

**SNRHA Agency Plan 2018
Amendment 1
Public Comment
October 16, 2017-November 30, 2017**

COMMENT 1:

10/27/2017 @ 10:00 a.m.

From: Development/Modernization Department

RE: Capital Fund Program CFP2017 – Attachment C.1

Department received on 10/18/17 confirmation from HUD allowing the use of Capital Funds for the demolition of the existing Rose Gardens structures after the new Building is built under the RAD Conversion Program. Attached is the updated CFP 2017 reflecting Budget Line Items adjustments for this activity.

SNRHA's Response:

The proposed language is acceptable.

SNRHA will incorporate the suggested comment.

COMMENT 2:

11/08/17 @ 4:30 p.m.

From: Development/Modernization Department

RE: FY2018 Annual Plan - Progress Report Updates – Attachment B.3

Progress Update Attachment B-3 Page 2 is updated to include the SNRHA intentions to submit to the Nevada State Housing Division in 2018 a 9% Low Income Housing Tax credit Application and a Mixed-Finance proposal to HUD for the redevelopment of the vacant lot located at the corner of Bonanza and Wardelle Street, in Las Vegas, NV. The proposed Wardelle Street Townhouses Projects entails the construction of 80 new affordable housing units targeted to low-income families continuing on their path to self-sufficiency.

SNRHA's Response:

The proposed language is acceptable.

SNRHA will incorporate the suggested comment.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program. Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part 1: Summary		Grant Type and Number Capital Fund Grant No: NV01P018501-17 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant: FFY of Grant Approval 2017	
Type of Grant		Reserve for Disaster/Emergency		Revised Annual Statement (revision no: 01)	
Original Annual Statement		Final Performance and Evaluation Report		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending:		Summary by Development Account		Total Estimated Cost	
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$60,000.00		\$60,000.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$315,788.00		\$315,788.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$424,694.00		\$424,694.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$248,000.00		\$248,000.00	\$0.00
10	1460 Dwelling Structures	\$1,751,406.00		\$1,251,406.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$44,000.00		\$44,000.00	\$0.00
12	1470 Nondwelling Structures	\$50,000.00		\$50,000.00	\$0.00
13	1475 Nondwelling Equipment	\$150,000.00		\$150,000.00	\$0.00
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1492 Moving to Work Demonstration				\$0.00
16	1495.1 Relocation Costs	\$114,000.00		\$114,000.00	\$0.00
17	1499 Development Activities ⁴				\$0.00

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

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part 1: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Southern Nevada Regional Housing Authority		Capital Fund Grant No: NV01P018501-17 Replacement Housing Factor Fund No: Date of CFFP:		FFY of Grant Approval 2017	
Type of Grant		<input checked="" type="checkbox"/> Reserve for Disaster/Emergency <input type="checkbox"/> Revised Annual Statement (revision no: 01)			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised¹	Obligated	Total Actual Cost²
		Original			Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
19a	1503 - RAD Conversion	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,157,888.00	\$3,157,888.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Cost				
24	Amount of line 20 Related to Security - Hard Cost				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	

By: Amparo Gamazo, Interim Executive Director

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³ PHAs with under 250 units in management may use 100% of CFP for operations
⁴ RHP funds shall be included here

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: NV01P018501-17		2017	
Southern Nevada Regional Housing Authority		Capital Fund Program Grant No: NV01P018501-17			
Development Number Name/PHA-Wide Activities		Development Account No.		Total Actual Cost	
General Description of Major Work Categories		Quantity		Status of Work	
Replacement Housing Factor Grant No:		Development Account No.		Total Estimated Cost	
				Original	
				Revised¹	
				Funds Obligated	
				Funds Expended²	
PHA Wide	Management Improvement	1408		\$0.00	\$0.00
	IT System Upg.			\$0.00	\$0.00
	Resident/ Staff Training			\$0.00	\$0.00
	SUB-TOTAL			\$60,000.00	\$0.00
	Central Office Cost	1410		\$315,788.00	\$0.00
	SUB-TOTAL			\$315,788.00	\$0.00
PHA Wide	Construction Admin Services	1430		\$198,210.00	\$0.00
	Roofing Consultant	1430		\$0.00	\$0.00
	A/E Design Services	1430		\$141,484.00	\$0.00
	Hazardous Materials Consultant	1430		\$25,000.00	\$0.00
	SUB-TOTAL			\$364,694.00	\$0.00
	Misc Site Work Repairs	1450		\$0.00	\$0.00
	Playground & Safety Surface Upg.	1450		\$0.00	\$0.00
	Desert Landscaping	1450		\$0.00	\$0.00
	Parking Lots Upgrades	1450		\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00
Work intended to be performed through Force Account and Section 3 Residents	Misc. Interior/Exterior Repairs	1460		\$0.00	\$0.00
	Vacancy Reduction	1460		\$0.00	\$0.00
	Exterior Painting	1460		\$0.00	\$0.00
	SUB-TOTAL			\$0.00	\$0.00

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Revised Annual Statement Report as of 10/27/2017
 form HUD-50075.1 (7/2014)

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 Expires 6/30/2017

Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant:						
PHA Name:		Capital Fund Program Grant No: NV01P018501-17			2017						
Southern Nevada Regional Housing Authority		Capital Fund Program Grant No: NV01P018501-17									
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:									
General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work	
PHA Wide	Dwelling Equip.-Energy Star Appliances.	1465			\$25,000.00	\$25,000.00	\$0.00	\$0.00			
	SUB-TOTAL				\$25,000.00	\$25,000.00	\$0.00	\$0.00			
	Non-Dwelling Units Upgrades (AMP407)	1470			\$50,000.00	\$50,000.00	\$0.00	\$0.00			
	SUB-TOTAL				\$50,000.00	\$50,000.00	\$0.00	\$0.00			
	Non-Dwelling Equipment	1475			\$150,000.00	\$150,000.00	\$0.00	\$0.00			
	SUB-TOTAL				\$150,000.00	\$150,000.00	\$0.00	\$0.00			
Espinoza Terrace AMP 404 RAD	A/E Design Services	1430			\