
408	215942	1801 J ST	#103	Comprehensive Modernization	2025-2028	1
408	215943	1801 J ST	#102	Comprehensive Modernization	2025-2028	1
408	215944	1801 J ST	#101	Comprehensive Modernization	2025-2028	1
408	215945	1801 J ST	#106	Comprehensive Modernization	2025-2028	1
408	215946	1801 J ST	#105	Comprehensive Modernization	2025-2028	1
408	215947	1801 J ST	#104	Comprehensive Modernization	2025-2028	1
408	215948	1801 J ST	#109	Comprehensive Modernization	2025-2028	1
408	215949	1801 J ST	#108	Comprehensive Modernization	2025-2028	1
408	215950	1801 J ST	#107	Comprehensive Modernization	2025-2028	1
408	215951	1801 J ST	#112	Comprehensive Modernization	2025-2028	1
408	215952	1801 J ST	#111	Comprehensive Modernization	2025-2028	1
408	215953	1801 J ST	#110	Comprehensive Modernization	2025-2028	1
408	215954	1801 J ST	#115	Comprehensive Modernization	2025-2028	1
408	215955	1801 J ST	#114	Comprehensive Modernization	2025-2028	1
408	215956	1801 J ST	#113	Comprehensive Modernization	2025-2028	1
408	215957	1801 J ST	#118	Comprehensive Modernization	2025-2028	1
408	215958	1801 J ST	#117	Comprehensive Modernization	2025-2028	1
408	215960	1801 J ST	#116	Comprehensive Modernization	2025-2028	1
408	215961	1801 J ST	#121	Comprehensive Modernization	2025-2028	1
408	215962	1801 J ST	#120	Comprehensive Modernization	2025-2028	1
408	215963	1801 J ST	#119	Comprehensive Modernization	2025-2028	1
408	215964	1801 J ST	#122	Comprehensive Modernization	2025-2028	1
408	215965	1801 J ST	#123	Comprehensive Modernization	2025-2028	1
408	215966	1801 J ST	#124	Comprehensive Modernization	2025-2028	1
408	215967	1801 J ST	#128	Comprehensive Modernization	2025-2028	1
408	215968	1801 J ST	#129	Comprehensive Modernization	2025-2028	1
408	215969	1801 J ST	#130	Comprehensive Modernization	2025-2028	1
408	215970	1801 J ST	#225	Comprehensive Modernization	2025-2028	1
408	215971	1801 J ST	#226	Comprehensive Modernization	2025-2028	1
408	215972	1801 J ST	#227	Comprehensive Modernization	2025-2028	1
408	215973	1801 J ST	#203	Comprehensive Modernization	2025-2028	1
408	215974	1801 J ST	#202	Comprehensive Modernization	2025-2028	1
408	215975	1801 J ST	#201	Comprehensive Modernization	2025-2028	1
408	215976	1801 J ST	#206	Comprehensive Modernization	2025-2028	1



**Units with Approved Vacancies for Modernization**

408	215977	1801 J ST	#205	Comprehensive Modernization	2025-2028	1
408	215978	1801 J ST	#204	Comprehensive Modernization	2025-2028	1
408	215979	1801 J ST	#209	Comprehensive Modernization	2025-2028	1
408	215980	1801 J ST	#208	Comprehensive Modernization	2025-2028	1
408	215981	1801 J ST	#207	Comprehensive Modernization	2025-2028	1
408	215982	1801 J ST	#212	Comprehensive Modernization	2025-2028	1
408	215983	1801 J ST	#211	Comprehensive Modernization	2025-2028	1
408	215984	1801 J ST	#210	Comprehensive Modernization	2025-2028	1
408	215985	1801 J ST	#215	Comprehensive Modernization	2025-2028	1
408	215986	1801 J ST	#214	Comprehensive Modernization	2025-2028	1
408	215987	1801 J ST	#213	Comprehensive Modernization	2025-2028	1
408	215988	1801 J ST	#218	Comprehensive Modernization	2025-2028	1
408	215989	1801 J ST	#217	Comprehensive Modernization	2025-2028	1
408	215990	1801 J ST	#216	Comprehensive Modernization	2025-2028	1
408	215991	1801 J ST	#221	Comprehensive Modernization	2025-2028	1
408	215992	1801 J ST	#220	Comprehensive Modernization	2025-2028	1
408	215993	1801 J ST	#219	Comprehensive Modernization	2025-2028	1
408	215994	1801 J ST	#222	Comprehensive Modernization	2025-2028	1
408	215995	1801 J ST	#223	Comprehensive Modernization	2025-2028	1
408	215996	1801 J ST	#224	Comprehensive Modernization	2025-2028	1
408	215997	1801 J ST	#228	Comprehensive Modernization	2025-2028	1
408	215998	1801 J ST	#229	Comprehensive Modernization	2025-2028	1
408	215999	1801 J ST	#230	Comprehensive Modernization	2025-2028	1

<b>60</b>

**Marble Manor Annex:** These projects are being identified as developments that will require rehabilitation construction in the future for preservation. Estimated Securing all Financing and Construction NTP Date: 2025-2028. Anticipated Completion: 2026-2031

AMP No.	Unit No.	Unit Address	Scope of Work	Estimated Completion	Count
408	231696	1612 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231697	1614 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231698	1616 MARTIN L KING	Comprehensive Modernization	2025-2028	1
408	231699	1618 MARTIN L KING	Comprehensive Modernization	2025-2028	1
408	231700	1620 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231701	1622 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231702	1700 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231703	1702 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231704	1704 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231705	1706 MARTIN L KING	Comprehensive Modernization	2025-2028	1
408	231706	1708 MARTIN L.KING	Comprehensive Modernization	2025-2028	1
408	231707	1710 MARTIN L. KING	Comprehensive Modernization	2025-2028	1
408	231708	1712 MARTIN L. KING	Comprehensive Modernization	2025-2028	1

**Units with Approved Vacancies for Modernization**

408	231709	1714 MARTIN L. KING		Comprehensive Modernization	2025-2028	1
408	231710	1716 MARTIN L. KING		Comprehensive Modernization	2025-2028	1
408	231711	1718 MARTIN L KING		Comprehensive Modernization	2025-2028	1
408	231712	1720 MARTIN L KING		Comprehensive Modernization	2025-2028	1
408	231713	1722 MARTIN L. KING		Comprehensive Modernization	2025-2028	1
408	231714	1445 WYATT AVENUE		Comprehensive Modernization	2025-2028	1
408	231715	1441 WYATT AVENUE		Comprehensive Modernization	2025-2028	1

**20**

**Marble Manor: These projects are being identified as developments that will require rehabilitation construction in the future for preservation. Estimated Securing all Financing and Construction NTP Date: 2023-2026. Anticipated Completion: 2024-2029**

AMP No.	Unit No.	Unit Address		Scope of Work	Estimated Completion	Count
407	201001	800 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201002	802 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201003	804 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201004	806 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201005	900 McWilliams		Comprehensive Modernization	2025-2028	1
407	201006	902 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201007	904 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201008	906 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201009	908 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201010	910 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201011	912 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201012	914 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201013	916 McWilliams		Comprehensive Modernization	2025-2028	1
407	201014	918 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201015	920 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201016	922 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	201017	800 GERSON		Comprehensive Modernization	2025-2028	1
407	201018	801 GERSON		Comprehensive Modernization	2025-2028	1
407	201019	802 GERSON		Comprehensive Modernization	2025-2028	1
407	201020	803 GERSON		Comprehensive Modernization	2025-2028	1
407	201021	804 GERSON		Comprehensive Modernization	2025-2028	1
407	201022	805 GERSON		Comprehensive Modernization	2025-2028	1
407	201023	806 GERSON		Comprehensive Modernization	2025-2028	1
407	201024	807 GERSON		Comprehensive Modernization	2025-2028	1
407	201025	901 GERSON		Comprehensive Modernization	2025-2028	1
407	201026	903 GERSON		Comprehensive Modernization	2025-2028	1
407	201027	905 GERSON		Comprehensive Modernization	2025-2028	1
407	201028	907 GERSON		Comprehensive Modernization	2025-2028	1
407	201029	909 GERSON		Comprehensive Modernization	2025-2028	1
407	201030	911 GERSON		Comprehensive Modernization	2025-2028	1
407	201031	913 GERSON		Comprehensive Modernization	2025-2028	1

**Units with Approved Vacancies for Modernization**

407	201032	915 GERSON		Comprehensive Modernization	2025-2028	1
407	201033	916 GERSON		Comprehensive Modernization	2025-2028	1
407	201034	917 GERSON		Comprehensive Modernization	2025-2028	1
407	201035	918 GERSON		Comprehensive Modernization	2025-2028	1
407	201036	919 GERSON		Comprehensive Modernization	2025-2028	1
407	201037	920 GERSON		Comprehensive Modernization	2025-2028	1
407	201038	921 GERSON		Comprehensive Modernization	2025-2028	1
407	201039	922 GERSON		Comprehensive Modernization	2025-2028	1
407	201040	923 Gerson		Comprehensive Modernization	2025-2028	1
407	201041	801 GRANT		Comprehensive Modernization	2025-2028	1
407	201042	802 GRANT		Comprehensive Modernization	2025-2028	1
407	201043	803 GRANT		Comprehensive Modernization	2025-2028	1
407	201044	804 GRANT		Comprehensive Modernization	2025-2028	1
407	201045	805 GRANT		Comprehensive Modernization	2025-2028	1
407	201046	807 GRANT		Comprehensive Modernization	2025-2028	1
407	201047	808 GRANT		Comprehensive Modernization	2025-2028	1
407	201048	809 GRANT		Comprehensive Modernization	2025-2028	1
407	201049	810 GRANT		Comprehensive Modernization	2025-2028	1
407	201050	811 GRANT		Comprehensive Modernization	2025-2028	1
407	201051	812 GRANT		Comprehensive Modernization	2025-2028	1
407	201052	813 GRANT		Comprehensive Modernization	2025-2028	1
407	201053	814 GRANT		Comprehensive Modernization	2025-2028	1
407	201054	815 GRANT		Comprehensive Modernization	2025-2028	1
407	201055	815 H ST		Comprehensive Modernization	2025-2028	1
407	201056	817 H ST		Comprehensive Modernization	2025-2028	1
407	201057	819 H ST		Comprehensive Modernization	2025-2028	1
407	201058	821 H ST		Comprehensive Modernization	2025-2028	1
407	201059	814 I ST		Comprehensive Modernization	2025-2028	1
407	201060	816 I St		Comprehensive Modernization	2025-2028	1
407	201061	818 I ST		Comprehensive Modernization	2025-2028	1
407	201062	820 I ST		Comprehensive Modernization	2025-2028	1
407	201063	925 I ST		Comprehensive Modernization	2025-2028	1
407	201064	927 I ST		Comprehensive Modernization	2025-2028	1
407	201065	904 MORGAN		Comprehensive Modernization	2025-2028	1
407	201066	906 MORGAN		Comprehensive Modernization	2025-2028	1
407	201067	908 MORGAN		Comprehensive Modernization	2025-2028	1
407	201068	910 MORGAN		Comprehensive Modernization	2025-2028	1
407	201069	912 MORGAN		Comprehensive Modernization	2025-2028	1
407	201070	914 MORGAN		Comprehensive Modernization	2025-2028	1
407	201071	915 MORGAN		Comprehensive Modernization	2025-2028	1
407	201072	916 MORGAN		Comprehensive Modernization	2025-2028	1
407	201073	917 MORGAN		Comprehensive Modernization	2025-2028	1
407	201074	918 MORGAN		Comprehensive Modernization	2025-2028	1

### Units with Approved Vacancies for Modernization

407	201075	919 MORGAN		Comprehensive Modernization	2025-2028	1
407	201076	920 MORGAN		Comprehensive Modernization	2025-2028	1
407	201077	921 MORGAN		Comprehensive Modernization	2025-2028	1
407	201078	922 MORGAN		Comprehensive Modernization	2025-2028	1
407	201079	924 MORGAN		Comprehensive Modernization	2025-2028	1
407	201080	926 MORGAN		Comprehensive Modernization	2025-2028	1
407	201081	928 MORGAN		Comprehensive Modernization	2025-2028	1
407	201082	930 MORGAN		Comprehensive Modernization	2025-2028	1
407	201083	801 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201084	803 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201085	805 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201086	807 Washington		Comprehensive Modernization	2025-2028	1
407	201087	903 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201088	905 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201089	907 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201090	909 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201091	911 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201092	913 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201093	915 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201094	917 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201095	919 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201096	921 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201097	923 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201098	925 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201099	927 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	201100	929 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202101	1101 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202102	1105 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202103	1111 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202104	1115 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202105	840 J ST		Comprehensive Modernization	2025-2028	1
407	202106	836 J ST		Comprehensive Modernization	2025-2028	1
407	202107	1114 MORGAN		Comprehensive Modernization	2025-2028	1
407	202108	1110 MORGAN		Comprehensive Modernization	2025-2028	1
407	202109	1104 MORGAN		Comprehensive Modernization	2025-2028	1
407	202110	1100 MORGAN		Comprehensive Modernization	2025-2028	1
407	202111	824 LEVY		Comprehensive Modernization	2025-2028	1
407	202112	820 LEVY		Comprehensive Modernization	2025-2028	1
407	202113	816 LEVY		Comprehensive Modernization	2025-2028	1
407	202114	810 LEVY		Comprehensive Modernization	2025-2028	1
407	202115	804 LEVY		Comprehensive Modernization	2025-2028	1
407	202116	800 LEVY		Comprehensive Modernization	2025-2028	1
407	202117	801 LEVY		Comprehensive Modernization	2025-2028	1

**Units with Approved Vacancies for Modernization**

407	202118	805 LEVY		Comprehensive Modernization	2025-2028	1
407	202119	811 LEVY		Comprehensive Modernization	2025-2028	1
407	202120	815 LEVY		Comprehensive Modernization	2025-2028	1
407	202121	819 LEVY		Comprehensive Modernization	2025-2028	1
407	202122	823 LEVY		Comprehensive Modernization	2025-2028	1
407	202123	1115 MORGAN		Comprehensive Modernization	2025-2028	1
407	202124	1119 MORGAN		Comprehensive Modernization	2025-2028	1
407	202125	820 J ST		Comprehensive Modernization	2025-2028	1
407	202126	816 J ST		Comprehensive Modernization	2025-2028	1
407	202127	814 J St		Comprehensive Modernization	2025-2028	1
407	202128	810 J St		Comprehensive Modernization	2025-2028	1
407	202129	804 J ST		Comprehensive Modernization	2025-2028	1
407	202130	800 J ST		Comprehensive Modernization	2025-2028	1
407	202131	801 J ST		Comprehensive Modernization	2025-2028	1
407	202132	807 J ST		Comprehensive Modernization	2025-2028	1
407	202133	811 J ST		Comprehensive Modernization	2025-2028	1
407	202134	813 J ST		Comprehensive Modernization	2025-2028	1
407	202135	821 J ST		Comprehensive Modernization	2025-2028	1
407	202136	825 J ST		Comprehensive Modernization	2025-2028	1
407	202137	827 J ST		Comprehensive Modernization	2025-2028	1
407	202138	833 J ST		Comprehensive Modernization	2025-2028	1
407	202139	837 J ST		Comprehensive Modernization	2025-2028	1
407	202140	839 J ST		Comprehensive Modernization	2025-2028	1
407	202141	1209 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202142	1213 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202143	1215 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202144	1217 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202145	1221 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202146	1223 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202147	1225 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202148	833 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202149	831 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202150	829 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202151	825 DOWN WAY		Comprehensive Modernization	2023-2026	1
407	202152	823 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202153	821 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202154	817 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202155	1233 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202156	1231 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202157	1229 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202158	1225 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202159	1221 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202160	1219 DOWN WAY		Comprehensive Modernization	2025-2028	1

**Units with Approved Vacancies for Modernization**

407	202161	1217 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202162	1232 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202163	1230 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202164	1228 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202165	1226 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202166	1224 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202167	1222 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202168	1220 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202169	1216 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202170	800 REED		Comprehensive Modernization	2025-2028	1
407	202171	804 REED		Comprehensive Modernization	2025-2028	1
407	202172	806 REED		Comprehensive Modernization	2025-2028	1
407	202173	808 REED		Comprehensive Modernization	2025-2028	1
407	202174	810 REED		Comprehensive Modernization	2025-2028	1
407	202175	812 REED		Comprehensive Modernization	2025-2028	1
407	202176	816 REED		Comprehensive Modernization	2025-2028	1
407	202177	818 REED		Comprehensive Modernization	2025-2028	1
407	202178	1216 REED		Comprehensive Modernization	2025-2028	1
407	202179	1220 REED		Comprehensive Modernization	2025-2028	1
407	202180	1222 REED		Comprehensive Modernization	2025-2028	1
407	202181	1224 REED		Comprehensive Modernization	2025-2028	1
407	202182	1226 REED		Comprehensive Modernization	2025-2028	1
407	202183	1228 REED		Comprehensive Modernization	2025-2028	1
407	202184	1227 REED		Comprehensive Modernization	2025-2028	1
407	202185	1225 REED		Comprehensive Modernization	2025-2028	1
407	202186	1223 REED		Comprehensive Modernization	2025-2028	1
407	202187	1221 REED		Comprehensive Modernization	2025-2028	1
407	202188	1219 REED		Comprehensive Modernization	2025-2028	1
407	202189	1217 REED		Comprehensive Modernization	2025-2028	1
407	202190	1216 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202191	1218 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202192	1220 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202193	1222 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202194	1224 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202195	1226 DOWN WAY		Comprehensive Modernization	2025-2028	1
407	202196	1300 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202197	804 M		Comprehensive Modernization	2025-2028	1
407	202198	806 M		Comprehensive Modernization	2025-2028	1
407	202199	808 M		Comprehensive Modernization	2025-2028	1
407	202200	810 M		Comprehensive Modernization	2025-2028	1
407	202201	812 M		Comprehensive Modernization	2025-2028	1
407	202202	814 M		Comprehensive Modernization	2025-2028	1
407	202203	816 M		Comprehensive Modernization	2025-2028	1

**Units with Approved Vacancies for Modernization**

407	202204	818 M		Comprehensive Modernization	2025-2028	1
407	202205	1301 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202206	1307 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202207	1309 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202208	1315 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202209	1317 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202210	1321 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202211	1325 WASHINGTON		Comprehensive Modernization	2025-2028	1
407	202212	1320 Morgan		Comprehensive Modernization	2025-2028	1
407	202213	1316 Morgan St		Comprehensive Modernization	2025-2028	1
407	202214	1312 MORGAN		Comprehensive Modernization	2025-2028	1
407	202215	1310 MORGAN		Comprehensive Modernization	2025-2028	1
407	202216	1306 MORGAN		Comprehensive Modernization	2025-2028	1
407	202217	1300 MORGAN		Comprehensive Modernization	2025-2028	1
407	202218	815 M		Comprehensive Modernization	2025-2028	1
407	202219	817 M		Comprehensive Modernization	2025-2028	1
407	202220	1311 MORGAN		Comprehensive Modernization	2025-2028	1
407	202221	1315 MORGAN		Comprehensive Modernization	2025-2028	1
407	202222	828 N		Comprehensive Modernization	2025-2028	1
407	202223	824 N		Comprehensive Modernization	2025-2028	1
407	202224	820 N		Comprehensive Modernization	2025-2028	1
407	202225	816 N		Comprehensive Modernization	2025-2028	1
407	202226	812 N		Comprehensive Modernization	2025-2028	1
407	202227	808 N		Comprehensive Modernization	2025-2028	1
407	202228	804 N		Comprehensive Modernization	2025-2028	1
407	202229	800 N		Comprehensive Modernization	2025-2028	1
407	202230	1314 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202231	1310 MCWILLIAMS		Comprehensive Modernization	2025-2028	1
407	202232	805 M		Comprehensive Modernization	2025-2028	1
407	202233	809 M		Comprehensive Modernization	2025-2028	1
407	202234	811 M		Comprehensive Modernization	2025-2028	1
407	202235	813 M		Comprehensive Modernization	2025-2028	1
						<b>235</b>

**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

**Scott Black**

Title

**Board Chairman**

Signature

Date

FY2022



**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 \_\_\_\_\_, 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.

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

\_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_\_

\_\_\_\_\_ Annual PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_\_

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
Signature	Date

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

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

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
**Southern Nevada Regional Housing Authority**

\_\_\_\_\_  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the  
**City of Las Vegas**

\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

---

---

---

---

---

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

Signature

Date

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

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

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
**Southern Nevada Regional Housing Authority**

\_\_\_\_\_  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the  
**County of Clark Nevada**

\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

---

---

---

---

---

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" 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	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _ _
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ _____	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> 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: _____ Print Name: _____ Title: Executive Director Telephone No.: (702) 477-3100      Date: _____	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Southern Nevada Regional Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Funds & Capital Fund Program & Section 8 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 sub recipients 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

Title

Executive Director

Signature

Date (mm/dd/yyyy)

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

**MANAGEMENT'S DISCUSSION & ANALYSIS**  
**AND AUDITED FINANCIAL STATEMENTS**

**FISCAL YEAR ENDED SEPTEMBER 30, 2018**

## TABLE OF CONTENTS

	<b>Page</b>
Unmodified Opinions on Basic Financial Statements Accompanied by Required Supplementary Information and Other Information – State or Local Governmental Entity	1-2
Management’s Discussion & Analysis	3-9
<b>FINANCIAL STATEMENTS</b>	
Statement of Net Position	10
Statement of Revenues, Expenses, & Changes in Net Position	11
Statement of Cash Flows	12-13
Notes to Financial Statements	14-43
<b>SINGLE AUDIT SECTION</b>	
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	44-45
Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance	46-47
Status of Prior Audit Findings	48
Schedule of Findings and Questioned Costs	48
<b>SUPPLEMENTAL INFORMATION</b>	
Financial Data Submission Summary – Net Position Accounts	49-50
Financial Data Submission Summary – Revenues, Expenses, & Changes in Net Position Accounts	51-53
Financial Data Schedule – Net Position Accounts - AMPs	54-55
Financial Data Schedule – Revenues, Expenses, & Changes in Net Position Accounts - Combined Schedule - AMPs	56-57
Schedule of Expenditures of Federal Financial Awards	58
Notes to Schedule of Expenditures of Federal Awards	59
<b>SUPPLEMENTAL INFORMATION</b>	
<b>SPECIAL REPORTS</b>	
Statement and Certification of Actual Capital Fund Program Costs Phase NV39P018501-15	60
Statement and Certification of Actual Capital Fund Program Costs Phase NV39R018501-14	61



Statement and Certification of Actual Capital Fund Program Costs Phase NV39R018501-15	62
Statement and Certification of Actual Capital Fund Program Costs Phase NV39R018502-15	63
Statement and Certification of Actual Capital Fund Program Costs Phase NV39R018502-16	64

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

**REPORT ON EXAMINATION  
OF FINANCIAL STATEMENTS  
AND SUPPLEMENTAL INFORMATION**

**FISCAL YEAR ENDED SEPTEMBER 30, 2018**



**UNMODIFIED OPINIONS ON BASIC FINANCIAL STATEMENTS ACCOMPANIED BY REQUIRED SUPPLEMENTARY INFORMATION  
AND OTHER INFORMATION – STATE OR LOCAL GOVERNMENTAL ENTITY**

*INDEPENDENT AUDITOR'S REPORT*

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

San Francisco Regional Office  
Public Housing Division  
One Sansome Street, Suite 1200  
San Francisco, CA 94104

**Report on Financial Statements**

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority as of and for the year ended September 30, 2018, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

***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.

***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC and Vera Johnson A Family, LLC, which represent 23.38 percent of total consolidated assets and 5.36 percent of total revenues of the Southern Nevada Regional Housing Authority. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC and Vera Johnson A Family, LLC, is based solely on the report of the other auditors. 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 the *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 of 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 auditor's 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 auditor considers 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 reasonable basis for our audit opinions.

## **Opinions**

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of September 30, 2018, and the respective changes in financial position and, where appropriate, cash flows for the year then ended in conformity 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 Management's Discussion and Analysis, as listed in the table of contents, should 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 inquires 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 procedure did not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary and Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements of the Southern Nevada Regional Housing Authority. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as the Financial Data Schedules and Special Reports required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

This 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2019 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of the testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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.



Rector, Reeder & Lofton, P.C.

Certified Public Accountants

Lawrenceville, Georgia  
June 25, 2019

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

**MANAGEMENT'S DISCUSSION & ANALYSIS**

**FISCAL YEAR ENDED SEPTEMBER 30, 2018**

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2018**

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, 2018.

**FINANCIAL HIGHLIGHTS AND CONCLUSIONS**

At September 30, 2018, total assets were \$194,807,973, deferred outflow of resources were \$5,691,301, total liabilities were \$44,353,514, and deferred inflow of resources were \$10,838,138; thus total net position was \$145,307,622. Total revenues and expenses were \$158,051,612 and \$157,356,734, respectively.

**Southern Nevada Regional Housing Authority – RAD Conversion**

The Appropriations Act of 2012, Public Law 112-55, approved a new Rental Assistance Demonstration (RAD) program to public housing authorities which addresses the need for a backlog of capital improvement needs for these developments. The public assistance through subsidy and capital fund program is converted to a project-based Section 8 rental assistance contract. Consequently, SNRHA is acquiring a minority interest in certain tax credit ventures, which reduces the stock of public housing but maintains the same baseline for affordable housing units. The Housing Authority has converted certain asset managed properties to this program as follows:

**Vera Johnson B LP:**

Vera Johnson Manor "B" Mixed-Finance project entails the acquisition/rehabilitation of an existing 112-unit low-income family development located in Las Vegas, NV. The property was constructed in 1984 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNVRHA). The property was awarded \$1MIL in 2014 9% Low Income Housing Tax Credits and \$1MIL in HOME Funds for its substantial rehabilitation. The SNVRHA submitted December 2013 a RAD application for Vera Johnson Manor B (AMP 314) anticipating a Conditional Housing Assistance Payment (CHAP) agreement issuance by January 2014. However; the CHAP was received April 2015. In an effort to preserve the HOME Funds and Tax Credit Allocations, the SNVRHA proceeded with a Mixed Finance Proposal as an Interim Plan for closing mid-April 2015. Construction was completed May 2016 with a RAD conversion anticipated October 2016. The SNVRHA is partnering with Nevada HAND for this project.

**Biegger Estates, LLC:**

Biegger Estates RAD project entails the acquisition/rehabilitation of an existing 119-unit low-income family development located in Las Vegas, NV. The property was constructed in 1985 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNVRHA). The property was awarded \$1MIL in 2015 9% Low Income Housing Tax Credits for its substantial rehabilitation. The SNVRHA submitted March 2015 a RAD application for Biegger Estates and received a Conditional Housing Assistance Payment (CHAP) agreement July 2015. The RAD Conversion Commitment (RCC) was received March 2017. Financials closed in May 2016. Construction completion anticipated July 2017. The SNVRHA self-developed this project.

The project financing for Biegger Estates includes equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division and operating funds and public housing capital funds from SNVRHA. The property renovations include comprehensive modernization of all 119 family units and complete site upgrades. The renovation work includes high energy-efficiency standards, as well as, water conservation measures in the units and site with extensive xeriscaping landscape. The work also includes upgrades to their community/administrative building which contain a multi-purpose room and warming kitchen, a computer lab, a library/reading area, exercise room, leasing office. The administrative building also contains space where the SNVRHA and local supportive service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition/wellness programs and to promote self-sufficiency.

**Vera Johnson A Family, LLC:**

On May 31, 2016, the Housing Authority received approval for the inventory removal and RAD conversion of 119 units of low-income housing. The property improvements have been transferred to Vera Johnson A Family, LLC, a for-profit partnership entity, for approximately \$2.64 million. The Housing Authority has maintained a minority interest in this property with a first right of refusal and corresponding land lease. Vera Johnson A Family, LLC was incorporated on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson Manor A. Equity contributions of \$9,005,099 are required to fund this development and an estimated \$7.9 million in tax credits will be received by the investor over the ten-year credit award. The property contains a ground lease effective May 1, 2017.

**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 provides 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.

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

**Southern Nevada Regional Housing Authority**  
**Comparative Statement of Net Position**  
**Table I**

	2018	2017	Total Change	% Change
Current Assets	\$ 31,991,091	\$ 28,360,080	\$ 3,631,011	12.80%
Capital Assets	121,098,113	129,627,231	(8,529,118)	-6.58%
Noncurrent Assets	41,718,769	31,845,177	9,873,592	31.00%
Deferred Outflows	5,691,301	3,733,373	1,957,928	52.44%
<b>Total Assets &amp; Deferred Outflows</b>	<b>\$ 200,499,274</b>	<b>\$ 193,565,861</b>	<b>\$ 6,933,413</b>	3.58%
Current Liabilities	\$ 4,979,504	\$ 3,837,324	\$ 1,142,180	29.77%
Noncurrent Liabilities	39,374,010	36,875,063	2,498,947	6.78%
<b>Total Liabilities</b>	<b>44,353,514</b>	<b>40,712,387</b>	<b>3,641,127</b>	8.94%
<b>Deferred Inflows</b>	<b>10,838,138</b>	<b>11,926,742</b>	<b>(1,088,604)</b>	-9.13%
Net investment in capital assets	118,550,661	126,751,839	(8,201,178)	-6.47%
Restricted	6,882,102	7,613,960	(731,858)	-9.61%
Unrestricted	19,874,859	6,560,933	13,313,926	202.93%
<b>Total Net Position</b>	<b>145,307,622</b>	<b>140,926,732</b>	<b>4,380,890</b>	3.11%
<b>Total Liabilities, Deferred Inflows &amp; Net Position</b>	<b>\$ 200,499,274</b>	<b>\$ 193,565,861</b>	<b>\$ 6,933,413</b>	3.58%

Total Assets and Deferred Outflows increased by \$6,933,413 or 3.58%. This increase is due to multiple factors. Current assets increased by \$3,631,011 or 12.80%, primarily due to an increase in cash and investments of \$3,642,105 or 14.06%. Noncurrent assets increased by \$9,873,592 or 31.00%, primarily due to an increase in Notes Receivables of \$12,664,195; along with repayments of \$2,965,121. The Authority entered into new notes with Vera Johnson A LP, Espinoza Terrace, and Rose Gardens Senior LP. More detailed information can be found in Note E in the Notes to the Financial Statements. Deferred Outflows increased during the year from \$3,733,373 to \$5,691,301, an increase of \$1,957,928 or 52.44%. These increases were offset by a decrease in Capital Assets of \$8,529,118 or 6.58%. The decrease in Capital Assets was also due to disposition of units under the RAD program.

Total Liabilities increased by \$3,641,127 or 8.94%. Current Liabilities increased by \$1,142,180 or 29.77%. This was primarily due to increases in accounts payable of \$392,776 or 23.18% and accrued liabilities of \$808,914 or 119.53%, which are due to timing differences at year-end. Noncurrent liabilities increased by \$2,498,947 or 6.78%, which is primarily due to an increase in accrued pension liability of \$2,858,357 or 10.81% due to a change in assumptions in the long-term pension liability published for this fiscal year. The details of this liability are found in the accompanying Notes to the Financial Statements.

Deferred Inflows decreased during the year from \$11,926,742 to \$10,838,138, a decrease of \$1,088,604 or 9.13%. This is due to the change in swap derivatives included in debt held by SNRHA; along with and a significant decrease in the deferred pension inflow data.



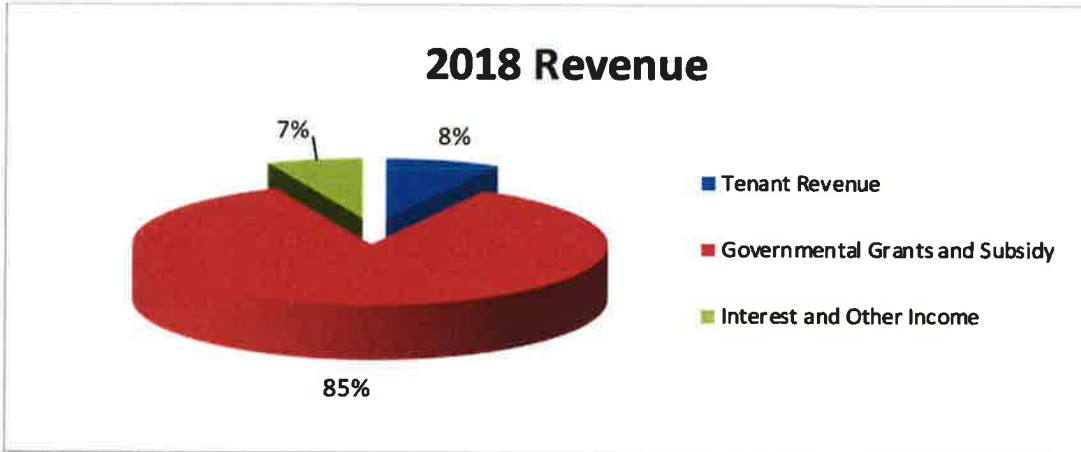
Total Net Position increased by \$4,380,890 or 3.11%. Table II, below, provides a statement of these results.

**Southern Nevada Regional Housing Authority**  
**Comparative Statement of Revenues, Expenses and Changes in Net Position**  
**Table II**

	<b>2018</b>	<b>2017</b>	<b>Total Change</b>	<b>% Change</b>
Tenant Revenue	\$ 12,456,748	\$ 12,314,131	\$ 142,617	1.16%
Governmental Grants and Subsidy	135,192,732	135,724,947	(532,215)	-0.39%
Interest Income	602,205	21,000	581,205	2767.64%
Other Income	9,799,927	3,394,618	6,405,309	188.69%
<b>Total Revenue</b>	<b>158,051,612</b>	<b>151,454,696</b>	<b>6,596,916</b>	<b>4.36%</b>
Administration	15,719,159	15,378,029	341,130	2.22%
Tenant Services	2,382,663	2,584,263	(201,600)	-7.80%
Utilities	3,160,165	3,158,577	1,588	0.05%
Maintenance	12,284,852	11,077,558	1,207,294	10.90%
Protective Services	532,552	552,282	(19,730)	-3.57%
Interest Expense	203,764	228,646	(24,882)	-10.88%
General Expense	4,153,495	3,693,410	460,085	12.46%
Housing Assistance Payments	109,457,671	108,308,672	1,148,999	1.06%
Depreciation	9,462,413	9,796,477	(334,064)	-3.41%
<b>Total Expenses</b>	<b>157,356,734</b>	<b>154,777,914</b>	<b>2,578,820</b>	<b>1.67%</b>
Change in Net Position	694,878	(3,323,218)	4,018,096	-120.91%
Prior Period Adjustment	3,686,012	(4,432,975)	8,118,987	-183.15%
Beginning Net Position	140,926,732	148,682,925	(7,756,193)	-5.22%
<b>Ending Net Position</b>	<b>\$ 145,307,622</b>	<b>\$ 140,926,732</b>	<b>\$ 4,380,890</b>	<b>3.11%</b>

## REVENUES

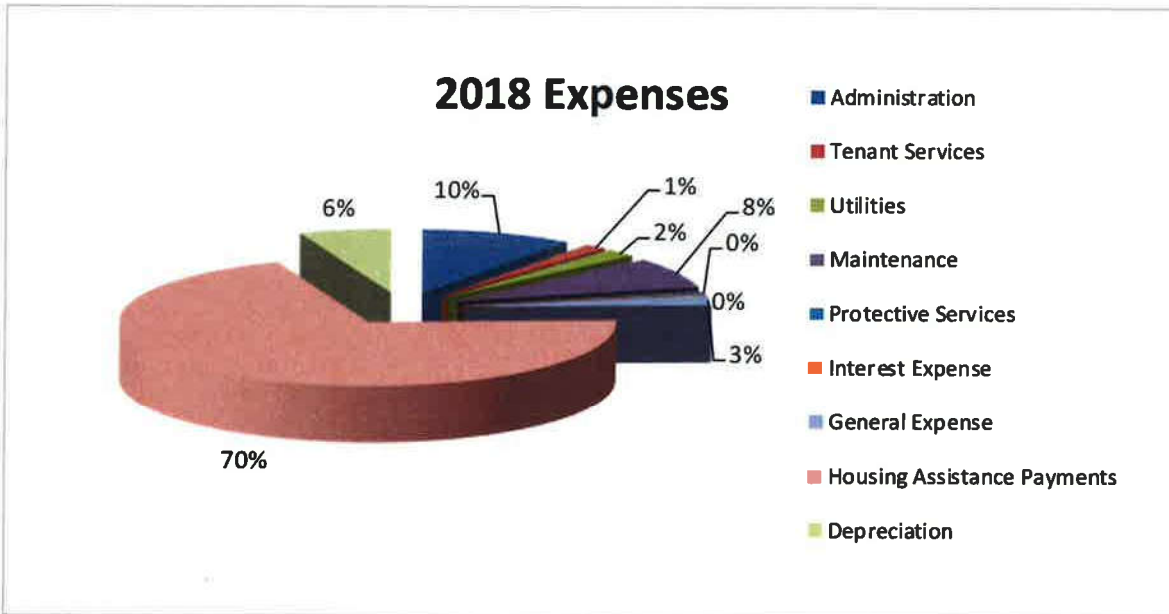
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 85% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 8% of total revenue. Other Revenue including interest from investments comprises the remaining 7%.



Total Revenue increased by \$6,596,916 or 4.36%. The largest increase was in other income of \$6,405,309 or 188.69%, which was primarily due to an increase in Port-In HAP Revenue. Interest income also increased by \$581,205 or 2767.64% primarily due to Mortgage Interest Income of \$520,828 in the Low Rent Public Housing Program.

**EXPENSES**

Total Expenses increased by \$2,578,820 or 1.67%.



Administrative expenses increased by \$341,130 or 2.22%. This was due to an increase in salaries and benefits of \$909,078 or 7.87% primarily due to a net change in the pension liability. Office expenses also increased by \$226,855 or 13.91%. These increases were offset by decreases in advertising and marketing of \$40,388 or 48.86%, legal expenses of \$139,939 or 33.58%, travel expenses of \$4,820 or 4.74%, and other administrative expenses of \$614,656 or 40.82%. Tenant services decreased by \$201,600 or 7.80% due to decreased activities during the year. Utilities expense increased slightly by \$1,588 or 0.05%. Maintenance expense increased by \$1,207,294 or 10.90%, primarily due to increases in extraordinary

maintenance of \$1,037,921 or 212.34% and casualty losses of \$113,329 or 169.27%. These increases are related to costs incurred for nonroutine physical needs on projects being converted to mixed finance. Protective services decreased by \$19,730 or 3.57%. General expenses increased by \$460,085 or 12.46%. Insurance premiums increased by \$93,130 or 9.80%. Other general expenses increased by \$332,509 or 18.77% mainly due transfer of operating subsidy to new mixed finance projects. Compensated absences expense increased by \$18,016 or 4.01%. PILOT expense increased by \$4,622 or 1.80%. Bad debt expense increased by \$11,808 or 4.45%. Interest expense decreased by \$24,882 or 10.88% due to decreased debt principal held during the year. HAP expense increased by \$1,148,999 or 1.06%. Depreciation expense decreased by \$334,064 or 3.41% due to the disposition of assets converted to RAD program.

## CAPITAL ASSETS

At September 30, 2018, the Authority had invested \$121,098,113 in various capital assets as listed in the following schedule.

**Southern Nevada Regional Housing Authority**  
**Comparative Statement of Capital Assets**  
**Table III**

	<u>2018</u>	<u>2017</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 21,111,434	\$ 21,097,259	\$ 14,175	0.07%
Buildings & improvements	270,834,478	273,997,406	(3,162,928)	-1.15%
Infrastructure	4,095,181	4,095,181	-	0.00%
Equipment	4,126,121	4,516,747	(390,626)	-8.65%
Construction in Progress	-	-	-	0.00%
Accumulated Depreciation	<u>(179,069,101)</u>	<u>(174,079,362)</u>	<u>(4,989,739)</u>	2.87%
<b>Total Capital Assets</b>	<b><u>\$ 121,098,113</u></b>	<b><u>\$ 129,627,231</u></b>	<b><u>\$ (8,529,118)</u></b>	<b>-6.58%</b>

## LONG-TERM DEBT ACTIVITY

The chart below illustrates the changes in debt for the period:

**Southern Nevada Regional Housing Authority**  
**Long-term Debt**  
**Table IV**

	<u>Balance</u>		<u>Payments/</u>	<u>Balance</u>	<u>Current</u>
	<u>9/30/2017</u>	<u>Adjustments</u>	<u>Decreases</u>	<u>9/30/2018</u>	<u>Portion</u>
Mortgage Note Payable - Wells Fargo	\$ 1,685,288	\$ -	\$ (199,380)	\$ 1,485,908	\$ 210,120
Operating Note - Wells Fargo	921,686	-	(67,679)	854,007	67,680
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	360,000	-	-	360,000	-
Note Payable - Phone Loan	48,803	-	(48,803)	-	-
Home Rental Income Fund	219,615	-	(12,078)	207,537	13,022
Promissory Note - City National Bank	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>
	<b><u>\$ 7,575,392</u></b>	<b><u>\$ -</u></b>	<b><u>\$ (327,940)</u></b>	<b><u>\$ 7,247,452</u></b>	<b><u>\$ 290,822</u></b>

**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 2018 prorated funding level was 93.39% compared to the prior year of 93.10%, which is an increase of 0.29%. The 2019 prorated operating subsidy funding level is anticipated to be approximately 97.62%. The funding proration for the Housing Assistance Payment (HAP) 2018 was 99.75%; whereas the Administrative Fee proration was 80.62%. The HCV’s funding for 2019 is at 99.50% for HAP, but the Administrative Fee proration remains at 79%. Overall, HUD’s funding had been consistently lower than 100% 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 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.

**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

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

**AUDITED FINANCIAL STATEMENTS**

**FISCAL YEAR ENDED SEPTEMBER 30, 2018**

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
Las Vegas, Nevada

**STATEMENT OF NET POSITION**  
**September 30, 2018**

**ASSETS**

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<b><u>Current Assets</u></b>			
Cash & cash equivalents - unrestricted	\$ 15,330,590	\$ 1,292,261	\$ 16,622,851
Cash & cash equivalents - restricted	9,720,653	1,660,538	11,381,191
Investments - unrestricted	4,485,945	-	4,485,945
Investments - restricted	-	-	-
Accounts receivable	1,525,873	196,708	1,722,581
Notes receivable	-	-	-
Prepaid expenses	196,121	47,477	243,598
Inventories	731,909	-	731,909
	<u>31,991,091</u>	<u>3,196,984</u>	<u>35,188,075</u>
<b><u>Noncurrent Assets</u></b>			
Notes receivable	39,396,001	-	39,396,001
Other noncurrent assets	2,322,768	3,721,268	6,044,036
Investment in joint ventures	-	-	-
	<u>41,718,769</u>	<u>3,721,268</u>	<u>45,440,037</u>
<b>Capital Assets</b>			
Land	21,111,434	851,869	21,963,303
Buildings	255,356,258	44,020,211	299,376,469
Improvements	15,478,220	-	15,478,220
Furniture & equipment	4,126,121	1,867,463	5,993,584
Infrastructure	4,095,181	11,077,314	15,172,495
	<u>300,167,214</u>	<u>57,816,857</u>	<u>357,984,071</u>
Less: Accumulated depreciation	<u>(179,069,101)</u>	<u>(3,568,947)</u>	<u>(182,638,048)</u>
Total Capital Assets	<u>121,098,113</u>	<u>54,247,910</u>	<u>175,346,023</u>
	<u>162,816,882</u>	<u>57,969,178</u>	<u>220,786,060</u>
Deferred Outflow of Resources	<u>5,691,301</u>	<u>-</u>	<u>5,691,301</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 200,499,274</u></b>	<b><u>\$ 61,166,162</u></b>	<b><u>\$ 261,665,436</u></b>

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

**LIABILITIES & NET POSITION**

	<b>PRIMARY GOVERNMENT</b>	<b>COMPONENT UNIT</b>	<b>TOTAL (Memorandum Only)</b>
<b><u>Current Liabilities</u></b>			
Accounts payable	\$ 1,847,245	\$ 356,710	\$ 2,203,955
Accrued liabilities	1,725,327	3,646,353	5,371,680
Unearned revenue	191,314	27,894	219,208
Long term debt - current portion	290,822	70,594	361,416
Tenant security deposits/escrow deposits	924,796	126,349	1,051,145
	<u>4,979,504</u>	<u>4,227,900</u>	<u>9,207,404</u>
<b><u>Noncurrent Liabilities</u></b>			
Accrued compensated absences	1,708,515	-	1,708,515
Long term debt	3,256,630	37,227,699	40,484,329
Accrued pension liability	29,308,296	-	29,308,296
Other noncurrent liabilities	1,400,569	3,032,237	4,432,806
Loan liability - non current	3,700,000	-	3,700,000
	<u>39,374,010</u>	<u>40,259,936</u>	<u>79,633,946</u>
<b>TOTAL LIABILITIES</b>	<u>44,353,514</u>	<u>44,487,836</u>	<u>88,841,350</u>
<b>DEFERRED INFLOW OF RESOURCES</b>	<u>10,838,138</u>	<u>-</u>	<u>10,838,138</u>
<b><u>NET POSITION</u></b>			
Net Investment in Capital Assets	118,550,661	54,177,316	172,727,977
Restricted	6,882,102	1,539,007	8,421,109
Unrestricted	19,874,859	(39,037,997)	(19,163,138)
	<u>145,307,622</u>	<u>16,678,326</u>	<u>161,985,948</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES &amp; NET POSITION</b>	<u>\$ 200,499,274</u>	<u>\$ 61,166,162</u>	<u>\$ 261,665,436</u>

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

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

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<b><u>Operating Revenues</u></b>			
Dwelling rent	\$ 12,456,748	\$ 2,956,541	\$ 15,413,289
Governmental grants & subsidy	135,092,776	-	135,092,776
Other income	10,345,429	(1,378,217)	8,967,212
<b>Total Operating Revenues</b>	<u>157,894,953</u>	<u>1,578,324</u>	<u>159,473,277</u>
<b><u>Operating Expenses</u></b>			
Administration	15,719,159	541,872	16,261,031
Tenant services	2,382,663	3,659	2,386,322
Utilities	3,160,165	334,709	3,494,874
Maintenance & operations	12,284,852	726,436	13,011,288
Protective services	532,552	55,487	588,039
General expense	4,153,495	367,998	4,521,493
Housing assistance payments	109,457,671	-	109,457,671
Depreciation expense	9,462,413	1,590,821	11,053,234
<b>Total Operating Expense</b>	<u>157,152,970</u>	<u>3,620,982</u>	<u>160,773,952</u>
<b>Net Operating Income/(Loss)</b>	<u>741,983</u>	<u>(2,042,658)</u>	<u>(1,300,675)</u>
<b><u>Nonoperating Revenues/(Expenses)</u></b>			
Investment & mortgage income	602,205	633	602,838
Interest expense	(203,764)	(1,422,277)	(1,626,041)
Amortization of loan fees	-	(13,057)	(13,057)
Gain/(Loss) on disposition of assets	(545,502)	-	(545,502)
<b>Net Nonoperating Revenues/(Expenses)</b>	<u>(147,061)</u>	<u>(1,434,701)</u>	<u>(1,581,762)</u>
<b>Net Income/(Loss) before capital contributions</b>	594,922	(3,477,359)	(2,882,437)
Capital grants/capital contributions	99,956	7,365,411	7,465,367
<b>Increase/(Decrease) in Net Position</b>	694,878	3,888,052	4,582,930
Prior Period Adjustment	3,686,012	0	3,686,012
Total Net Position - beginning	<u>140,926,732</u>	<u>12,790,274</u>	<u>153,717,006</u>
<b>Total Net Position - ending</b>	<u>\$ 145,307,622</u>	<u>\$ 16,678,326</u>	<u>\$ 161,985,948</u>

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



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
Las Vegas, Nevada

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<b><u>CASH FLOWS FROM OPERATING ACTIVITIES</u></b>			
Receipts from customers and users	\$ 22,802,177	\$ 1,578,324	\$ 24,380,501
Governmental grants & subsidy - operations	135,092,776	-	135,092,776
Payments to suppliers	(16,550,372)	(81,085)	(16,631,457)
Payments for housing assistance	(109,457,671)	-	(109,457,671)
Payments to employees	(20,748,885)	(595,669)	(21,344,554)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	<u>11,138,025</u>	<u>901,570</u>	<u>12,039,595</u>
<b><u>CASH FLOWS FROM INVESTING ACTIVITIES</u></b>			
Purchase of investments	(2,085,710)	-	(2,085,710)
Proceeds from other noncurrent assets	160,478	-	160,478
Issuance of notes receivable	(6,348,058)	-	(6,348,058)
Interest received	602,205	65	602,270
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	<u>(7,671,085)</u>	<u>65</u>	<u>(7,671,020)</u>
<b><u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u></b>			
Grant revenue - capital grants	99,956	-	99,956
Acquisition of capital assets - capital grant program	(99,956)	-	(99,956)
Acquisition of capital assets - Public Housing	(188,023)	-	(188,023)
Acquisition of capital assets - business activities	(1,104,322)	-	(1,104,322)
Acquisition of capital assets - COCC	(89,164)	-	(89,164)
Acquisition of capital assets - HCV	(36,897)	-	(36,897)
Acquisition of capital assets - DCU	-	(12,034,986)	(12,034,986)
Capital contributions received	-	7,365,411	7,365,411
Proceeds/(Payments) on mortgage & notes	(327,940)	5,690,251	5,362,311
Proceeds from disposition of capital assets	39,565	-	39,565
Interest paid	(203,764)	(1,422,277)	(1,626,041)
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(1,910,545)</u>	<u>(401,601)</u>	<u>(2,312,146)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	1,556,395	500,034	2,056,429
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>23,494,848</u>	<u>2,452,765</u>	<u>25,947,613</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>\$ 25,051,243</u>	<u>\$ 2,952,799</u>	<u>\$ 28,004,042</u>

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

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

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<b><u>CASH FLOWS FROM OPERATING ACTIVITIES</u></b>			
Net Income/(Loss) from operations	\$ 741,983	\$ (2,042,658)	\$ (1,300,675)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	9,462,413	1,590,821	11,053,234
Decrease (Increase) in accounts receivable	(185,004)	59,450	(125,554)
Decrease (Increase) in prepaid expenses	6,914	92,137	99,051
Decrease (Increase) in inventory	189,184	-	189,184
Increase (Decrease) in accounts payable	174,001	(1,855,566)	(1,681,565)
Increase (Decrease) in accrued liabilities	848,917	3,040,487	3,889,404
Increase (Decrease) in unearned revenue	75,533	(24,825)	50,708
Increase (Decrease) in other noncurrent liabilities	107,753	-	107,753
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	(188,175)	-	(188,175)
Increase (Decrease) in security/trust deposits	(95,494)	41,724	(53,770)
<b>NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES</b>	<b>\$ 11,138,025</b>	<b>\$ 901,570</b>	<b>\$ 12,039,595</b>

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

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:**

**1. Introduction:**

The Southern Nevada Regional Housing Authority (the Authority or SNVRHA) 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.

**2. Organization:**

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.

**3. Reporting Entity:**

The accompanying combined financial statements include the accounts of all Authority operations for the year ended September 30, 2018. The criteria for including organizations as component units with the Authority's reporting entity, as set forth in Section 2100 of GASB's Governmental Accounting and Financial Reporting Standards, include the following:

- The organization is legally separate (can sue and be sued in its own name)
- The Authority holds the corporate powers of the organization
- The Authority appoints the voting majority
- The organization has the potential to impose a financial benefit/burden on the Authority
- There is fiscal dependency by the organization on the Authority

On the basis of application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority, except as noted below, nor is the Authority to be included in the City of Las Vegas, or Clark County's financial reports, therefore the Authority reports independently.

**4. Discretely Presented Component Units:**

**Landsman Family, LLC** was formed on December 5, 2013 as a limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a rental housing project known as Landsman Gardens (the project). The Company's partnership interests are held by third parties unrelated to the Authority, with the exception of the managing member, Landsman Family Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)**

**4. Discretely Presented Component Units: (Cont'd)**

**Vera Johnson B, LP** was formed on January 28, 2015 as a Nevada Limited Partnership under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 112 units of rental housing project known as Vera Johnson B Manor (the project). The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Vera Johnson B, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

**Biegger Estates, LLC** was formed on May 2, 2016 as a Nevada limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 119 units of rental housing project known as Biegger Estates (the project). The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Biegger Estates Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

**Vera Johnson A Family, LLC** was formed on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson A Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Vera Johnson A Family Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

**5. Development Corporations:**

The Development Corporations (the Corporations) operate exclusively for nonprofit purposes and were created to assist in carrying out housing projects for persons of eligible income. Housing projects undertaken, financed, or assisted by the Corporations and their related expenditures must be approved by the Authority. The Corporations are legally separate from the Authority, and are included as blended component units, since the Authority can significantly influence the programs, projects, or activities of, or the level of service performed by the Authority, and their boards of directors are substantially the same as the Authority.

The following Development Corporations are included as blended component units of the Authority:

- Affordable Housing Program, Inc.
- Honolulu Street Family Housing, Inc.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)**

**6. Basis of Presentation:**

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). The following summary of the more significant accounting policies is presented to assist the reader in interpreting these financial statements, and should be viewed as an integral part of this report.

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.

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.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)**

**6. Basis of Presentation: (Cont'd)**

Component Units – The Authority has two blended 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 standalone financial statements for the component units are not prepared.

**7. Basis of Accounting and Measurement Focus:**

Basis of Accounting – The Housing Board uses the accrual basis of accounting in all its funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation – The financial statements of the Housing Board are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Housing Board functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position, and cash flows.

All assets and liabilities associated with the financial activities are included on the Statement of Net Position. Proprietary fund equity is segregated into three broad components: Net investment in capital assets, Restricted, and Unrestricted. The Housing Board uses the following fund:

Enterprise fund – This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

**8. Revenues and Expenses:**

SNVRHA distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with SNVRHA's principal ongoing operations. The principal operating revenues of SNVRHA are charges to tenants for rent and various grants and subsidies. Operating expenses include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the non-operating revenue and expense.

**9. Encumbrances:**

Encumbrances represent commitments related to unperformed contracts for goods and services. The Housing Board does not utilize encumbrance accounting.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)**

**10. Budgets:**

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs 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.

**11. Inventories:**

Inventories are recorded at cost using the first in, first out (FIFO) method. If inventory falls below cost due to damage, deterioration or obsolescence, SNVRHA establishes an allowance for obsolete inventory. In accordance with the consumption method, inventory is expensed when items are actually placed in service.

**12. Capital Assets and Depreciation:**

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
Furniture and Equipment	2 to 10 years

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.

**13. Collection Losses:**

Collection losses on accounts receivable are expensed, in the appropriate Fund, using the specific write-off method.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)**

**14. 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.

**15. 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.

**16. 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.

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.

**17. 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.



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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)**

**18. Inter-program Receivables and Payables:**

Inter-program receivables/payables are all either current assets or current liabilities and are the result of the use of the Revolving Fund as the common paymaster for costs of the Authority. Cash settlements are made periodically and all inter-program balances net to zero. These inter-program receivables and payables have been eliminated in preparation of the basic financial statements. The detail by program can be found in the Financial Data Schedule of Net Position.

**19. Allowance for Doubtful Accounts:**

Tenant receivables are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change over time.

**20. Prepaid Expenses:**

Prepaid expenses represent payments made to vendors for goods or services that will benefit periods beyond the current year end.

**21. Intangible Assets:**

According to the most recent Government Accounting Standards Board pronouncement all financing costs for the Southern Nevada Regional Housing Authority have been written off and expensed currently. Consequently, there is no amounts amortized during the year.

**22. Capitalized Interest:**

Interest expense on notes and bonds, net of interest income on related debt proceeds is capitalized during the project development period through the date of full availability. Only the interest associated specifically with debt used to construct physical structures is capitalized.

**23. Restricted Net Position:**

Certain assets may be classified as restricted on the statement of net position as their use is restricted by contracts or agreements with outside third parties and lending institutions. Restricted Net Position also includes funds for tenant security deposits restricted for application to unpaid tenant accounts or for refund to tenants.

**24. Grants and Contributions:**

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.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)**

**25. Unearned Revenue:**

Unearned revenue is recorded when the Authority receives funds in advance of when it has a complete legal claim to them, as when grant monies are received prior to meeting all eligibility requirements and/or the occurrence of qualifying expenditures. In this case, unearned revenue is recorded at a liability on the Statement of Net Position. Later, in subsequent periods, when both the revenue recognition criteria are met and/or when SNVRHA has complete legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position, and revenue is then recognized.

**26. New Pronouncements:**

There were no new pronouncements implemented in the current fiscal year.

**NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS:**

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 investments as of September 30, 2018 was \$29,537,188, and the bank balance was \$30,897,529.

**Cash and Cash Equivalents**

Cash and cash equivalents are maintained on deposit in demand accounts with Nevada State Bank and BNY Mellon. Of the amounts deposited into the bank, \$500,000 is covered by the Federal Deposit Insurance Corporation. All remaining balances are properly collateralized by the financial institution in accordance with the regulations of the Nevada Collateral Pool.

September 30, 2018, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2018 as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and	Cash and
	<u>Cash Equivalents</u>	<u>Cash Equivalents</u>
Unrestricted	\$ 19,816,535	\$ 1,292,261
Restricted	<u>9,720,653</u>	<u>1,660,538</u>
Total	<u>\$ 29,537,188</u>	<u>\$ 2,952,799</u>

**Investments**

The investments as of September 30, 2018 was \$4,485,945, which consisted of securities in the Bank of New York Mellon funds which are all invested in Federal Home Loan Mortgage Corporation.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Cont'd)**

**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.

**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, 2018, 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, 2018, investments in Federal Home Loan Mortgage Corporation notes represented approximately 62 percent of total investments.

***Restricted cash and cash equivalents at September 30, 2018, were as follows:***

Security deposit funds	\$ 924,796
FSS escrow funds	1,400,569
Modernization	5,626,817
Current liabilities	14,228
HAP equity	<u>1,754,243</u>
	<u>\$ 9,720,653</u>

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE C - ACCOUNTS RECEIVABLE:**

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2018, consisted of the following:

	Primary Government	Component Units
Tenants (net of allowance of \$46,463)	\$ 122,808	\$ 196,708
A/R - HUD	140,059	-
Other government agencies	348,240	-
A/R - miscellaneous (net of allowance of \$776,366)	661,448	-
Accrued interest receivable	21,665	-
Fraud (net of allowance of \$1,972,106)	231,653	-
	\$ 1,525,873	\$ 196,708

Note: The above receivable balance excludes \$4,597,636 of interfund receivables that have been eliminated as a result of financial statement consolidation.

**NOTE D - PREPAID EXPENSES, INVENTORY AND OTHER ASSETS:**

Prepaid expenses, inventory and other assets at September 30, 2018, consisted of the following:

	Primary Government	Component Units
Prepaid insurance and other assets	\$ 196,121	\$ 47,477
Inventory	731,909	-
	\$ 928,030	\$ 47,477

**NOTE E - 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. The balance of these Notes Receivable at September 30, 2018 was \$6,455,329.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE E - NOTES RECEIVABLE: (Cont'd)**

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.

**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 I. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans accrue interest at 4.8% 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, \$693,000 in HOME funds and \$977,000 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments II. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans accrue interest at 4.8% and no payments of principal will be due on or before 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.

**Landsman Family, LLC** was formed on December 5, 2013 to rehabilitate and operate a 100-unit multifamily project known as Landsman Gardens Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On December 5, 2013 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.32% and no payments of principal will be due on or before April 1, 2055. The balance of these notes receivable at September 30, 2018 is \$2,976,000 and \$6,380,317.

**Vera Johnson B LP** was formed on January 28, 2015 to rehabilitate and operate a 112-unit multifamily project known as Vera Johnson B Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On April 1, 2015 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.00% and 0.00% respectively with no payments of principal will be due on or before March 2, 2070. The balance of these notes receivable at September 30, 2018 is \$1,880,160 and \$0.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE E - NOTES RECEIVABLE: (Cont'd)**

***Biegger Estates LP*** was formed on May 2, 2016 to rehabilitate and operate a 119-unit multifamily project known as Biegger Estates. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On May 2, 2016 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.75% and 2.33% respectively with no payments of principal will be due on or before May 31, 2051. The balance of these notes receivable at September 30, 2018 is \$5,000,000 and \$700,000.

***Vera Johnson A Family, LLC*** was formed on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson A Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On March 1, 2017 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.50% with no payments of principal will be due on or before December 31, 2072. The balance of these notes receivable at September 30, 2018 is \$2,649,083 and \$600,000.

***Espinoza Terrace, LLC*** was formed on October 21, 2017 to rehabilitate and operate a 100-unit apartment project known as Espinoza Terrace. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On July 1, 2018 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 0.00% and 4.10% respectively with no payments of principal will be due on or before July 1, 2068. The balance of these notes receivable at September 30, 2018 is \$1,193,881 and \$1,966,696.

***Rose Gardens Senior LP*** was formed on September 27, 2016 to rehabilitate and operate a 120-unit apartment project known as Rose Gardens Senior Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On October 1, 2017 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 1.00% and 2.55% respectively with no payments of principal will be due on or before December 31, 2052. The balance of these notes receivable at September 30, 2018 is \$5,559,535 and \$695,000.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE E - NOTES RECEIVABLE: (Cont'd)**

As of September 30, 2018, the cumulative note receivable principal balances totaled \$39,396,001, with total accrued interest of \$4,207,070, for which all was reduced by an allowance equal to the accrued interest. Notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2017	Additions	Receipts	9/30/2018
<b>Honolulu Street LLC</b>							
First leasehold loan	4.68%	3/1/2006	3/1/2061	\$ 212,359	\$ -	\$ -	\$ 212,359
Second leasehold loan	4.68%	3/1/2006	3/1/2061	1,511,441	-	-	1,511,441
Third leasehold loan	1.00%	3/1/2006	3/1/2061	3,750,000	-	-	3,750,000
Fourth leasehold loan, Section 8 Reserves	1.00%	7/30/2008	8/1/2062	332,759	-	-	332,759
Fifth leasehold loan, Scat Sites Fund	4.83%	7/9/2008	1/1/2061	288,770	-	-	288,770
Federal Home Loan	1.00%	9/10/2007	9/10/2062	360,000	-	-	360,000
<b>SRB Apartments</b>							
Senator apartments I	4.80%	2/15/2006	2/15/2036	1,670,000	-	-	1,670,000
Senator apartments II	4.80%	1/16/2008	1/16/2038	1,670,000	-	-	1,670,000
<b>Landsman Family LLC</b>							
Seller's Note 1	3.32%	12/5/2013	4/1/2055	2,976,000	-	-	2,976,000
Seller's Note 2	3.32%	12/5/2013	4/1/2055	6,715,317	-	(335,000)	6,380,317
<b>Vera Johnson B LP</b>							
Acquisition Note	4.00%	4/1/2015	3/31/2070	3,700,000	-	(1,819,840)	1,880,160
Vera Johnson B LP - GAP	0.00%	4/1/2015	4/30/2070	810,285	-	(810,285)	-
<b>Biegger Estates LLP</b>							
Acquisition Note	3.75%	5/2/2016	5/31/2051	5,000,000	-	-	5,000,000
Biegger Estates LLP - GAP	2.33%	5/2/2016	5/31/2051	700,000	-	-	700,000
<b>Vera Johnson A LP</b>							
Acquisition Note	4.50%	3/1/2017	12/31/2072	-	2,649,083	-	2,649,083
Vera Johnson A LP - GAP	4.50%	3/1/2017	12/31/2072	-	600,000	-	600,000
<b>Espinoza Terrace</b>							
Bridge Promissory Note	0.00%	7/1/2018	7/1/2068	-	1,193,881	-	1,193,881
Espinoza - GAP	4.10%	7/1/2018	7/1/2068	-	1,966,696	-	1,966,696
<b>Rose Gardens Senior LP</b>							
Acquisition Note	2.55%	10/1/2017	12/31/2052	-	-	-	-
Rose Garden - Third Loan	1.00%	10/1/2017	12/31/2052	-	5,559,535	-	5,559,535
Rose Garden - Ground Lease					695,000	-	695,000
Accrued interest on notes receivable				3,340,016	867,054	-	4,207,070
Less: allowance for accrued interest				(3,340,016)	(867,054)	-	(4,207,070)
Total notes receivable				\$ 29,696,931	\$ 12,664,195	\$ (2,965,125)	\$ 39,396,001

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE F - OTHER NONCURRENT ASSETS:**

***Primary Government***

The Authority advanced funds to Landsman Family LLC, a Nevada Limited Liability Company that was formed on December 5, 2013 to rehabilitate and operate a 100-unit multifamily project, to pay for construction costs. The outstanding balance does not bear any interest and is payable out of available cash flow. The amount due as of September 30, 2018 was \$5,417.

Biegger Estates, LLC was formed on May 2, 2016 as a Nevada limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 119 units of rental housing project known as Biegger Estates. The Housing Authority has advanced the project \$184,964 for construction costs as of September 30, 2018.

On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. The amount due as of September 30, 2018 was \$1,933,037.

On March 1, 2017 Vera Johnson A Family, LLC entered into a Developer Agreement with the Southern Nevada Regional Housing Authority and Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, the Housing Authority will earn a total development fee of \$633,750 for services relating to the development of the Project. As of September 30, 2018, there is an amount receivable of \$199,350 from this development.

***Component Units – Discretely Presented***

Prepaid Ground Lease includes \$1,360,000 from Landsman Family, LLC for the period of December 5, 2013 to December 4, 2112 and is amortized over the 99-year lease period, in an annual amount of \$13,737. The balance at December 31, 2017 was \$1,305,051. Additionally, there is a \$2,100,000 Ground Lease from Biegger Estates, LLC for the period of May 2, 2016 to May 31, 2115 and is amortized over the 99-year lease period, in an annual amount of \$21,212. The balance at December 31, 2017 was \$2,088,998.

As of September 30, 2018, other noncurrent assets consisted of the following:

	Primary Government	Component Units
Construction advances - Landsman	\$ 5,417	\$ -
Construction advances - Biegger Estates	184,964	-
Developer Fee - Landsman Family	1,933,037	-
Developer Fee - Vera Johnson A	199,350	-
Prepaid Ground Lease - Landsman Family	-	1,305,051
Prepaid Ground Lease - Biegger Estates	-	2,088,998
Intangible assets, net accumulated amortization	-	327,219
	<u>\$ 2,322,768</u>	<u>\$ 3,721,268</u>



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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE G - CAPITAL ASSETS:**

Changes in capital assets of the primary government consisted of the following as of September 30, 2018:

	Balance at 9/30/2017	Additions/ Increases	Dispositions/ Adjustments	Balance at 9/30/2018
<b>Enterprise Activities</b>				
<b>Capital assets not being depreciated:</b>				
Land	\$ 21,097,259	\$ 14,175	\$ -	\$ 21,111,434
Construction in progress	-	-	-	-
<b>Total capital assets not being depreciated</b>	<u>21,097,259</u>	<u>14,175</u>	<u>-</u>	<u>21,111,434</u>
Buildings & improvements	278,092,587	1,049,612	(4,212,540)	274,929,659
Furniture & equipment	4,516,747	454,575	(845,201)	4,126,121
<b>Total capital assets being depreciated</b>	<u>282,609,334</u>	<u>1,504,187</u>	<u>(5,057,741)</u>	<u>279,055,780</u>
Buildings & improvements	(170,951,754)	(9,210,486)	3,671,359	(176,490,881)
Furniture & equipment	(3,127,608)	(251,927)	801,315	(2,578,220)
<b>Total accumulated depreciation</b>	<u>(174,079,362)</u>	<u>(9,462,413)</u>	<u>4,472,674</u>	<u>(179,069,101)</u>
<b>Net Book Value</b>	<u>\$ 129,627,231</u>			<u>\$ 121,098,113</u>

The following activities affected Capital Assets during the audit period:

Opening balance at October 1, 2017	\$ 129,627,231
Acquisition of Capital Assets - Capital Fund Program	99,956
Acquisition of Capital Assets - Public Housing operations	188,023
Acquisition of Capital Assets - COCC operations	89,164
Acquisition of Capital Assets - Business Activities operations	1,104,322
Acquisition of Capital Assets - Housing Choice Voucher	36,897
Dispositions, net	(585,067)
Depreciation expense	<u>(9,462,413)</u>
Balance at September 30, 2018	<u>\$ 121,098,113</u>

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2017:

	Balance at 12/31/2016	Additions/ Increases	Dispositions/ Adjustments	Balance at 12/31/2017
<b>Capital assets not being depreciated:</b>				
Land	\$ 766,489	\$ 85,380	\$ -	\$ 851,869
Construction in progress	-	2,271,264	-	2,271,264
<b>Total capital assets not being depreciated</b>	<u>766,489</u>	<u>2,356,644</u>	<u>-</u>	<u>3,123,133</u>
Infrastructure & Land improvements	3,125,252	5,680,798	-	8,806,050
Buildings & improvements	40,734,213	3,285,998	-	44,020,211
Furniture & equipment	1,155,917	711,546	-	1,867,463
<b>Total capital assets being depreciated</b>	<u>45,015,382</u>	<u>9,678,342</u>	<u>-</u>	<u>54,693,724</u>
<b>Total accumulated depreciation</b>	<u>(1,991,319)</u>	<u>(1,590,821)</u>	<u>13,193</u>	<u>(3,568,947)</u>
<b>Total capital assets being depreciated</b>	<u>43,024,063</u>			<u>51,124,777</u>
<b>Capital assets, net</b>	<u>\$ 43,790,552</u>			<u>\$ 54,247,910</u>

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE H - ACCOUNTS PAYABLE:**

Accounts payable at September 30, 2018, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 885,122	\$ 356,710
Accounts payable - HUD	14,040	-
PILOT	948,083	-
Tenant security deposits	<u>924,796</u>	<u>126,349</u>
	<u>\$ 2,772,041</u>	<u>\$ 483,059</u>

Note: The above payables balance excludes \$4,597,636 of interfund receivables that have been eliminated as a result of financial statement consolidation.

**NOTE I - ACCRUED LIABILITIES & OTHER CURRENT LIABILITIES:**

Other current liabilities consisted of the following as of September 30, 2018:

	Primary Government	Component Units
Accrued wages & fringes	\$ 1,332,136	\$ -
Accrued compensated absences - current portion	153,521	-
Accrued interest payable	-	1,882,854
Other accrued liabilities	-	1,562,301
Noncurrent debt - current portion	290,822	70,594
Unearned revenue	191,314	27,894
Other current liabilities	<u>239,670</u>	<u>201,198</u>
	<u>\$ 2,207,463</u>	<u>\$ 3,744,841</u>

**NOTE J - OTHER NONCURRENT LIABILITIES:**

Other noncurrent liabilities – other consisted of the following as of September 30, 2018:

	Primary Government	Component Units
FSS Escrow Liability	\$ 1,400,569	\$ -
Developer fee payable	-	3,032,237
Accrued compensated absences - noncurrent	1,708,515	-
Accrued pension & OPEB liability	<u>29,308,296</u>	<u>-</u>
	<u>\$ 32,417,380</u>	<u>\$ 3,032,237</u>

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE J - OTHER NONCURRENT LIABILITIES: (Cont'd)**

The following is a summary of the primary government activity for the year:

	<u>Balance at</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at</u>	<u>Current</u>
FSS Escrow Liability	\$ 1,292,816	\$ 778,296	\$ (670,543)	\$ 1,400,569	\$ -
Compensated absences	1,932,943	467,103	(538,010)	1,862,036	153,521
Net pension liability	<u>26,449,939</u>	<u>2,858,357</u>	<u>-</u>	<u>29,308,296</u>	<u>-</u>
	<u>\$ 29,675,698</u>	<u>\$ 4,103,756</u>	<u>\$ (1,208,553)</u>	<u>\$ 32,570,901</u>	<u>\$ 153,521</u>

**NOTE K - LONG-TERM DEBT - Primary Government:**

A summary of changes of the primary government's long-term debt for the year ended September 30, 2018, is presented below.

	<u>Balance</u>		<u>Payments/</u>	<u>Balance</u>	<u>Current</u>
	<u>9/30/2017</u>	<u>Adjustments</u>	<u>Decreases</u>	<u>9/30/2018</u>	<u>Portion</u>
Mortgage Note Payable - Wells Fargo	\$ 1,685,288	\$ -	\$ (199,380)	\$ 1,485,908	\$ 210,120
Operating Note - Wells Fargo	921,686	-	(67,679)	854,007	67,680
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	360,000	-	-	360,000	-
Note Payable - Phone Loan	48,803	-	(48,803)	-	-
Home Rental Income Fund	219,615	-	(12,078)	207,537	13,022
Promissory Note - City National Bank	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>
	<u>\$ 7,575,392</u>	<u>\$ -</u>	<u>\$ (327,940)</u>	<u>\$ 7,247,452</u>	<u>\$ 290,822</u>

***Wells Fargo Bank (Business Activities- Affordable Housing Program)***

On May 16, 2007, the Southern Nevada Regional Housing Authority entered into an agreement to fund two promissory notes with Wells Fargo Bank for a total of up to \$5,800,000 to refinance an existing note and provide construction funds for the expansion of Robert Gordon Plaza and Rulon Earl mobile home parks:

Note 1 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006 with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$5,640 at September 30, 2018). The note is secured by a deed of trust on Robert Gordon Plaza. Total interest expense associated with this note for the year was \$61,664. The outstanding balance at June 30, 2018 is \$854,007.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE K - LONG-TERM DEBT – Primary Government: (Cont'd)**

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$1,420,526 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of May 16, 2027. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$921,686 at September 30, 2018, multiplied by the positive or negative differential from the fixed rate of 6.77%. As of September 30, 2018, the fair value of the interest rate swap obligation was \$101,362, a decrease of \$69,202 during the year.

Note 2 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006) with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$17,050 at September 30, 2018). The note is secured by a deed of trust. Total interest expense associated with this note for the year was \$83,902. The outstanding balance at September 30, 2018, is \$1,485,908.

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$4,200,000 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of February 16, 2028. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$2,731,100 at September 30, 2018, multiplied by the positive or negative differential from the fixed rate of 5.26. As of September 30, 2018, the fair value of the interest rate swap obligation was \$305,323, a decrease of \$200,102 during the year.

**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 I. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. 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, \$693,000 in HOME funds and \$977,000 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments II. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. No payments of principal will be due on or before 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.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE K - LONG-TERM DEBT – Primary Government: (Cont’d)**

**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 – Phone Loan:** 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 \$4,501 including principal and interest. Final maturity date was August 30, 2018. The remaining balance at September 30, 2018 is \$0.

**Home Rental Income Fund:** The promissory notes payable of \$335,000 was issued on April 16, 1999 with Citibank and requires monthly payments of \$2,353.85, which includes both principal and interest. The loan bears interest at 7.55% and matures on June 1, 2029. The remaining balance at September 30, 2018 is \$207,537.

**Promissory Note – City National Bank:** On October 1, 2015 the Authority entered into a loan agreement with City National Bank (formally the Federal Home Loan Bank of San Francisco) for \$1,000,000 to be used for the rehabilitation of Landsman Gardens Apartments. The Authority then lent the funds to Landsman Family LLC. The loan is non-interest bearing and no payments of principal will be due on or before September 30, 2055 so long as the property is maintained as low-income and is in compliance with the Federal Home Loan Bank Affordable Housing Program. No payment shall be required on the maturity date if no default or breach has occurred and is continuing under this Note for the retention period commencing on the date of completion of the Project as determined by the FHLB in its discretion and ending fifteen (15) years after same date.

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

		<u>Principal</u>		<u>Interest</u>		<u>Payment</u>
2019	\$	290,822	\$	29,978	\$	320,800
2020		312,900		28,161		341,061
2021		331,397		26,512		357,909
2022		350,940		24,566		375,506
2023		371,716		22,303		394,019
2024-2028		889,677		44,484		934,161
Thereafter		<u>4,700,000</u>		<u>10,111</u>		<u>4,710,111</u>
	\$	<u>7,247,452</u>	\$	<u>186,114</u>	\$	<u>7,433,566</u>

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE L - LONG-TERM DEBT – Discretely Presented Component Units:**

Notes and mortgages payable for *Landsman Family, LLC*, consist of the following as of December 31, 2017:

	Balance 12/31/2016	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2017	Current Portion
Building Loan Agreement - PNC Bank	\$ 3,818,774	\$ -	\$ (33,006)	\$ 3,785,768	\$ 37,631
HOME Loan - City of Henderson	97,404	335,068	-	432,472	-
SNRHA Sellers Note	2,969,147	583	-	2,969,730	-
SNRHA Note	5,699,852	-	(335,000)	5,364,852	-
AHP Note	996,751	235	-	996,986	-
	<u>\$ 13,581,928</u>	<u>\$ 335,886</u>	<u>\$ (368,006)</u>	13,549,808	<u>\$ 37,631</u>
Interest payable - long term				<u>1,297,228</u>	
Total notes and mortgages payable				<u>\$ 14,847,036</u>	

**Building Loan Agreement – PNC Bank:** The building loan agreement with Wells Fargo provides construction draws up \$3,985,000 and requires monthly payments to commence once construction is complete. The loan bears interest at 4.9% and matures on March 1, 2055. The loan is secured by a first deed of trust on the property referred to as Landsman Garden Apartments.

**Southern Nevada Regional Housing Authority Seller Note:** The loan for \$2,976,000 bears interest at 3.32% and matures on April 1, 2055. The loan is secured by an acquisition deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash.

**Southern Nevada Regional Housing Authority Note:** The loan provides up to \$6,715,317 and bears interest at 3.32%. The loan matures on April 1, 2055. The loan is secured by a deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash. As of December 31, 2017, the outstanding loan balance was \$5,364,852.

**Southern Nevada Regional Housing Authority AHP Note:** The loan for \$1,000,000 bears no interest and matures on September 30, 2055. The loan is secured by an acquisition deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash.

Notes and mortgages payable for *Vera Johnson B, LP*, consist of the following as of December 31, 2017:

	Balance 12/31/2016	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2017	Current Portion
Mortgage payable, net	\$ 2,060,417	\$ -	\$ (23,502)	\$ 2,036,915	\$ 32,963
SNRHA authority note	697,555	-	(697,555)	-	-
SNRHA acquisition note	3,700,000	-	(1,819,840)	1,880,160	-
Nevada HAND, Inc.	990,000	10,000	-	1,000,000	-
	<u>\$ 7,447,972</u>	<u>\$ 10,000</u>	<u>\$ (2,540,897)</u>	4,917,075	<u>\$ 32,963</u>
Interest payable - long term				<u>96,396</u>	
Total notes and mortgages payable				<u>\$ 5,013,471</u>	

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)**

**Mortgage Payable:** Pursuant to the Amended and Restated Loan Agreement dated November 23, 2016, JPMorgan Chase Bank, N.A. agreed to convert a portion of the construction loan into a permanent loan in the amount of \$2,200,000. The loan bears an interest rate at 5.14% annually. Interest and principal payments of \$12,100 are due monthly. Pursuant to the loan agreement, the loan is secured by the Deed of Trust. The loan shall mature on November 21, 2034. As of December 31, 2017, the balance outstanding was \$2,036,915.

**Note Payable - SNVRHA authority note:** Pursuant to the Authority Note dated April 1, 2015, Southern Nevada Regional Housing Authority, an affiliate of the General Partner, loaned \$810,285 to the Partnership. The loan bears no interest and is payable from net cash flow as defined in the Partnership Agreement. The loan shall mature on April 30, 2070. As of December 31, 2017, the balance was satisfied in full.

**Note Payable - SNVRHA authority acquisition note:** Pursuant to the Authority Acquisition Note dated April 1, 2015, Southern Nevada Regional Housing Authority loaned \$3,700,000 to the Partnership. The loan accrues and compounds annually at four percent interest. Pursuant to the Authority Loan Omnibus Amendment dated November 22, 2016, the interest rate was amended to seven percent. Annual interest and principal payments will be made from available cash flow. Any remaining unpaid principal and interest shall be due and payable in full on March 31, 2070. As of December 31, 2017, the balance outstanding was \$1,880,160. As of December 31, 2017, the accrued interest was \$11,539.

**Note payable - Nevada HAND, Inc.:** During 2015, Nevada HAND, Inc., received funds from the City of Las Vegas (the "City") in the amount of \$1,000,000. Pursuant to the Promissory Note for HOME Funds dated April 1, 2015, Nevada HAND, Inc. loaned \$1,000,000 of HOME funds to the Partnership. The note is secured by the deed of trust of the Project. The loan bears compounding interest at 4%. The maturity date of the loan shall December 31, 2071. Payments of principal and interest will be made from available cash flow. As of December 31, 2017, the balance outstanding was \$1,000,000. As of December 31, 2017, accrued interest was \$75,258.

Notes and mortgages payable for **Biegger Estates, LLC**, consist of the following as of December 31, 2017:

	Balance 12/31/2016	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2017	Current Portion
Chase Loan, net	\$ 2,763,616	\$ 6,225,073	\$ -	\$ 8,988,689	\$ -
SNRHA gap note	694,928	60	-	694,988	-
SNRHA seller note	4,981,004	-	-	4,981,004	-
	<u>\$ 8,439,548</u>	<u>\$ 6,225,133</u>	<u>\$ -</u>	14,664,681	<u>\$ -</u>
Interest payable - long term				373,235	
Total notes and mortgages payable				<u>\$ 15,037,916</u>	

**Notes payable - Chase:** On May 2, 2016, the Company entered into a fixed rate note in the amount of \$2,250,000 (the "Fixed Rate Loan") and a variable rate note in the amount of \$10,400,000 (the "Variable Rate Loan") (collectively, the "Chase Loan") with JPMorgan Chase Bank, N.A. ("Chase"). The Chase Loan is secured by a deed of trust on the Project and the balance as of December 31, 2017 was \$8,988,689.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)**

**Notes payable - SNVRHA gap note:** Ori May 2, 2016, the Company entered into a loan agreement with the Southern Nevada Regional Housing Authority ("SNVRHA"), an affiliate of the Managing Member, in the amount of \$700,000 (the "Gap Note"). The Gap Note bears interest at a rate of 2.33% per annum, compounded annually. The Gap Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$16,595, of which \$1,188 was capitalized to fixed assets. As of December 31, 2017, the accrued interest was \$27,468 and the balance of the note was \$694,988.

**Notes payable - SNVRHA seller note:** On May 2, 2016, the Company entered into a loan agreement with SNVRHA in the amount of \$5,000,000 (the "Seller Note"). The Seller Note bears interest at a rate of 3.75% per annum, compounded annually. The Seller Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$192,544, of which \$13,722 was capitalized to fixed assets. As of December 31, 2017, the accrued interest was \$317,544 and the balance of the note was \$4,981,004.

Notes and mortgages payable for *Vera Johnson A Family, LLC*, consist of the following as of December 31, 2017:

	Balance 12/31/2016	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2017	Current Portion
JPMC Note	\$ -	\$ 948,849	\$ -	\$ 948,849	\$ -
SNRHA Loans	-	3,217,880	-	3,217,880	-
	<u>\$ -</u>	<u>\$ 4,166,729</u>	<u>\$ -</u>	4,166,729	<u>\$ -</u>
Interest payable - long term				115,995	
Total notes and mortgages payable				<u>\$ 4,282,724</u>	

**Notes payable - JPMC:** On March 27, 2017, the Company obtained a construction loan from JPMorgan Chase Bank, N.A. ("JPMC") in the amount of \$6,266,274 (the "Construction Loan"). This loan bears interest at prime minus 1.15% per annum and matures on September 27, 2018. The loan is secured by a deed of trust on the Project. During the period, interest expense was \$3,842, of which \$2,918 was capitalized to fixed assets. As of December 31, 2017, the balance was \$948,849 and accrued interest was \$2,632.

**Notes payable - SNRHA Loans:** On March 1, 2017, the Company entered into a loan agreement with SNRHA in the amount of \$600,000 (the "Gap Note") which bears interest at 4.5% per annum, compounded annually. The Company also entered into a second loan agreement with SNRHA in the amount of \$2,649,083 (the "Acquisition Note") which bears interest at 4.5% per annum, compounded annually. The Gap Note and Acquisition Note (collectively, the "SNRHA Loans") are secured by a deed of trust on the Project and mature on December 31m 2071. For the period, interest expense on the SNRHA Loans was \$113,116, of which \$49,005 was capitalized to fixed assets. As of December 31, 2017, the balance was \$3,217,880 and accrued interest was \$113,363.



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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE M - OTHER NONCURRENT LIABILITIES - Discretely Presented Component Units:**

**Landsman Family, LLC - Developer Fee:** On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2017, the outstanding developer fee of \$1,706,041 remained payable.

**Vera Johnson B, LP - Developer Fee:** Pursuant to the Development Fee Agreement dated April 1, 2015, Nevada HAND, Inc., an affiliate of the General Partner, will receive a developer fee of \$1,266,193. Any outstanding principal balance of the developer fee shall bear no interest. A portion of the fee is to be paid from capital contributions according to the schedule provided in the Partnership Agreement and the remainder is to be paid out of available cash flow as defined in the Partnership Agreement. The total development fee earned as of December 31, 2017 was \$1,266,193. As of December 31, 2017, the developer fee was paid in full.

**Biegger Estates, LLC - Developer Fee:** On May 2, 2016 the Company entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$1,400,000 for services relating to the development and oversight of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2017, the outstanding developer fee of \$1,060,396 remained payable.

**Vera Johnson A Family, LLC - Developer Fee:** Pursuant to the Operating Agreement, the Company shall pay SNRHA and Affordable Housing Program, Inc. ("AHP"), affiliates of the Managing Member, a development fee in the amount of \$845,000. The development fee shall be paid 75% to NRHA and 25% to AHP for their development services rendered in connection with the construction of the Project. As of December 31, 2017, a developer fee in the amount of \$422,500 was capitalized to fixed assets and \$265,800 remained payable.

**NOTE N - RESTRICTIONS AND DESIGNATION ON NET POSITION:**

The Authority has cash and cash equivalents restricted by grantors and lending agencies for specified programs. These funds are temporarily restricted until used for the program purpose for the time period required by the grant or the program purpose as specified by the lender. The designation and restrictions on Net Position was for the following purposes at September 30, 2018:

	<u>Primary Government</u>	<u>Component Units</u>	<u>Total</u>
Modernization	\$ 5,127,859	\$ -	\$ 5,127,859
Housing Choice Vouchers - HAP Equity	1,754,243	-	1,754,243
Other reserves	-	1,338,282	1,338,282
Replacement reserves	-	134,259	134,259
Insurance/MIP escrows	-	66,466	66,466
	<u>\$ 6,882,102</u>	<u>\$ 1,539,007</u>	<u>\$ 8,421,109</u>

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE O - RISK MANAGEMENT:**

The Housing Board is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At September 30, 2018, there were no liabilities to be reported.

**NOTE P - 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 Q - DEFERRED INFLOW:**

The Deferred Inflow as of September 30, 2018 consists of the following items:

Landsman Family, LLC - Ground Lease - Note F	\$ 1,305,051
Biegger Estates, LLC - Ground Lease - Note F	2,064,700
Rose Garden - Ground Lease - Note E	695,000
Wells Fargo - Interest Swap Agreement - Note K	101,362
Wells Fargo - Interest Swap Agreement - Note K	305,323
Accrued pension obligation - Note R	<u>6,366,702</u>
	<u>\$ 10,838,138</u>

**NOTE R - EMPLOYEES RETIREMENT PLAN:**

**Plan Description**

The Authority contributes to 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. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability.

**Benefits Provided**

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)**

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% multiplier. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death. Post-retirement increases are provided by authority of NRS 286.575-.579.

**Contributions**

The Authority, for establishing and amending the obligation to make contributions and member contribution rates, is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. Contributions are shared equally by employer and employee. Employees can take a reduced salary and have contributions made by the employer (EPC) or can make contributions by a payroll deduction matched by the employer.

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

For the fiscal year ended June 30, 2018 the Statutory Employer/employee matching rate was 14.57% for Regular and the Employer-pay contribution (EPC) rate was 28.02%.

**Net Pension Liability**

The Authority's net pension liability (NPL) of \$29,308,296 was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The net pension liability is allocated among all employers which includes the State and participating agencies.

**Actuarial Assumptions**

Inflation rate	2.75%	Investment rate of return	7.50%
Payroll Growth	5.00%	Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on services, rates include inflation and productivity increases		
Consumer Price Index	2.75%		
Other assumptions	Same as those used in the June 30, 2018 funding actuarial valuation		

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)**

**Actuarial Cost Method**

The Entry Age Normal actuarial funding method is used to determine costs. Under this funding method, the total employer contribution rate consists of two elements: the normal cost rate and the unfunded actuarial liability (UAL) rate.

The individual entry age normal method is used to determine liabilities. Under the individual entry age normal method, a normal cost rate is calculated for each employee. This rate is determined by taking the value, as of age at entry into the plan, of the member's projected future benefits, and dividing it by the value, also as of the member's entry age, of his or her expected future salary. The normal cost for each employee is the product of his or her pay and his or her normal cost rate. The normal cost for the group is the sum of the normal costs for all members.

Experience gains and losses, i.e. decreases or increases in liabilities and/or in assets when actual experience differs from the actuarial assumptions, affect the unfunded actuarial accrued liability.

**Asset Valuation Method**

The actuarial valuation employs a technique for determining the actuarial value of assets which dampens the swing in the market value. The specific technique adopted in this valuation is a 5-year smoothed market.

**Amortization**

The net pension liability of the System is amortized over separate 30-year period amortization layers based on the valuations during which each separate layer previously established.

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2018 are as follows:

*Investment Rate of Return* – 7.50% per annum, compounded annually including 2.75% for inflation.

*Salary Increases, Merit and Inflation* – 4.25% to 9.15% per year.

*Mortality Rates* – For active members and non-disabled retirees, the RP2000 Tables projected forward to 2018 using Scale AA are used; for all recipients of disability benefits, the Revenue Ruling 96-7 Disabled Mortality Table for Males and Females is used.

The long-term expected rate of return on pension plan assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class of assets. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2018 are summarized in the following table.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)**

Asset Class	Target Allocation	Long Term Expected Rate of Return
Domestic Equity	42%	6.60%
International Equity	18%	7.37%
Domestic Fixed Income	30%	36.00%
Private Markets	10%	varies

As of June 30, 2018, PERS' long-term inflation assumption was 2.75%.

***Discount Rate***

The discount rate used to measure the collective total pension liability was 7.50% for 2018 for the System. The projection of cash flows used to determine the discount rate assumed that the plan member contributions will be made at the current contribution rate and that employer and non-employer entity contributions will be made at contractually required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the Authority share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	1.0% Decrease (6.50%)	Current Discount Rate (7.50%)	1.0% Increase (8.50%)
PERS' Net Pension Liability	\$ 44,693,965	\$ 29,308,296	\$ 16,523,701

***Pension expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

For the year ended September 30, 2018, the Authority recognized pension expense of \$1,291,858. At September 30, 2018, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)**

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	\$ -	\$ 1,360,408
Changes in assumptions	1,544,362	-
Difference between projected and actual earnings on pension plan investments	918,147	139,536
Changes in proportion differences between employer contributions and proportionate share of contributions	2,582,824	4,866,758
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date - FY 2017	645,968	-
<b>Total</b>	<b>\$ 5,691,301</b>	<b>\$ 6,366,702</b>

The \$645,968 reported as deferred outflows of resources related to pensions resulting from the Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30:	Amount recognized in Pension Expense as an increase or (decrease) to Pension Expense
2019	\$ (220,228)
2020	\$ (220,228)
2021	\$ (220,228)
2022	\$ (220,228)
2023	\$ (220,228)
2024	\$ (220,228)
thereafter	-

**Additional Financial and Actuarial Information**

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2018 Comprehensive Annual Financial Report available online at [www.nvpers.org](http://www.nvpers.org) or by contacting the System at (775) 687-4200.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE S - IMPAIRMENT OF CAPITAL ASSETS:**

GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, establishes accounting and financial reporting standards for impairment of capital assets. Under the provisions of the statement, prominent events or changes in circumstances affecting capital assets are required to be evaluated to determine whether impairment of a capital asset has occurred. Impaired capital assets that will no longer be used should be reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally should be measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written-off. No such impairment loss was incurred during the current year.

**NOTE T - ECONOMIC DEPENDENCY:**

The Housing Board received approximately 85% of its revenue from HUD. If the amount of revenue received from HUD falls below critical levels, The Housing Board's operating reserves could be adversely affected. Both the Housing Board Owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD.

**NOTE U - PRIOR PERIOD ADJUSTMENTS:**

**Primary Government**

**Low Rent Program – AMP 404**

Beginning net position of the Authority as of September 30, 2017 was restated for prior period adjustments. The net position increased by \$436,929. The adjustment principally related to the reclassification of Capital Fund Program costs that were a source to fund the Espinoza Terrace's, a RAD conversion project, Authority Gap promissory note.

**Low Rent Program – AMP 412**

Beginning net position of the Authority as of September 30, 2017 was restated for prior period adjustments. The net position increased by \$3,249,083. The adjustment principally related to the recording of notes receivable for Vera Johnson Manor A's, a LIHTC mixed finance project, Authority Gap and Acquisition notes, dated March 1, 2017.

**NOTE V - COMMITMENTS & CONTINGENCIES:**

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probably that a loss has occurred and the amount of that loss can be reasonably estimated. At September 30, 2018, there were no contingent liabilities to be reported. The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries. There were no examinations conducted during the current year.

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

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2018**  
(Continued)

**NOTE W - SUBSEQUENT EVENTS:**

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the SNVRHA through June 25, 2019 (the date the financial statements were available to be issued) and concluded that there are no additional items that need to be addressed.

**NOTE X - SUPPLEMENTARY INFORMATION:**

The supplementary information has been included in order to show the financial statements of the Housing Board on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplementary information is reviewed by the field office and provides greater detail concerning the operations of the Housing Board.

**NOTE Y - PARTNERSHIP CAPITAL CONTRIBUTIONS:**

The Discretely Presented Component Unit had a partnership capital contribution of \$7,365,411 during this fiscal year end as noted in the financials.



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

**SINGLE AUDIT SECTION**

**FISCAL YEAR ENDED SEPTEMBER 30, 2018**



**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**

*INDEPENDENT AUDITOR'S REPORT*

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

San Francisco Regional Office  
Public Housing Division  
One Sansome Street, Suite 1200  
San Francisco, CA 94104

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 business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Southern Nevada Regional Housing Authority's basic financial statements, and have issued our report thereon dated June 25, 2019. Our report includes a reference to other auditors who audited the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC and Vera Johnson A Family, LLC, as of December 31, 2017, as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

**Internal Control Over Financial Reporting**

Management of the Southern Nevada Regional Housing Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit of the financial statements, we considered the Housing 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing 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 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 Southern Nevada Regional Housing 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 the 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 results of that testing, and not to provide an opinion on the effectiveness of the entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

  
Rector, Reeder & Lofton, PC  
Certified Public Accountants

Lawrenceville, Georgia  
June 25, 2019



## REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE

### INDEPENDENT AUDITOR'S REPORT

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

San Francisco Regional Office  
Public Housing Division  
One Sansome Street, Suite 1200  
San Francisco, CA 94104

#### Report on Compliance for Each Major Federal Program

We have audited the Southern Nevada Regional Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Southern Nevada Regional Housing Authority's major federal programs for the year ended September 30, 2018. The Southern Nevada Regional Housing Authority's major federal programs are identified in the summary of auditor's 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 each of its major federal programs.

#### Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Southern Nevada Regional Housing 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 the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) 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 Southern Nevada Regional Housing 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 on the Southern Nevada Regional Housing Authority's compliance with those requirements.

#### Opinion on Each Major Federal Program

In our opinion, the Southern Nevada Regional Housing Authority complied, in all material respects, with the 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, 2018.

## Report on Internal Control Over Compliance

The management of the Southern Nevada Regional Housing 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 Southern Nevada Regional Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on a 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 Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), 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 Housing 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 first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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 results of that testing based on the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Accordingly, this report is not suitable for any other purpose.

  
Rector, Reeder & Lofton, PC  
Certified Public Accountants

Lawrenceville, Georgia  
June 25, 2019

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

**STATUS OF PRIOR AUDIT FINDINGS**

The prior audit report for the period ended September 30, 2017 contained no formal audit findings.

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

**Section I – Summary of Auditor’s Results:**

**Financial Statements**

Type of report issued on the financial statements:	<b>Unmodified</b>
Internal control over financial reporting:	
Material weakness(es) identified?	<b>No</b>
Significant deficiency(ies) identified not considered to be material weaknesses?	<b>None reported</b>
Noncompliance material to the financial statements noted?	<b>No</b>

**Federal Awards**

Internal controls over major programs:	
Material weakness(es) identified?	<b>No</b>
Significant deficiency(ies) identified not considered to be material weaknesses?	<b>None reported</b>

Type of report issued on the compliance for major programs:	<b>Unmodified</b>
---	-------------------

Any audit findings disclosed that are required to be reported under 2 CFR §200.516(a)?	<b>No</b>
--	-----------

Identification of major programs:	
-CFDA #14.850	Public and Indian Housing
-CFDA #14.871	Section 8 Housing Choice Vouchers
-CFDA #14.872	Public Housing Capital Fund Program

Dollar threshold used to distinguish between Type A and Type B programs:	<b>\$3,000,000</b>
--	--------------------

Low Risk Auditee under 2 CFR §200.520?	<b>No</b>
--	-----------

**Section II – Findings related to the Financial Statements required to be reported in accordance with GAGAS**

*(None noted)*

**Section III – Federal Award Findings and Questioned Costs**

*(None noted)*

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

**SUPPLEMENTAL INFORMATION**

**FISCAL YEAR ENDED SEPTEMBER 30, 2018**

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
NET POSITION ACCOUNTS  
September 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
<b>ASSETS:</b>						
<b>CURRENT ASSETS:</b>						
Cash:						
Cash - unrestricted	\$ 0	\$ 1,292,261	\$ 2,000,582	\$ 9,751,512	\$ 0	\$ 3,297,698
Cash - restricted - modernization	0	0	0	0	0	0
Cash - other restricted	498,958	1,539,007	0	5,402,323	0	2,880,348
Cash - restricted current liabilities	0	0	0	0	0	0
Cash - tenant security deposits	390,140	121,531	0	534,656	0	0
<b>Total Cash</b>	<b>889,098</b>	<b>2,952,799</b>	<b>2,000,582</b>	<b>15,688,491</b>	<b>0</b>	<b>6,178,046</b>
Accounts and notes receivables:						
Accounts receivable - PHA projects	0	0	0	0	0	614,504
Accounts receivable - HUD	0	0	0	128,912	0	0
Accounts receivable - other government	0	0	0	13,195	169,878	0
Accounts receivable - miscellaneous	4,798	0	0	17,189	0	674,860
Accounts receivable - tenants rents	85,091	196,708	0	84,180	0	0
Allowance for doubtful accounts - tenants	(19,091)	0	0	(27,372)	0	0
Allowance for doubtful accounts - other	0	0	0	0	0	(765,351)
Notes receivable - current	0	0	0	0	0	0
Fraud recovery	0	0	0	30,270	0	2,173,489
Allowance for doubtful accounts - fraud	0	0	0	0	0	(1,972,106)
Accrued interest receivable	212	0	0	14,851	0	6,602
<b>Total receivables - net</b>	<b>71,010</b>	<b>196,708</b>	<b>0</b>	<b>261,225</b>	<b>169,878</b>	<b>731,998</b>
Current investments:						
Investments - unrestricted	0	0	0	3,293,585	0	1,192,360
Investments - restricted	0	0	0	0	0	0
Prepaid expenses and other assets	10,994	47,477	2,660	123,669	0	29,444
Inventories	184,514	0	0	513,221	0	0
Allowance for obsolete inventories	0	0	0	0	0	0
Assets held for sale	0	0	0	0	0	0
Interprogram due from	0	0	1,539,010	0	0	0
<b>TOTAL CURRENT ASSETS</b>	<b>1,155,616</b>	<b>3,196,984</b>	<b>3,542,252</b>	<b>19,880,191</b>	<b>169,878</b>	<b>8,131,848</b>
<b>NONCURRENT ASSETS:</b>						
Capital Assets:						
Land	3,008,759	851,869	0	17,886,856	0	0
Buildings	49,418,855	44,020,211	0	201,630,673	0	0
Furniture & equipment - dwelling	0	391,709	0	0	0	0
Furniture & equipment - admin	478,026	1,475,754	0	1,506,145	0	458,674
Improvements	0	0	0	14,175,094	0	1,238,468
Construction in process	0	2,271,264	0	0	0	0
Infrastructure	664,005	8,806,050	0	3,431,176	0	0
Accumulated depreciation	(22,621,385)	(3,568,947)	0	(150,401,404)	0	(708,869)
<b>Total capital assets - net</b>	<b>30,948,260</b>	<b>54,247,910</b>	<b>0</b>	<b>88,228,540</b>	<b>0</b>	<b>988,273</b>
Notes receivable - noncurrent	1,723,800	0	7,450,000	29,889,442	0	332,759
Other assets	199,350	3,721,268	1,933,037	190,381	0	0
Investment in joint ventures	0	0	0	0	0	0
<b>TOTAL NONCURRENT ASSETS</b>	<b>32,871,410</b>	<b>57,969,178</b>	<b>9,383,037</b>	<b>118,308,363</b>	<b>0</b>	<b>1,321,032</b>
<b>DEFERRED OUFLOW OF RESOURCES</b>	<b>710,137</b>	<b>0</b>	<b>0</b>	<b>2,035,294</b>	<b>0</b>	<b>1,684,935</b>
<b>TOTAL ASSETS &amp; DEFERRED OUFLOW OF RESOURCES</b>	<b>\$ 34,737,163</b>	<b>\$ 61,166,162</b>	<b>\$ 12,925,289</b>	<b>\$ 140,223,848</b>	<b>\$ 169,878</b>	<b>\$ 11,137,815</b>



Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Workforce Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 82,704	\$ 0	\$ 198,094	\$ 0	\$ 16,622,851
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	10,320,636
0	14,228	0	0	0	0	0	14,228
0	0	0	0	0	0	0	1,046,327
<u>0</u>	<u>14,228</u>	<u>0</u>	<u>82,704</u>	<u>0</u>	<u>198,094</u>	<u>0</u>	<u>28,004,042</u>
0	0	0	0	0	0	0	614,504
0	0	0	0	11,147	0	0	140,059
26,016	0	139,151	0	0	0	0	348,240
0	11,015	0	14,979	0	100,469	0	823,310
0	0	0	0	0	0	0	365,979
0	0	0	0	0	0	0	(46,463)
0	(11,015)	0	0	0	0	0	(776,366)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	2,203,759
0	0	0	0	0	0	0	(1,972,106)
0	0	0	0	0	0	0	21,665
<u>26,016</u>	<u>0</u>	<u>139,151</u>	<u>14,979</u>	<u>11,147</u>	<u>100,469</u>	<u>0</u>	<u>1,722,581</u>
0	0	0	0	0	0	0	4,485,945
0	0	0	0	0	0	0	0
0	0	0	0	0	29,354	0	243,598
0	0	0	0	0	34,174	0	731,909
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	3,058,626	(4,597,636)	0
<u>26,016</u>	<u>14,228</u>	<u>139,151</u>	<u>97,683</u>	<u>11,147</u>	<u>3,420,717</u>	<u>(4,597,636)</u>	<u>35,188,075</u>
0	0	0	0	0	215,819	0	21,963,303
0	0	0	0	0	4,306,730	0	299,376,469
0	0	0	0	0	0	0	391,709
0	0	0	0	0	1,683,276	0	5,601,875
0	0	0	0	0	64,658	0	15,478,220
0	0	0	0	0	0	0	2,271,264
0	0	0	0	0	0	0	12,901,231
0	0	0	0	0	(5,337,443)	0	(182,638,048)
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>933,040</u>	<u>0</u>	<u>175,346,023</u>
0	0	0	0	0	0	0	39,396,001
0	0	0	0	0	0	0	6,044,036
0	0	0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>933,040</u>	<u>0</u>	<u>220,786,060</u>
0	0	0	0	0	1,260,935	0	5,691,301
<u>\$ 26,016</u>	<u>\$ 14,228</u>	<u>\$ 139,151</u>	<u>\$ 97,683</u>	<u>\$ 11,147</u>	<u>\$ 5,614,692</u>	<u>\$ (4,597,636)</u>	<u>\$ 261,665,436</u>

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
NET POSITION ACCOUNTS  
September 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
<b>LIABILITIES AND NET POSITION:</b>						
<b>LIABILITIES:</b>						
<b>CURRENT LIABILITIES:</b>						
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	136,934	356,710	0	509,251	0	207,323
Accrued salaries/payroll withholding	67,707	0	448,409	462,732	19,977	151,243
Accrued compensated absences	7,557	0	0	10,842	0	93,150
Accrued interest payable	0	1,882,854	0	0	0	0
Accounts payable - HUD PHA programs	0	0	0	0	0	0
Accounts payable - other gov.	0	0	0	724,964	0	223,119
Tenant security deposits	390,140	126,349	0	534,656	0	0
Unearned revenue	49,188	27,894	0	26,210	0	177
Current portion of L-T debt - capital	290,822	70,594	0	0	0	0
Current portion of L-T debt - operating	0	0	0	0	0	0
Other current liabilities	194	201,198	0	239,476	0	0
Accrued liabilities - other	0	1,562,301	0	0	0	0
Interprogram (due to)	1,733,006	0	0	2,454,910	149,901	0
Loan liability - current	0	0	0	0	0	0
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,675,548</b>	<b>4,227,900</b>	<b>448,409</b>	<b>4,963,041</b>	<b>169,878</b>	<b>675,012</b>
<b>NONCURRENT LIABILITIES:</b>						
Long-term debt, net of current - capital	2,256,630	37,227,699	0	0	0	0
Long-term debt, net of current - operating	0	0	0	1,000,000	0	0
Accrued comp. absences - long term	239,212	0	0	688,194	0	372,598
Loan liability - noncurrent	0	0	3,700,000	0	0	0
Accrued pension & OPEB liabilities	3,656,959	0	0	10,481,103	0	8,676,846
Noncurrent liabilities - other	0	3,032,237	0	274,464	0	1,126,105
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>6,152,801</b>	<b>40,259,936</b>	<b>3,700,000</b>	<b>12,443,761</b>	<b>0</b>	<b>10,175,549</b>
<b>TOTAL LIABILITIES</b>	<b>8,828,349</b>	<b>44,487,836</b>	<b>4,148,409</b>	<b>17,406,802</b>	<b>169,878</b>	<b>10,850,561</b>
DEFERRED INFLOW OF RESOURCES	1,201,124	0	0	6,341,549	0	1,884,893
<b>NET POSITION:</b>						
Net Investment in Capital Assets	28,400,808	54,177,316	0	88,228,540	0	988,273
Restricted	0	1,539,007	0	5,127,859	0	1,754,243
Unrestricted	(3,693,118)	(39,037,997)	8,776,880	23,119,098	0	(4,340,155)
<b>TOTAL NET POSITION</b>	<b>24,707,690</b>	<b>16,678,326</b>	<b>8,776,880</b>	<b>116,475,497</b>	<b>0</b>	<b>(1,597,639)</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$ 34,737,163</b>	<b>\$ 61,166,162</b>	<b>\$ 12,925,289</b>	<b>\$ 140,223,848</b>	<b>\$ 169,878</b>	<b>\$ 11,137,815</b>

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
1,397	188	233	0	0	29,796	0	1,241,832
6,134	0	15,448	3,109	1,078	156,299	0	1,332,136
0	0	0	0	0	41,972	0	153,521
0	0	0	0	0	0	0	1,882,854
0	14,040	0	0	0	0	0	14,040
0	0	0	0	0	0	0	948,083
0	0	0	0	0	0	0	1,051,145
0	0	0	115,739	0	0	0	219,208
0	0	0	0	0	0	0	361,416
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	440,868
0	0	0	0	0	0	0	1,562,301
18,485	0	123,470	107,795	10,069	0	(4,597,636)	0
0	0	0	0	0	0	0	0
<u>26,016</u>	<u>14,228</u>	<u>139,151</u>	<u>226,643</u>	<u>11,147</u>	<u>228,067</u>	<u>(4,597,636)</u>	<u>9,207,404</u>
0	0	0	0	0	0	0	39,484,329
0	0	0	0	0	0	0	1,000,000
0	0	0	0	0	408,511	0	1,708,515
0	0	0	0	0	0	0	3,700,000
0	0	0	0	0	6,493,388	0	29,308,296
0	0	0	0	0	0	0	4,432,806
0	0	0	0	0	6,901,899	0	79,633,946
<u>26,016</u>	<u>14,228</u>	<u>139,151</u>	<u>226,643</u>	<u>11,147</u>	<u>7,129,966</u>	<u>(4,597,636)</u>	<u>88,841,350</u>
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,410,572</u>	<u>0</u>	<u>10,838,138</u>
0	0	0	0	0	933,040	0	172,727,977
0	0	0	0	0	0	0	8,421,109
0	0	0	(128,960)	0	(3,858,886)	0	(19,163,138)
0	0	0	(128,960)	0	(2,925,846)	0	161,985,948
<u>\$ 26,016</u>	<u>\$ 14,228</u>	<u>\$ 139,151</u>	<u>\$ 97,683</u>	<u>\$ 11,147</u>	<u>\$ 5,614,692</u>	<u>\$ (4,597,636)</u>	<u>\$ 261,665,436</u>

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
<b>REVENUES:</b>						
Net tenant rental revenue	\$ 5,833,985	\$ 2,942,924	\$ 0	\$ 6,018,795	\$ 0	\$ 0
Tenant revenue - other	279,660	13,617	0	324,308	0	0
Total tenant revenue	6,113,645	2,956,541	0	6,343,103	0	0
HUD PHA grants - operating	0	0	0	22,269,433	550,187	109,806,128
HUD PHA grants - capital	0	0	0	99,956	0	0
Management fee	0	0	0	0	0	0
Asset management fee	0	0	0	0	0	0
Bookkeeping fee	0	0	0	0	0	0
Front line service fee	0	0	0	0	0	0
Other fees	57,822	0	0	0	0	0
Other government grants	0	0	0	0	0	0
Investment income - unrestricted	1,823	14	8	52,470	0	27,076
Mortgage interest income	0	0	0	520,828	0	0
Proceeds from disposition of assets held for sale	0	0	0	0	0	0
Fraud income	0	0	0	99	0	196,312
Other revenue	1,020,703	5,987,194	1,385,194	418,704	0	7,068,933
Gain/(loss) on disposition	9,007	0	0	(585,067)	0	3,895
Investment income - restricted	0	619	0	0	0	0
<b>TOTAL REVENUES</b>	<b>\$ 7,203,000</b>	<b>\$ 8,944,368</b>	<b>\$ 1,385,202</b>	<b>\$ 29,119,526</b>	<b>\$ 550,187</b>	<b>\$ 117,102,344</b>
<b>EXPENSES:</b>						
<b>Administrative</b>						
Administrative salaries	\$ 593,571	\$ 170,018	\$ 0	\$ 1,599,027	\$ 0	\$ 3,518,365
Auditing fees	17,244	7,980	0	54,151	0	12,501
Management fees	691,104	156,190	0	2,188,844	0	1,019,978
Bookkeeping fees	92,020	0	0	212,238	0	985,770
Advertising & marketing	0	1,186	0	0	0	0
Employee benefits - administrative	213,237	36,922	0	593,285	0	1,262,277
Office expense	111,112	40,974	0	399,864	0	527,921
Legal expense	48,962	5,618	0	25,600	0	22,075
Travel expense	4,818	643	0	23,376	0	12,166
Allocated overhead	0	0	0	0	0	0
Other operating - administrative	126,968	122,341	51	2,255,376	0	316,894
Total Administrative Expense	1,899,036	541,872	51	7,351,761	0	7,677,947
Asset management fee	0	0	0	228,280	0	0
<b>Tenant Services</b>						
Tenant services - salaries	25,812	0	0	195,694	388,901	112,840
Relocation costs	0	0	0	34,754	0	0
Employee benefits - tenant services	10,892	0	0	73,497	161,286	0
Other tenant services	26,220	3,659	0	26,314	0	500
Total Tenant Services	62,924	3,659	0	330,259	550,187	113,340
<b>Utilities</b>						
Water	325,718	153,056	0	1,069,578	0	0
Electricity	135,901	13,807	0	636,354	0	15,548
Gas	6,109	2,060	0	106,071	0	0
Sewer	228,333	50,545	0	545,966	0	1,696
Other utilities	0	115,241	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0
Total Utilities Expense	696,061	334,709	0	2,357,969	0	17,244

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,795,704
0	0	0	0	0	0	0	617,585
0	0	0	0	0	0	0	15,413,289
209,848	697,342	0	0	17,286	0	0	133,550,224
0	0	0	0	0	0	0	99,956
0	0	0	0	0	3,848,247	(3,848,247)	0
0	0	0	0	0	228,280	(228,280)	0
0	0	0	0	0	1,283,885	(1,283,885)	0
0	0	0	0	0	2,299,334	(2,299,334)	0
0	0	0	0	0	0	(57,822)	0
0	0	543,299	999,253	0	0	0	1,542,552
0	0	0	0	0	0	0	81,391
0	0	0	0	0	0	0	520,828
0	0	0	0	0	0	0	0
0	1,132	0	0	0	0	0	197,543
0	0	0	55	0	254,297	0	16,135,080
0	0	0	0	0	26,663	0	(545,502)
0	0	0	0	0	0	0	619
\$ 209,848	\$ 698,474	\$ 543,299	\$ 999,308	\$ 17,286	\$ 7,940,706	\$ (7,717,568)	\$ 166,995,980
\$ 0	\$ 53,446	\$ 0	\$ 72,241	\$ 0	\$ 3,290,820	\$ 0	\$ 9,297,488
0	0	0	0	0	8,354	0	100,230
0	0	0	0	0	0	(3,899,926)	156,190
0	0	0	0	0	0	(1,290,028)	0
0	0	0	2,025	0	40,240	0	43,451
0	21,752	0	29,390	0	1,214,973	0	3,371,836
7,866	0	0	2,075	0	808,685	0	1,898,497
0	0	0	0	0	180,158	0	282,413
170	0	0	778	0	55,598	0	97,549
0	0	0	0	0	0	0	0
812	0	0	4,090	4,877	481,302	(2,299,334)	1,013,377
8,848	75,198	0	110,599	4,877	6,080,130	(7,489,288)	16,261,031
0	0	0	0	0	0	(228,280)	0
140,419	344	367,510	0	7,860	402,666	0	1,642,046
0	0	0	0	0	0	0	34,754
59,681	0	129,075	0	3,024	166,799	0	604,254
900	0	32,007	2,760	1,525	11,383	0	105,268
201,000	344	528,592	2,760	12,409	580,848	0	2,386,322
0	0	0	0	0	43,261	0	1,591,613
0	0	0	0	0	40,692	0	842,302
0	0	0	0	0	2,136	0	116,376
0	0	0	0	0	2,802	0	829,342
0	0	0	0	0	0	0	115,241
0	0	0	0	0	0	0	0
0	0	0	0	0	88,891	0	3,494,874

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
<b>Ordinary Maintenance &amp; Operation</b>						
Labor	915,282	367,127	0	3,053,015	0	4,403
Materials	489,913	61,098	0	1,033,184	0	34,471
Employee benefit contributions	330,014	21,602	0	1,108,717	0	1,707
Garbage & trash removal contracts	138,645	37,215	0	391,947	0	0
Heating & cooling contracts	14,503	2,470	0	132,827	0	0
Snow removal contracts	0	0	0	0	0	0
Elevator maintenance contracts	0	0	0	39,889	0	0
Landscape & grounds contracts	122,044	25,055	0	309,709	0	0
Unit turnaround contracts	0	8,632	0	0	0	0
Electrical contracts	24,295	3,607	0	29,254	0	0
Plumbing contracts	37,081	4,574	0	166,297	0	0
Extermination contracts	33,924	4,080	0	276,081	0	0
Janitorial contracts	87,508	10,829	0	196,274	0	0
Routine maintenance contracts	324,926	0	0	761,488	0	0
Contract costs - other	44,560	180,147	0	196,083	0	52,119
<b>Total Ordinary Maintenance &amp; Operation</b>	<b>2,562,695</b>	<b>726,436</b>	<b>0</b>	<b>7,694,765</b>	<b>0</b>	<b>92,700</b>
<b>Protective Services</b>						
Protective services - salaries	0	0	0	0	0	0
Employee benefits - protective services	0	0	0	0	0	0
Other protective services - contract costs	66,489	55,487	0	435,764	0	8,884
<b>Total Protective Services</b>	<b>66,489</b>	<b>55,487</b>	<b>0</b>	<b>435,764</b>	<b>0</b>	<b>8,884</b>
<b>Insurance Premiums</b>						
Property insurance	144,832	115,776	0	346,222	0	1,240
Liability insurance	28,944	0	0	82,976	0	42,470
Workmen's compensation	0	3,696	0	0	0	0
Insurance - other	61,359	0	0	191,629	0	80,765
<b>Total Insurance Premiums</b>	<b>235,135</b>	<b>119,472</b>	<b>0</b>	<b>620,827</b>	<b>0</b>	<b>124,475</b>
<b>General Expenses</b>						
Other general expense	791,450	230,368	448,469	715,392	0	135,881
Compensated absences	69,803	0	0	111,157	0	116,424
Payments in lieu of taxes	0	14,734	0	262,045	0	0
Bad debt - tenant rents	75,673	3,424	0	201,259	0	0
Bad debt - mortgages	0	0	0	0	0	0
Bad debt - other	0	0	0	0	0	0
Severance expense	0	0	0	0	0	0
<b>Total General Expenses</b>	<b>936,926</b>	<b>248,526</b>	<b>448,469</b>	<b>1,289,853</b>	<b>0</b>	<b>252,305</b>
<b>Financial Expenses</b>						
Interest expense - mortgage payable	203,060	1,107,155	0	0	0	0
Interest expense - notes payable	51	315,122	0	214	0	225
Amortization - issuance costs	0	13,057	0	0	0	0
<b>Total Financial Expenses</b>	<b>203,111</b>	<b>1,435,334</b>	<b>0</b>	<b>214</b>	<b>0</b>	<b>225</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>6,662,377</b>	<b>3,465,495</b>	<b>448,520</b>	<b>20,309,692</b>	<b>550,187</b>	<b>8,287,120</b>
<b>EXCESS OPERATING REVENUE</b>	<b>540,623</b>	<b>5,478,873</b>	<b>936,682</b>	<b>8,809,834</b>	<b>0</b>	<b>108,815,224</b>

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	21,764	0	4,361,591
0	0	0	1,980	0	74,070	0	1,694,716
0	0	0	0	0	9,630	0	1,471,670
0	0	0	345	0	22,682	0	590,834
0	0	0	0	0	29,785	0	179,585
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	39,889
0	0	0	0	0	0	0	456,808
0	0	0	0	0	0	0	8,632
0	0	0	0	0	0	0	57,156
0	0	0	0	0	18	0	207,970
0	0	0	1,760	0	625	0	316,470
0	0	0	0	0	19,696	0	314,307
0	0	0	0	0	27,370	0	1,113,784
0	0	0	6,067	0	11,896	0	490,872
0	0	0	10,152	0	217,536	0	11,304,284
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	5,469	0	15,946	0	588,039
0	0	0	5,469	0	15,946	0	588,039
0	0	0	0	0	6,277	0	614,347
0	0	11,793	0	0	352	0	166,535
0	0	0	0	0	1,480	0	5,176
0	0	0	0	0	42,620	0	376,373
0	0	11,793	0	0	50,729	0	1,162,431
0	3,717	0	0	0	9,492	0	2,334,769
0	0	2,914	0	0	166,805	0	467,103
0	0	0	0	0	0	0	276,779
0	0	0	0	0	0	0	280,356
0	0	0	0	0	0	0	0
0	0	0	55	0	0	0	55
0	0	0	0	0	0	0	0
0	3,717	2,914	55	0	176,297	0	3,359,062
0	0	0	0	0	0	0	1,310,215
0	0	0	0	0	214	0	315,826
0	0	0	0	0	0	0	13,057
0	0	0	0	0	214	0	1,639,098
209,848	79,259	543,299	129,035	17,286	7,210,591	(7,717,568)	40,195,141
0	619,215	0	870,273	0	730,115	0	126,800,839

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
<b>Other Expenses</b>						
Extraordinary maintenance	1,027,706	0	0	485,690	0	0
Casualty losses	21,126	0	0	158,898	0	257
Housing assistance payments	0	0	0	0	0	102,319,002
Portability HAP expense	0	0	0	0	0	6,519,454
Depreciation expense	1,357,224	1,590,821	0	7,899,950	0	64,794
<b>Total Other Expenses</b>	<u>2,406,056</u>	<u>1,590,821</u>	<u>0</u>	<u>8,544,538</u>	<u>0</u>	<u>108,903,507</u>
<b>TOTAL EXPENSES</b>	<u>\$ 9,068,433</u>	<u>\$ 5,056,316</u>	<u>\$ 448,520</u>	<u>\$ 28,854,230</u>	<u>\$ 550,187</u>	<u>\$ 117,190,627</u>
<b>EXCESS OF REVENUE OVER EXPENSES</b>	<u>\$ (1,865,433)</u>	<u>\$ 3,888,052</u>	<u>\$ 936,682</u>	<u>\$ 265,296</u>	<u>\$ 0</u>	<u>\$ (88,283)</u>
Transfer of funds	1,247,417	0	0	0	0	0
Special Item - OPEB	0	0	0	0	0	0
Capital contributions	0	0	0	0	0	0
Prior period adjustments	0	0	0	3,686,012	0	0
<b>Beginning Net Position</b>	<u>25,325,706</u>	<u>12,790,274</u>	<u>7,840,198</u>	<u>112,524,189</u>	<u>0</u>	<u>(1,509,356)</u>
<b>Ending Net Position</b>	<u>\$ 24,707,690</u>	<u>\$ 16,678,326</u>	<u>\$ 8,776,880</u>	<u>\$ 116,475,497</u>	<u>\$ 0</u>	<u>\$ (1,597,639)</u>
<b>Administrative Fund Equity</b>	-	-	-	-	-	(3,351,882)
<b>Housing Choice Voucher Equity</b>	-	-	-	-	-	1,754,243
<b>Units Available</b>	12,828	4,884	-	30,966	-	134,268
<b>Units Leased</b>	12,269	4,238	-	29,900	-	131,436



Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	13,327	0	1,526,723
0	0	0	0	0	0	0	180,281
0	619,215	0	0	0	0	0	102,938,217
0	0	0	0	0	0	0	6,519,454
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>140,445</u>	<u>0</u>	<u>11,053,234</u>
<u>0</u>	<u>619,215</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>153,772</u>	<u>0</u>	<u>122,217,909</u>
\$ <u>209,848</u>	\$ <u>698,474</u>	\$ <u>543,299</u>	\$ <u>129,035</u>	\$ <u>17,286</u>	\$ <u>7,364,363</u>	\$ <u>(7,717,568)</u>	\$ <u>162,413,050</u>
\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>870,273</u>	\$ <u>0</u>	\$ <u>576,343</u>	\$ <u>0</u>	\$ <u>4,582,930</u>
0	0	0	(1,247,417)	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	3,686,012
<u>0</u>	<u>0</u>	<u>0</u>	<u>248,184</u>	<u>0</u>	<u>(3,502,189)</u>	<u>0</u>	<u>153,717,006</u>
\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>(128,960)</u>	\$ <u>0</u>	\$ <u>(2,925,846)</u>	\$ <u>0</u>	\$ <u>161,985,948</u>
-	-	-	-	-	-	-	(3,351,882)
-	-	-	-	-	-	-	1,754,243
-	1,140	-	-	-	-	-	184,086
-	1,047	-	-	-	-	-	178,890

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
NET POSITION ACCOUNTS - AMPs  
September 30, 2018**

Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
<b>ASSETS:</b>								
<b>CURRENT ASSETS:</b>								
Cash:								
Cash - unrestricted	\$ 0	\$ 195,899	\$ 214,087	\$ 1,333,279	\$ 272,675	\$ 917	\$ 84,209	\$ 0
Cash - restricted - modernization	0	0	0	0	0	0	0	0
Cash - other restricted	0	0	3,011	0	0	22,913	1,056	1,809
Cash - restricted current liabilities	0	0	0	0	0	0	0	0
Cash - tenant security deposits	0	11,990	42,664	75,178	47,297	37,761	0	26,122
<b>Total Cash</b>	<b>0</b>	<b>207,889</b>	<b>259,762</b>	<b>1,408,457</b>	<b>319,972</b>	<b>61,591</b>	<b>85,265</b>	<b>27,931</b>
Accounts and notes receivables:								
Accounts receivable - PHA projects	0	0	0	0	0	0	0	0
Accounts receivable - HUD	86,204	1,119	9,788	3,450	5,220	9,316	0	6,362
Accounts receivable - other government	13,195	0	0	0	0	0	0	0
Accounts receivable - miscellaneous	0	380	1,167	847	280	1,583	0	1,174
Accounts receivable - tenants rents	0	4,887	1,405	3,888	787	6,752	0	2,767
Allowance for doubtful accounts - tenants	0	(2,829)	(223)	(1,143)	(81)	(604)	0	(808)
Allowance for doubtful accounts - other	0	0	0	0	0	0	0	0
Notes receivable - current	0	0	0	0	0	0	0	0
Fraud recovery	0	0	0	0	321	4,168	0	5,274
Accrued interest receivable	0	0	0	0	0	0	0	0
<b>Total receivables - net</b>	<b>99,399</b>	<b>3,557</b>	<b>12,137</b>	<b>7,042</b>	<b>6,527</b>	<b>21,215</b>	<b>0</b>	<b>14,769</b>
Current investments:								
Investments - unrestricted	0	81,863	89,464	557,142	113,947	0	35,190	0
Investments - restricted	0	0	0	0	0	0	0	0
Prepaid expenses and other assets	0	2,748	3,141	3,926	3,533	3,533	0	2,356
Inventories	0	32,610	32,992	65,680	29,794	47,326	0	42,071
Allowance for obsolete inventories	0	0	0	0	0	0	0	0
Interprogram due from	0	0	0	0	0	0	0	0
<b>TOTAL CURRENT ASSETS</b>	<b>99,399</b>	<b>328,667</b>	<b>397,496</b>	<b>2,042,247</b>	<b>473,773</b>	<b>133,665</b>	<b>120,455</b>	<b>87,127</b>
<b>NONCURRENT ASSETS:</b>								
Capital Assets:								
Land	952,685	3,350,964	1,070,300	1,265,660	372,806	624,705	63,239	1,852,913
Buildings	0	15,432,780	37,437,899	10,028,601	21,770,050	14,301,668	0	9,845,344
Furniture & equipment - dwelling	0	0	0	0	0	0	0	0
Furniture & equipment - admin	0	29,888	65,869	202,306	159,375	68,135	0	99,442
Improvements	326,022	59,827	264,496	2,101,489	1,469,595	2,065,235	0	606,848
Construction in process	0	0	0	0	0	0	0	0
Infrastructure	0	0	0	0	0	0	3,431,176	0
Accumulated depreciation	(152,262)	(11,139,232)	(20,414,157)	(8,597,062)	(18,825,193)	(12,174,003)	(1,888,557)	(6,661,536)
<b>Total capital assets - net</b>	<b>1,126,445</b>	<b>7,734,227</b>	<b>18,424,407</b>	<b>5,000,994</b>	<b>4,946,633</b>	<b>4,885,740</b>	<b>1,605,858</b>	<b>5,743,011</b>
Notes receivable - noncurrent	0	0	0	0	6,254,535	3,160,577	0	5,700,000
Other assets	0	0	0	0	0	0	0	184,964
Investment in joint ventures	0	0	0	0	0	0	0	0
<b>TOTAL NONCURRENT ASSETS</b>	<b>1,126,445</b>	<b>7,734,227</b>	<b>18,424,407</b>	<b>5,000,994</b>	<b>11,201,168</b>	<b>8,046,317</b>	<b>1,605,858</b>	<b>11,627,975</b>
Deferred Outflow of Resources	0	75,463	196,816	246,442	212,719	151,252	0	145,755
<b>TOTAL ASSETS &amp; DEFERRED OUTFLOW OF RESOURCES</b>	<b>\$ 1,225,844</b>	<b>\$ 8,138,357</b>	<b>\$ 19,018,719</b>	<b>\$ 7,289,683</b>	<b>\$ 11,887,660</b>	<b>\$ 8,331,234</b>	<b>\$ 1,726,313</b>	<b>\$ 11,860,857</b>

NV018002407	NV018002408	NV018002409	NV018002410	NV018002411	NV018002412	NV018002413	NV018013003	NV018013016	Other Project	TOTAL
\$ 874,267	\$ 706,977	\$ 428,366	\$ 0	\$ 2,080,817	\$ 164,654	\$ 0	\$ 237,748	\$ 500,998	\$ 2,656,619	\$ 9,751,512
0	0	0	0	0	0	0	0	0	0	0
52,366	36,505	942,852	0	8,397	7,038	0	0	20,316	4,306,060	5,402,323
0	0	0	0	0	0	0	0	0	0	0
93,961	71,807	98,074	0	0	0	11,850	0	17,952	0	534,656
<u>1,020,594</u>	<u>815,289</u>	<u>1,469,292</u>	<u>0</u>	<u>2,089,214</u>	<u>171,692</u>	<u>11,850</u>	<u>237,748</u>	<u>539,266</u>	<u>6,962,679</u>	<u>15,688,491</u>
0	0	0	0	0	0	0	0	0	0	0
2,019	3,357	0	0	0	0	0	0	2,077	0	128,912
0	0	0	0	0	0	0	0	0	0	13,195
5,227	999	3,834	0	0	0	556	0	1,142	0	17,189
18,358	10,789	31,349	0	0	0	1,068	0	2,130	0	84,180
(2,422)	(2,749)	(15,831)	0	0	0	(56)	0	(626)	0	(27,372)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
9,407	8,142	2,958	0	0	0	0	0	0	0	30,270
0	0	0	0	0	0	0	0	0	14,851	14,851
<u>32,589</u>	<u>20,538</u>	<u>22,310</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,568</u>	<u>0</u>	<u>4,723</u>	<u>14,851</u>	<u>261,225</u>
365,244	291,265	178,919	0	869,543	68,806	0	98,342	209,360	334,500	3,293,585
0	0	0	0	0	0	0	0	0	0	0
4,711	4,319	2,356	0	0	0	1,178	0	393	91,475	123,669
95,208	83,537	60,316	0	0	0	13,449	0	10,238	0	513,221
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
<u>1,518,346</u>	<u>1,214,948</u>	<u>1,733,193</u>	<u>0</u>	<u>2,958,757</u>	<u>240,498</u>	<u>28,045</u>	<u>336,090</u>	<u>763,980</u>	<u>7,403,505</u>	<u>19,880,191</u>
602,195	509,173	5,539,476	0	0	0	99,124	38,900	0	1,544,716	17,886,856
39,863,828	2,930,733	39,356,882	0	0	0	9,090,540	0	0	1,572,348	201,630,673
0	0	0	0	0	0	0	0	0	0	0
254,620	216,665	255,617	0	0	0	34,664	0	0	119,564	1,506,145
2,137,803	1,076,195	3,371,358	0	0	0	0	0	0	696,226	14,175,094
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	3,431,176
(35,996,719)	(2,745,200)	(26,229,133)	0	0	0	(4,225,144)	0	0	(1,353,206)	(150,401,404)
<u>6,861,727</u>	<u>1,987,566</u>	<u>22,294,200</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,999,184</u>	<u>38,900</u>	<u>0</u>	<u>2,579,648</u>	<u>88,228,540</u>
0	0	0	0	1,880,160	3,249,083	0	9,356,317	0	288,770	29,889,442
0	0	0	0	0	0	0	5,417	0	0	190,381
0	0	0	0	0	0	0	0	0	0	0
<u>6,861,727</u>	<u>1,987,566</u>	<u>22,294,200</u>	<u>0</u>	<u>1,880,160</u>	<u>3,249,083</u>	<u>4,999,184</u>	<u>9,400,634</u>	<u>0</u>	<u>2,868,418</u>	<u>118,308,363</u>
368,863	330,588	253,642	0	0	0	34,295	0	19,459	0	2,035,294
<u>\$ 8,748,936</u>	<u>\$ 3,533,102</u>	<u>\$ 24,281,035</u>	<u>\$ 0</u>	<u>\$ 4,838,917</u>	<u>\$ 3,489,581</u>	<u>\$ 5,061,524</u>	<u>\$ 9,736,724</u>	<u>\$ 783,439</u>	<u>\$ 10,271,923</u>	<u>\$ 140,223,848</u>

Southern Nevada Regional Housing Authority  
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY  
NET POSITION ACCOUNTS - AMPs  
September 30, 2018

Account Description	NVD18002305	NVD1802310	NVD18002401	NVD18002402	NVD18002403	NVD18002404	NVD18002405	NVD18002406
<b>LIABILITIES AND NET POSITION:</b>								
<b>LIABILITIES:</b>								
<b>CURRENT LIABILITIES:</b>								
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	17,244	14,540	30,873	100,430	36,353	38,596	0	19,042
Accrued salaries/payroll withholding	0	6,612	19,125	17,961	19,052	17,928	0	10,443
Accrued compensated absences	0	1,135	881	757	1,135	1,135	0	1,135
Accrued Interest payable	0	0	0	0	0	0	0	0
Accounts payable - HUD PHA programs	0	0	0	0	0	0	0	0
Accounts payable - other gov.	0	20,434	93,750	231,458	124,094	0	0	21,139
Tenant security deposits	0	11,990	42,664	75,178	47,297	37,761	0	26,122
Unearned revenue	0	764	602	7,571	992	1,886	0	1,260
Current portion of L-T debt - capital borrowings	0	0	0	0	0	0	0	0
Other current liabilities	0	0	0	38	0	917	0	1,152
Accrued liabilities - other	0	0	0	0	0	0	0	0
Loan liability - current	0	0	0	0	0	0	0	0
Interprogram (due to)	415,740	0	0	0	0	1,061,385	0	898,689
<b>TOTAL CURRENT LIABILITIES</b>	<b>432,984</b>	<b>55,475</b>	<b>187,895</b>	<b>433,393</b>	<b>228,923</b>	<b>1,159,608</b>	<b>0</b>	<b>978,982</b>
<b>NONCURRENT LIABILITIES:</b>								
Long-term debt, net of current - capital	0	0	0	0	0	0	0	0
Long-term debt, net of current - operating	0	0	0	0	0	0	0	0
Accrued comp. absences - long term	0	66,293	38,481	38,195	78,046	84,251	0	62,942
Accrued pension & OPEB liabilities	0	388,614	1,013,542	1,269,101	1,095,431	778,897	0	750,589
Noncurrent liabilities - other	0	0	3,011	0	0	22,913	1,056	1,809
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>0</b>	<b>454,907</b>	<b>1,055,034</b>	<b>1,307,296</b>	<b>1,173,477</b>	<b>886,061</b>	<b>1,056</b>	<b>815,340</b>
<b>TOTAL LIABILITIES</b>	<b>432,984</b>	<b>510,382</b>	<b>1,242,929</b>	<b>1,740,689</b>	<b>1,402,400</b>	<b>2,045,669</b>	<b>1,056</b>	<b>1,794,322</b>
Deferred Inflow of Resources	0	84,419	220,174	275,689	932,963	169,202	0	2,227,720
<b>NET POSITION:</b>								
Net Investment in Capital Assets	1,126,445	7,734,227	18,424,407	5,000,994	4,946,633	4,885,740	1,605,858	5,743,011
Restricted	0	0	0	0	0	0	0	0
Unrestricted	(333,585)	(190,671)	(868,791)	272,311	4,605,664	1,230,623	119,399	2,095,804
<b>TOTAL NET POSITION</b>	<b>792,860</b>	<b>7,543,556</b>	<b>17,555,616</b>	<b>5,273,305</b>	<b>9,552,297</b>	<b>6,116,363</b>	<b>1,725,257</b>	<b>7,838,815</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION</b>	<b>\$ 1,225,844</b>	<b>\$ 8,138,357</b>	<b>\$ 19,018,719</b>	<b>\$ 7,289,683</b>	<b>\$ 11,887,660</b>	<b>\$ 8,331,234</b>	<b>\$ 1,726,313</b>	<b>\$ 11,860,857</b>

<u>NVD18002407</u>	<u>NVD18002408</u>	<u>NVD18002409</u>	<u>NVD18002410</u>	<u>NVD18002411</u>	<u>NVD18002412</u>	<u>NVD18002413</u>	<u>NVD18013003</u>	<u>NVD18013016</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
55,527	56,712	53,108	0	49	0	5,685	0	12,081	69,011	509,251
24,596	34,082	16,612	0	0	0	2,671	0	4,282	289,368	462,732
1,135	1,135	1,513	0	0	0	881	0	0	0	10,842
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
57,672	71,280	79,530	0	0	0	25,607	0	0	0	724,964
93,961	71,807	98,074	0	0	0	11,850	0	17,952	0	534,656
3,075	3,339	6,682	0	0	0	39	0	0	0	26,210
0	0	0	0	0	0	0	0	0	0	0
234	9,979	155	0	0	0	0	2,415	0	224,586	239,476
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	79,096	0	0	0	2,454,910
<u>236,200</u>	<u>248,334</u>	<u>255,674</u>	<u>0</u>	<u>49</u>	<u>0</u>	<u>125,829</u>	<u>2,415</u>	<u>34,315</u>	<u>582,965</u>	<u>4,963,041</u>
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1,000,000	0	0	1,000,000
99,184	135,971	64,751	0	0	0	20,080	0	0	0	688,194
1,899,520	1,702,424	1,306,170	0	0	0	176,608	0	100,207	0	10,481,109
<u>52,366</u>	<u>36,505</u>	<u>121,053</u>	<u>0</u>	<u>8,397</u>	<u>7,038</u>	<u>0</u>	<u>0</u>	<u>20,316</u>	<u>0</u>	<u>274,464</u>
<u>2,051,070</u>	<u>1,874,900</u>	<u>1,491,974</u>	<u>0</u>	<u>8,397</u>	<u>7,038</u>	<u>196,688</u>	<u>1,000,000</u>	<u>120,523</u>	<u>0</u>	<u>12,443,761</u>
<u>2,287,270</u>	<u>2,123,234</u>	<u>1,747,648</u>	<u>0</u>	<u>8,446</u>	<u>7,038</u>	<u>322,517</u>	<u>1,002,415</u>	<u>154,838</u>	<u>582,965</u>	<u>17,406,802</u>
<u>412,636</u>	<u>369,820</u>	<u>283,742</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,365</u>	<u>1,305,051</u>	<u>21,768</u>	<u>0</u>	<u>6,341,549</u>
6,861,727	1,987,566	22,294,200	0	0	0	4,999,184	38,900	0	2,579,648	88,228,540
0	0	821,799	0	0	0	0	0	0	4,306,060	5,127,859
<u>(812,697)</u>	<u>(947,518)</u>	<u>(866,354)</u>	<u>0</u>	<u>4,830,471</u>	<u>3,482,543</u>	<u>(298,542)</u>	<u>7,390,358</u>	<u>606,833</u>	<u>2,803,250</u>	<u>23,119,098</u>
<u>6,049,030</u>	<u>1,040,048</u>	<u>22,249,645</u>	<u>0</u>	<u>4,830,471</u>	<u>3,482,543</u>	<u>4,700,642</u>	<u>7,429,258</u>	<u>606,833</u>	<u>9,688,958</u>	<u>116,475,497</u>
\$ <u>8,748,936</u>	\$ <u>3,533,102</u>	\$ <u>24,281,035</u>	\$ <u>0</u>	\$ <u>4,838,917</u>	\$ <u>3,489,581</u>	\$ <u>5,061,524</u>	\$ <u>9,736,724</u>	\$ <u>783,439</u>	\$ <u>10,271,923</u>	\$ <u>140,223,848</u>

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
REVENUES, EXPENSES, AND CHANGES IN  
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP'S  
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
<b>REVENUES:</b>								
Net tenant rental revenue	\$ 0	\$ 108,080	\$ 535,267	\$ 1,257,156	\$ 829,919	\$ 640,643	\$ 0	\$ 260,164
Tenant revenue - other	0	2,788	10,845	44,589	20,033	16,695	0	19,170
Total tenant revenue	0	110,868	546,112	1,301,745	849,952	657,338	0	279,334
HUD PHA grants - operating	86,204	273,127	1,273,978	2,055,770	6,927,419	3,186,092	357,263	917,698
HUD PHA grants - capital	0	0	0	0	0	0	0	0
Management fee	0	0	0	0	0	0	0	0
Asset management fee	0	0	0	0	0	0	0	0
Bookkeeping fee	0	0	0	0	0	0	0	0
Front line service fee	0	0	0	0	0	0	0	0
Other government grants	0	0	0	0	0	0	0	0
Investment income - unrestricted	0	0	0	0	0	0	0	0
Mortgage interest income	0	0	0	0	0	0	0	0
Fraud income	0	0	0	0	0	0	0	0
Other revenue	3,018	6,983	255,770	12,781	10,233	19,192	0	36,886
Gain/(loss) on disposition	0	1,041	(12,712)	1,805	0	(547,021)	0	(56,408)
Investment income - restricted	0	0	0	0	0	0	0	0
<b>TOTAL REVENUES</b>	<b>\$ 89,222</b>	<b>\$ 392,019</b>	<b>\$ 2,063,148</b>	<b>\$ 3,372,101</b>	<b>\$ 7,787,604</b>	<b>\$ 3,315,601</b>	<b>\$ 357,263</b>	<b>\$ 1,177,510</b>
<b>EXPENSES:</b>								
<b>Administrative</b>								
Administrative salaries	\$ 0	\$ 2,766	\$ 186,096	\$ 207,759	\$ 182,347	\$ 205,987	\$ 0	\$ 144,130
Auditing fees	0	854	8,223	6,954	5,060	5,038	1,099	3,046
Management fees	0	34,642	491,206	334,619	214,351	197,565	0	138,059
Bookkeeping fees	0	4,118	20,850	39,773	25,478	23,858	0	8,565
Advertising & marketing	0	0	0	0	0	0	0	0
Employee benefits - administrative	0	1,161	69,782	77,244	68,050	79,586	0	54,726
Office expense	0	18,594	41,983	46,581	49,519	44,403	0	24,607
Legal expense	0	0	18,762	0	4,487	0	0	1,367
Travel expense	0	0	8,125	2,608	1,856	3,504	0	861
Allocated overhead	0	0	0	0	0	0	0	0
Other operating - administrative	86,204	23,230	182,236	287,879	182,885	303,365	0	118,886
<b>Total Administrative Expense</b>	<b>86,204</b>	<b>85,365</b>	<b>1,027,263</b>	<b>1,003,417</b>	<b>734,033</b>	<b>863,306</b>	<b>1,099</b>	<b>494,247</b>
Asset management fee	0	5,520	0	55,080	0	31,000	0	12,120
<b>Tenant Services</b>								
Tenant services - salaries	0	1,188	31,251	59,325	45,132	32,316	704	688
Relocation costs	0	0	0	0	0	0	0	34,754
Employee benefits - tenant services	0	0	12,942	25,718	19,242	12,988	0	0
Other tenant services	0	8	101	8,765	5,228	3,061	0	1,266
<b>Total Tenant Services</b>	<b>0</b>	<b>1,196</b>	<b>44,294</b>	<b>93,808</b>	<b>69,602</b>	<b>48,365</b>	<b>704</b>	<b>36,708</b>
<b>Utilities</b>								
Water	30,176	33,791	97,640	124,928	68,049	144,488	0	26,320
Electricity	1,241	114	41,655	193,678	189,859	32,889	0	16,265
Gas	0	44	4,422	41,211	36,300	1,570	0	494
Sewer	0	11,595	45,147	101,441	82,787	58,833	0	18,024
Other utilities	0	0	0	0	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0	0	0
<b>Total Utilities Expense</b>	<b>31,417</b>	<b>45,544</b>	<b>188,864</b>	<b>461,258</b>	<b>376,995</b>	<b>237,780</b>	<b>0</b>	<b>61,103</b>
<b>Ordinary Maintenance &amp; Operation</b>								
Labor	0	158,189	236,345	309,211	284,787	347,331	0	236,593
Materials	0	33,612	61,581	128,917	64,295	85,521	0	89,985
Employee benefit contributions	0	56,517	81,160	110,973	101,075	135,107	0	89,769
Garbage & trash removal contracts	5,302	8,127	28,852	57,600	37,513	32,542	0	15,632
Heating & cooling contracts	0	0	0	93,167	33,640	0	0	0
Snow removal contracts	0	0	0	0	0	0	0	0
Elevator maintenance contracts	0	0	10,286	14,083	12,377	0	0	0
Landscape & grounds contracts	6,400	5,575	50,150	49,658	39,740	60,222	0	9,920
Unit turnaround contracts	0	0	0	0	0	0	0	0
Electrical contracts	0	0	195	17,272	1,334	0	0	0
Plumbing contracts	0	15,520	15,702	8,887	3,386	3,535	0	32,547
Extermination contracts	0	2,819	19,353	67,051	53,774	23,868	0	7,205
Janitorial contracts	0	0	12,345	43,126	39,238	10,538	0	7,617
Routine maintenance contracts	0	30,388	31,238	93,811	16,380	45,467	0	51,810
Contract costs - other	0	2,825	20,320	58,854	21,801	5,204	0	6,557
<b>Total Ordinary Maintenance &amp; Operation</b>	<b>11,702</b>	<b>313,572</b>	<b>567,527</b>	<b>1,052,610</b>	<b>709,340</b>	<b>749,335</b>	<b>0</b>	<b>547,635</b>
<b>Protective Services</b>								
Protective services - salaries	0	0	0	0	0	0	0	0
Employee benefits - protective services	0	0	0	0	0	0	0	0
Other protective services	0	0	51,673	65,850	68,677	33,349	0	1,597
<b>Total Protective Services</b>	<b>0</b>	<b>0</b>	<b>51,673</b>	<b>65,850</b>	<b>68,677</b>	<b>33,349</b>	<b>0</b>	<b>1,597</b>



**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY  
REVENUES, EXPENSES, AND CHANGES IN  
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP's  
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>	<u>NV018002406</u>
<b>General Expenses</b>								
Property insurance	0	6,180	24,669	17,286	27,458	31,328	0	17,540
Liability insurance	0	960	7,066	11,877	8,306	8,583	0	6,083
Workmen's compensation	0	0	0	0	0	0	0	0
Insurance - other	0	914	19,061	17,890	17,360	22,415	0	14,397
Other general expense	0	0	1,043	0	0	0	319,577	276,552
Compensated absences	0	0	21,655	4,012	35,813	2,942	0	1,973
Payments in lieu of taxes	0	12,015	32,753	66,880	52,684	0	0	6,406
Bad debt - tenant rents	0	1,317	5,736	13,496	6,778	10,135	0	1,968
Bad debt - mortgages	0	0	0	0	0	0	0	0
Bad debt - other	0	0	0	0	0	0	0	0
Severance expense	0	0	0	0	0	0	0	0
<b>Total General Expenses</b>	<b>0</b>	<b>21,386</b>	<b>111,983</b>	<b>131,441</b>	<b>148,399</b>	<b>75,403</b>	<b>319,577</b>	<b>324,919</b>
<b>Financial Expenses</b>								
Interest expense - mortgage payable	0	0	0	0	0	0	0	0
Interest expense - notes payable	0	0	0	0	0	0	0	0
Amortization - issuance costs	0	0	0	0	0	0	0	0
<b>Total Financial Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>129,323</b>	<b>472,583</b>	<b>1,991,604</b>	<b>2,863,464</b>	<b>2,107,046</b>	<b>2,038,538</b>	<b>321,380</b>	<b>1,478,329</b>
<b>EXCESS OPERATING REVENUE</b>	<b>(40,101)</b>	<b>(80,564)</b>	<b>71,544</b>	<b>508,637</b>	<b>5,680,558</b>	<b>1,277,063</b>	<b>35,883</b>	<b>(300,819)</b>
<b>Other Expenses</b>								
Extraordinary maintenance	0	820	8,747	141,876	74,005	8,818	0	5,722
Casualty losses	0	0	0	0	11,457	0	0	3,077
Housing assistance payments	0	0	0	0	0	0	0	0
Depreciation expense	21,735	429,081	1,552,184	590,492	480,936	571,791	171,559	406,647
<b>Total Other Expenses</b>	<b>21,735</b>	<b>429,901</b>	<b>1,560,931</b>	<b>732,368</b>	<b>566,398</b>	<b>580,609</b>	<b>171,559</b>	<b>415,446</b>
<b>TOTAL EXPENSES</b>	<b>\$ 151,058</b>	<b>\$ 902,484</b>	<b>\$ 3,552,535</b>	<b>\$ 3,595,832</b>	<b>\$ 2,673,444</b>	<b>\$ 2,619,147</b>	<b>\$ 492,939</b>	<b>\$ 1,893,775</b>
<b>EXCESS OF REVENUE OVER EXPENSES</b>	<b>\$ (61,836)</b>	<b>\$ (510,465)</b>	<b>\$ (1,489,387)</b>	<b>\$ (223,731)</b>	<b>\$ 5,114,160</b>	<b>\$ 696,454</b>	<b>\$ (135,676)</b>	<b>\$ (716,265)</b>
Transfer of funds	0	0	70,000	0	305,000	0	0	0
Transfer of equity	0	0	7,799	(5,648)	5,648	0	0	376,237
Prior period adjustments	0	0	0	0	0	436,929	0	0
<b>Beginning Net Position</b>	<b>854,696</b>	<b>8,054,021</b>	<b>18,967,204</b>	<b>5,502,684</b>	<b>4,127,489</b>	<b>4,982,980</b>	<b>1,860,933</b>	<b>8,178,843</b>
<b>Ending Net Position</b>	<b>\$ 792,860</b>	<b>\$ 7,543,556</b>	<b>\$ 17,555,616</b>	<b>\$ 5,273,305</b>	<b>\$ 9,552,297</b>	<b>\$ 6,116,363</b>	<b>\$ 1,725,257</b>	<b>\$ 7,838,815</b>
<b>Units Available</b>	<b>552</b>	<b>2,784</b>	<b>5,496</b>	<b>3,492</b>	<b>3,100</b>	<b>720</b>	<b>1,175</b>	
<b>Units Leased</b>	<b>549</b>	<b>2,720</b>	<b>5,291</b>	<b>3,373</b>	<b>2,981</b>	<b>709</b>	<b>1,142</b>	



<u>NV018002407</u>	<u>NV018002408</u>	<u>NV018002409</u>	<u>NV018002410</u>	<u>NV018002411</u>	<u>NV018002412</u>	<u>NV018002413</u>	<u>NV018013003</u>	<u>NV018013016</u>	<u>Other Project</u>	<u>TOTAL</u>
28,731	74,134	63,018	0	28,040	0	16,790	1,003	10,045	0	346,222
13,626	9,532	9,856	0	3,623	0	1,682	214	1,568	0	82,976
0	0	0	0	0	0	0	0	0	0	0
29,578	22,513	40,630	0	3,558	0	1,802	27	1,484	0	191,629
0	0	0	0	112,730	5,490	0	0	0	0	715,392
410	26,095	18,257	0	0	0	0	0	0	0	111,157
14,273	37,651	31,294	0	0	0	8,089	0	0	0	262,045
72,303	61,309	17,261	0	0	0	3,423	0	7,533	0	201,259
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
<u>158,921</u>	<u>231,234</u>	<u>180,316</u>	<u>0</u>	<u>147,951</u>	<u>5,490</u>	<u>31,786</u>	<u>1,244</u>	<u>20,630</u>	<u>0</u>	<u>1,910,680</u>
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	214	214
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	214	214
<u>3,294,518</u>	<u>2,641,935</u>	<u>2,130,469</u>	<u>0</u>	<u>148,172</u>	<u>7,646</u>	<u>446,920</u>	<u>1,284</u>	<u>236,267</u>	<u>214</u>	<u>20,309,692</u>
<u>271,666</u>	<u>165,002</u>	<u>346,078</u>	<u>0</u>	<u>384,802</u>	<u>234,661</u>	<u>13,646</u>	<u>16,941</u>	<u>161,121</u>	<u>63,716</u>	<u>8,809,834</u>
11,483	200,649	13,370	0	0	0	8,732	0	11,468	0	485,690
2,934	30,470	110,100	0	0	0	860	0	0	0	158,898
0	0	0	0	0	0	0	0	0	0	0
1,146,634	202,386	1,553,994	0	0	0	606,036	0	0	166,475	7,899,950
<u>1,161,051</u>	<u>433,505</u>	<u>1,677,464</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>615,628</u>	<u>0</u>	<u>11,468</u>	<u>166,475</u>	<u>8,544,538</u>
\$ 4,455,569	\$ 3,075,440	\$ 3,807,933	\$ 0	\$ 148,172	\$ 7,646	\$ 1,062,548	\$ 1,284	\$ 247,735	\$ 166,689	\$ 28,854,230
\$ (889,385)	\$ (268,503)	\$ (1,331,386)	\$ 0	\$ 384,802	\$ 234,661	\$ (601,982)	\$ 16,941	\$ 149,653	\$ (102,759)	\$ 265,296
0	0	0	0	0	0	0	(375,000)	0	0	0
0	12,012	0	0	0	(388,249)	(7,799)	0	0	0	0
0	0	0	0	0	3,249,083	0	0	0	0	3,686,012
<u>6,938,415</u>	<u>1,296,539</u>	<u>23,581,031</u>	<u>0</u>	<u>4,445,669</u>	<u>387,048</u>	<u>5,310,423</u>	<u>7,787,317</u>	<u>457,180</u>	<u>9,791,717</u>	<u>112,524,189</u>
\$ 6,049,030	\$ 1,040,048	\$ 22,249,645	\$ 0	\$ 4,830,471	\$ 3,482,543	\$ 4,700,642	\$ 7,429,258	\$ 606,833	\$ 9,688,958	\$ 116,475,497
4,548	3,684	3,504	-	-	555	780	-	576	-	30,966
4,457	3,366	3,462	-	-	519	766	-	565	-	29,900

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

**SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<b><u>FEDERAL GRANTOR</u></b>			
<b><u>U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT:</u></b>			
<b>Public Housing:</b>			
Public and Indian Housing	A - Major	14.850	\$ 14,171,960
Public Housing Capital Fund Program	A - Major	14.872	8,197,429
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	209,848
<b>Section 8 Housing Assistance Program:</b>			
Mainstream Vouchers	B - Nonmajor	14.879	697,342
Housing Counseling Assistance Program	B - Nonmajor	14.169	17,286
Section 8 Housing Choice Voucher	A - Major	14.871	109,806,128
<b>Family Self Sufficiency - Combined Program:</b>			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	550,187
<b><u>U.S. DEPARTMENT OF LABOR:</u></b>			
<b><u>State/Local Financial Pass-Through Assistance</u></b>			
Other Federal Program: Workforce Investment Act	B - Nonmajor	17.259	<u>543,299</u>
<b>TOTAL FEDERAL FINANCIAL AWARDS</b>			<b>\$ <u><u>134,193,479</u></u></b>
<b>Threshold for Type A &amp; Type B</b>			<b>\$ <u><u>3,000,000</u></u></b>

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

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

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2018**

**NOTE A - BASIS OF PRESENTATION:**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance.

**NOTE B - SUB-RECIPIENTS:**

The Authority provided no federal awards to sub-recipients during the fiscal year ending September 30, 2018.

**NOTE C - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:**

- The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended September 30, 2018.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2018.
- The auditee did not elect to use the 10% de minimis cost rate.
- There were no federally restricted endowment funds required to be disclosed for the fiscal year ended September 30, 2018.
- The Authority maintains the following limits of insurance as of September 30, 2018:

Property	\$ 357,655,240
Equipment Breakdown	\$ 100,000,000
Flood	\$ 250,000
Liability	\$ 2,000,000
Public Officials	\$ 1,000,000
Worker Compensation	Statutory
Employee Practice	\$ 1,000,000

Settled claims have not exceeded the above limits over the past three years.

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

**SUPPLEMENTAL INFORMATION**  
**SPECIAL REPORTS**

**FISCAL YEAR ENDED SEPTEMBER 30, 2018**

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS  
September 30, 2018**

**PHASE NV39P018501-15**

1 The Actual Capital Fund Program Costs of NV39P018501-15 are as follows:

Funds Approved	\$ 3,391,311
Funds Expended	<u>3,391,311</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 3,391,311
Funds Expended	<u>3,391,311</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions totaled \$2,533,946.84 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated June 1, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS  
September 30, 2018**

**PHASE NV39R018501-14**

1 The Actual Capital Fund Program Costs of NV39R018501-14 are as follows:

Funds Approved	\$ 410,238
Funds Expended	<u>410,238</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 410,238
Funds Expended	<u>410,238</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$410,238.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS  
September 30, 2018**

**PHASE NV39R018501-15**

1 The Actual Capital Fund Program Costs of NV39R018501-15 are as follows:

Funds Approved	\$ 336,496
Funds Expended	<u>336,496</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 336,496
Funds Expended	<u>336,496</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$336,496.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS**

**September 30, 2018**

**PHASE NV39R018502-15**

- 1 The Actual Capital Fund Program Costs of NV39R018502-15 are as follows:

Funds Approved	\$ 173,119
Funds Expended	<u>173,119</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 173,119
Funds Expended	<u>173,119</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$173,119.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.



**Southern Nevada Regional Housing Authority  
Las Vegas, Nevada**

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS**

**September 30, 2018**

**PHASE NV39R018502-16**

- 1 The Actual Capital Fund Program Costs of NV39R018502-16 are as follows:

Funds Approved	\$ 90,131
Funds Expended	<u>90,131</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 90,131
Funds Expended	<u>90,131</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$90,131.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

## Statement of Capital Improvements

Even though the new Capital Fund Rule effective November 25, 2013 decouples de Capital Fund forms from the larger PHA Plan submission; the SNRHA will complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant as part of their Agency Plan Annual Plan process.

- The Capital Fund Program Annual Statement are provided as an attachment to the PHA Plan as follows:
  - CFP NV01P018501- 21
- The Capital Fund Performance and Evaluation (P&E) Reports as of **10/08/2020** are provided as attachments to the PHA Plan as follows:
  - CFP NV01P018501-20
  - CFP NV01P018501-19
  - CFP NV01P018501-18
  - CFP NV01P018501-17
- Annual Statement Capital Fund Grant (Grant Number NV01P018501- 21). Total funds of **\$4,839,376.00** . The SNRHA will be utilizing portion of this Grant for the, Otto Merida RAD and possible **James Downs Towers** ~~28<sup>th</sup> & Cedar~~ and Marble Manor Mixed Finance Projects.
- Performance and Evaluation Reports for open grants as of 10/08/2020. These include:
  - FFY 2020
    - Annual Statement Capital Fund Grant (Grant Number NV01P018501-20). Total funds of \$4,615,860.00. The SNRHA will be utilizing portion of this Grant for the Archie Grant Park RAD Conversion and Wardelle Street Townhouses Mixed Finance Project.
  - FFY 2019
    - Annual Statement Capital Fund Grant (Grant Number NV01P018501-19). Total funds of \$4,703,273.00 The SNRHA will be utilizing portion of this Grant for the Archie Grant Park RAD Conversion and Wardelle Street Townhouses Mixed Finance Project.
  - FFY 2018
    - Annual Statement Capital Fund Grant (Grant Number NV01P018501-18). Total funds of \$4,889,270.00 The SNRHA will be utilizing portion of this Grant for the Espinoza RAD Conversion and Wardelle Street Townhouses Mixed Finance Project.
    -
  - FFY 2017
    - Annual Statement Capital Fund Grant (Grant Number NV01P018501-17). Total funds of \$3,157,888.00 The SNRHA will be utilizing portion of this Grant for the Espinoza RAD Conversion.
  - ~~○ FFY 2016
    - ~~CFP NV01P018501-16 Total funds of \$3,861,882.00. SNRHA will be utilizing this Grant for the Vera Johnson “A” Mixed Finance conversion and for the Rose~~~~

## Statement of Capital Improvements

~~Gardens RAD Conversion and a portion for Biegger Estates for the RAD Conversion.~~

### C.1 Capital Improvements:

The Five Year Action Plan has been updated to provide the estimated reduction of the CFP allocation FY2017-FY2021 as the result of the proposed conversions under RAD.  
See HUD Form- 50075.2 approved by HUD on **10/08/2020**.

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 06/11/2020 Approved By: EPIC SYSTEM

Part I: Summary		Locality (City/County & State)					Revised 5-Year Plan (Revision No: )	
PHA Name: Southern Nevada Regional Housing Authority		<input type="checkbox"/> Original 5-Year Plan					<input checked="" type="checkbox"/> Revised 5-Year Plan	
PHA Number: NV018								
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022		
	AUTHORITY-WIDE	\$4,875,386.00	\$4,061,121.00	\$3,269,318.00	\$1,823,792.00	\$1,948,792.00		
	LUBERKHA JOHNSON ESTATES (PERRY PLAZA)	\$13,894.00						
	SCATTERED SITES (NV018002310)		\$395,551.00		\$659,771.00	\$659,771.00		
	SCATTERED SITES (NV018002409)		\$123,000.00		\$659,771.00	\$659,771.00		
	FAMILY 2 (NV018002407)		\$123,601.00	\$978,975.00	\$245,000.00	\$245,000.00		
	FAMILY 3 (NV018002408)			\$342,000.00	\$100,000.00			
	HENDERSON (NV018002404)				\$50,000.00	\$50,000.00		
	ELDERLY WEST 1 (NV018002402)				\$25,000.00			

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$4,875,386.00	
ID0002	Administration (Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration / Central Office Costs		\$488,927.00	
ID0003	Fees & Costs (Contract Administration (1480)-Other Fees and Costs)	Construction Administrative Fees and Costs		\$366,716.00	
ID0004	Management Improvements (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Landscape)	IT System upgrades and training		\$50,000.00	
ID0005	Dwelling Structures (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other Dwelling Unit-Interior (1480)-Plumbing)	Elevator and generator upgrades, window replacement, exterior painting, roof repair/replacement, flooring upgrades, interior and exterior energy upgrades, HVAC and heating upgrades		\$557,100.00	
ID0011	Development Activities (Dwelling Unit-Development (1480)-New Construction)	Mixed-finance development of vacant land at Wardelle Street		\$3,412,643.00	
	LUBERTHA JOHNSON ESTATES (PERRY PLAZA) (NV018013021)			\$13,884.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	RAD Conversion Initial Year Deposit(RAD (1503))	Initial deposit for Lubertha Johnson		\$13,884.00
	Subtotal of Estimated Cost			\$4,889,270.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,061,121.00
ID0001	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	IT System Upgrades and Resident/Staff Training		\$35,000.00
ID0006	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Energy Star Appliances PHA Wide		\$90,000.00
ID0015	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation costs in connection with various Scattered Sites upgrades AMP 310316/409		\$24,000.00
ID0025	Roofing Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	Roofing upgrades at 407 and 408		\$200,000.00
ID0026	Non-dwelling Equipment PHA Wide(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-dwelling equipment		\$50,000.00
ID0064	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration / Central Office Costs		\$470,327.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2	2019		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0065	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Construction Administrative Fees and Costs			\$381,100.00
ID0066	RAD Conversions(RAD (1503))	Archie Grant			\$46,485.00
ID0067	RAD Closings(RAD Investment Activity (1504))	Archie Grant			\$301,399.00
ID0069	DWELLING STRUCTURES(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-	Interior and exterior painting, roofing, HVAC and heating upgrades/replacement, decking upgrades/repairs, elevator repair/replacement, generator repair/replacement, electrical upgrades, plumbing, cabinets,	1	\$2,120,975.00	



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2	2019		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0070	SITE IMPROVEMENTS(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat)	Energy upgrades, parking lot repair/upgrades, exterior lighting repair/upgrades			\$291,835.00
ID0071	NON-DWELLING UPGRADES(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscaping,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	Non-dwelling upgrades PHA wide			\$50,000.00
ID0016	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior	Energy upgrades / modernization of various scattered sites AMPs 310 and 316			\$395,551.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2019		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	(1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)				\$123,000.00
ID0017	SCATTERED SITES (NV018002409)	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carpports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			\$123,000.00
	FAMILY 2 (NV018002407)				\$123,601.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		<b>2</b>	<b>2019</b>	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>
ID0023	Exterior Painting of Properties(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior painting of a portion of our properties AMP 407		\$23,601.00
ID0024	Exterior Lighting and Parking Lot Upgrades(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Exterior lighting and parking lot upgrades at a portion of our properties AMP 407		\$100,000.00
	Subtotal of Estimated Cost			\$4,703,273.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0027	AUTHORITY-WIDE (NAWASD)  RAD Portfolio Conversion - Group 1 ( Dwelling Unit-Development (1480)-New Construction, Dwelling Unit-Development (1480)-Other, Dwelling Unit-Development (1480)-Site Acquisition, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers	Unit upgrades for multiple properties and/or new construction		\$3,269,318.00
ID0029	Energy Upgrades / Modernization Scattered Sites ( Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Canopies, Dwelling Unit-Exterior (1480)-Carpors -Surface Garage, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Mail Facilities, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes, Dwelling Unit-Exterior (1480)-Tuck-Pointing, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Interior (1480)-Asphalt-Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fence Painting, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Playground Areas - Equipment, Dwelling Unit-Site Work	Energy upgrades and modernization of various Scattered Site units AMP 310/316		\$215,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)			
Work Statement for Year		3	2020
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
	Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)		
ID0032	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Energy Star Appliances PHA Wide	\$25,000.00
ID0033	Interior and Exterior Dwelling Structure Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscapes,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Elevator repair/replacement, HVAC/Heating repair/replacement, window replacement, painting and other upgrades at AMP 402 and 403	\$1,444,189.00
ID0072	MANAGEMENT IMPROVEMENT(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	IT System upgrades, training	\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0073	ADMINISTRATION(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Central Cost Center		\$459,029.00
ID0074	FEES AND COSTS(Contract Administration (1480)-Other Fees and Costs)	Construction Administration, A&E Services and Consultants		\$391,100.00
ID0075	SITE IMPROVEMENTS(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscaping,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage) FAMILY 2 (NV018002407)	Exterior lighting, landscaping and other upgrades PHA wide		\$200,000.00
ID0035	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Window, roofing, HVAC/Heating and exterior painting at AMP 407		\$978,975.00
	FAMILY 3 (NV018002408)			\$342,000.00
ID0036	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior	Window and other upgrades at AMP 408		\$342,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)			
Work Statement for Year		3	2020
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
	Foundations, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Mail Facilities, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes, Dwelling Unit-Exterior (1480)-Tuck-Pointing, Dwelling Unit-Exterior (1480)-Windows)		
	Subtotal of Estimated Cost		\$4,590,293.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,823,792.00
ID0039	RAD Portfolio Conversion - Group 1(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Unit upgrades for multiple properties		\$1,768,792.00
ID0044		Energy Star Appliances PHA Wide		\$25,000.00
ID0045	Interior and Exterior Unit Upgrades(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Various interior and exterior upgrades and screen door installations, door upgrades, mail slot upgrades PHA Wide		\$30,000.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0040	SCATTERED SITES (NV018002310)	Energy Upgrades / Modernization(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)			\$647,771.00
ID0041	SCATTERED SITES (NV018002409)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 310/316			\$12,000.00
ID0042	SCATTERED SITES (NV018002409)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 409			\$12,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0043	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies, Porches, Railings- etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Canopies, Dwelling Unit-Exterior (1480)-Carports -Surface Garage, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Mail Facilities, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes, Dwelling Unit-Exterior (1480)-Tuck-Pointing, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Energy upgrades / modernization of various scattered sites AMP 409			\$647,771.00
ID0046	Desert Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Desert landscaping of a portion of AMP 407			\$100,000.00
ID0047	Parking Lot and Exterior Lighting Upgrades(Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Parking lot and exterior lighting upgrades at a portion of AMP 407			\$100,000.00
ID0051	Non-dwelling Units Upgrades(Non-Dwelling Exterior (1480)-Balconies and Railings, Non-Dwelling Exterior (1480)-Canopies, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Gutters - Downspouts, Non-Dwelling Exterior (1480)-Landings and Railings, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Mail Facilities, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Siding, Non-Dwelling Exterior (1480)-Soffits, Non-Dwelling	Non-dwelling units upgrades at AMP 407			\$45,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	(1480)-Stairwells and Fire Escapes, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Common Area Washers, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Fence Painting, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage)				\$50,000.00
ID0048	HENDERSON (NV018002404)	Increase the perimeter wall height(Dwelling Unit-Site Work (1480)-Fencing)			\$50,000.00
	FAMILY 3 (NV018002408)				\$100,000.00
ID0049	Roofing Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	Roofing upgrades at AMP 408			\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ELDERLY WEST 1 (NV018002402)			\$25,000.00
ID0050	Upgrades to Access Control System(Management Improvement (1408)- Security Improvements (not police or guard-non-physical))	Upgrade Tricon/Access Control System at AMP 402		\$25,000.00
	Subtotal of Estimated Cost			\$3,563,334.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,948,792.00
ID0052	RAD Portfolio Conversion - Group 1 (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other Dwellings, Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Unit upgrades for multiple properties		\$1,793,792.00
ID0057		Energy Star Appliances PHA Wide		\$25,000.00
ID0058	Interior and Exterior Unit Upgrades(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Various interior and exterior upgrades and screen door installations, door upgrades, mail slot upgrades PHA Wide		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0059	Boilers/Chillers/Generators Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Generator)	Boiler, Chiller, Generator upgrades at AMP 402 and 403		\$100,000.00	
ID0053	SCATTERED SITES (NV018002310)	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carpents - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Energy upgrades / modernization of various scattered sites AMP 310/316		\$647,771.00
ID0054	SCATTERED SITES (NV018002409)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 310/316		\$12,000.00	
				\$659,771.00	

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0055	Energy Upgrades / Modernization(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Energy upgrades / modernization of various scattered sites AMP 409		\$647,771.00
ID0056	Scattered Sites Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with the energy upgrades and modernization of various Scattered Site units AMP 409		\$12,000.00
	FAMILY 2 (NV018002407)			\$245,000.00
ID0060	Desert Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Desert landscaping of a portion of AMP 407		\$100,000.00
ID0061	Parking Lot and Exterior Lighting Upgrades(Dwelling Unit-Site Work (1480)-Asphalt- Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting)	Parking lot and exterior lighting upgrades at a portion of AMP 407		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0063	Non-dwelling Units Upgrades(Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Suffins)	Non-dwelling units upgrades at AMP 407		\$45,000.00
	HENDERSON (NV018002404)			\$50,000.00
ID0062	Increase the perimeter wall height(Dwelling Unit- Site Work (1480)-Fencing)	Increase of the perimeter wall height at AMP 404		\$50,000.00
	Subtotal of Estimated Cost			\$3,563,334.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2018	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$488,927.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)		\$366,716.00
Management Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)		\$50,000.00
Dwelling Structures(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)		\$557,100.00
Development Activities(Dwelling Unit-Development (1480)-New Construction)		\$3,412,643.00
Subtotal of Estimated Cost		\$4,875,386.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>2019</b>	
<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)		\$35,000.00
Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)		\$90,000.00
Relocation Costs(Contract Administration (1480)-Relocation)		\$24,000.00
Roofing Upgrades(Dwelling Unit-Exterior (1480)-Roofs)		\$200,000.00
Non-dwelling Equipment PHA Wide(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)		\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$470,327.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (\$)</b>		
<b>Work Statement for Year</b>	<b>2019</b>	
<b>Development Number/Name</b>		
<b>General Description of Major Work Categories</b>		
		<b>Estimated Cost</b>
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)		\$381,100.00
RAD Conversions(RAD (1503))		\$46,485.00
RAD Closings(RAD Investment Activity (1504))		\$301,399.00
DWELLING STRUCTURES(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-		\$2,120,975.00
SITE IMPROVEMENTS(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat)		\$291,835.00
NON-DWELLING UPGRADES(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells		\$50,000.00
Subtotal of Estimated Cost		\$4,061,121.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b>	<b>2020</b>
<b>Development Number/Name</b>	<b>Estimated Cost</b>
<b>General Description of Major Work Categories</b>	
Housing Authority Wide	
RAD Portfolio Conversion - Group 1 (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),	\$500,000.00
Energy Upgrades / Modernization Scattered Sites(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -	\$215,000.00
Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	\$25,000.00
Interior and Exterior Dwelling Structure Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-	\$1,444,189.00
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$35,000.00
ADMINISTRATION(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$459,029.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>		
<b>Work Statement for Year</b>	<b>2020</b>	<b>Estimated Cost</b>
<b>Development Number/Name</b>		
<b>General Description of Major Work Categories</b>		
	FEES AND COSTS(Contract Administration (1480)-Other Fees and Costs)	\$391,100.00
	SITE IMPROVEMENTS(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	\$200,000.00
	Subtotal of Estimated Cost	\$3,269,318.00







U.S. Department of Housing and Urban Development  
San Francisco Regional Office - Region IX  
One Sansome Street, Suite 1200  
San Francisco, California 94104-4430  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

Mr. Chad Williams  
Executive Director  
Southern Nevada Regional Housing Authority  
P.O. Box 1897  
Las Vegas, NV 89125

SEP 06 2018

Re: PHA Plan Approval – Southern Nevada Regional Housing Authority FYB 2018

Dear Mr. Williams:

This letter is to inform you that the Southern Nevada Regional Housing Authority's Annual Plan (Plan) submission for the PHA Fiscal Year (FY) 2018 beginning October 1, 2018, is approved. The Plan approved is **version 1**. This approval of the Plan submission does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, the Southern Nevada Regional Housing Authority will comply with the rules, standards, and policies established in its Plan, as provided in 24 CFR §903 and other applicable regulations.

Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours. Once posted, your plan will remain on display until your next Plan (whether next year's plan or an intervening significant amendment or modification) is submitted and is approved by HUD.

Please note that a housing authority has the option to schedule one public hearing to address several changes to its approved Plan. Changes that require public hearing include: PHA Plan Significant Amendments; changes due to Demolition/Disposition; Homeownership; use of Capital Funds; Capital Fund Financing; proposed New Development or Mixed Finance projects; implementation of Rental Assistance Demonstration (RAD) Program; and Flat Rents policies.

In a separate correspondence you will be notified of the procedures necessary to finalize the fund obligation process for this fiscal year's Capital Fund Award(s). Until the obligation process for these funds is finalized, they will not be available for drawdown.



If you have any questions regarding your PHA Plan or the information in this letter, please contact Trevor Auser, Portfolio Management Specialist, at (415) 489-6453.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Gerard Windt', with a stylized, cursive-like script.

Gerard Windt  
Director  
Office of Public Housing

Internal HUD Distribution:						
9APH	Official PHA Agency Plan File:		2018 PHA Plan—Southern Nevada Regional Housing Authority			
9APH	Chron					
9APH	Originator		Trevor Auser Portfolio Management Specialist (415) 489-6453			
9APH	WILSON		Choose an item.			
Identification Lines:						
File Name: File: J: / Reading - Jose Team/SNRHA – PHA Plan – FYB 2018 Annual Plan Approval Letter - 309						
Correspondence Code	Originator	Concurrence	Concurrence	Concurrence	Concurrence	Concurrence
Name	Trev or Auser	G. Windt				
Date	8/31/2018					

Official Record Copy

U.S. Department of Housing and Urban Development  
Previous edition is obsolete.

form HUD-713.1 (02/03)

**AutoFill Information**

Addressee Mr. Chad Williams  
 PHA Name: Southern Nevada Regional Housing Authority  
 PHA Address: P.O. Box 1897  
 FY Month October 1,  
 FYB: 2018  
 Plan Type: Annual Plan  
 Version #: 1  
 Staff: Trevor Auser  
 Position Portfolio Management Specialist  
 Phone: (415) 489-6453  
 Team: Jose

**RAB and Public Comments Received: *Please note that all comments received by the end of the Public Comment Period have been listed here.***

***SNRHA***

- 1 - From:  
Date:  
Subject:  
  
SNRHA Response:
- 2 - From:  
Date:  
Subject:  
  
SNRHA Response:
- 3- From:  
Date:  
Subject:  
  
SNRHA Response:
- 4- From:  
Date:  
Subject:  
  
SNRHA Response:
- 5 - From:  
Date:  
Subject:  
  
SNRHA Response:
- 6 - From:  
Date:  
Subject:  
  
SNRHA Response:
- 7 - From:  
Date:  
Subject:  
  
SNRHA Response:
- 8 - From:  
Date:  
Subject:  
  
SNRHA Response:

**RESOLUTION NO. SNRHA-\_\_\_\_\_**

**APPROVAL OF RESOLUTION NO. SNRHA-\_\_\_\_\_  
OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY'S  
FY2022 ANNUAL AGENCY PLAN AND FY2022-2026 FIVE-YEAR PLAN UPDATE**

**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**, HUD has approved an extended deadline of October 15, 2020 for the requirement that the Authority prepare and submit an Annual Agency Plan to the U.S. Department of Housing and Urban Development 75 days before the end of each Federal Fiscal year due to the COVID-19 pandemic;

**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 July 13, 2021, 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 15th day of July, 2021.**

BY: \_\_\_\_\_  
Scott Black  
Chairperson

ATTEST: \_\_\_\_\_  
Jon Gresley  
Executive Director/Secretary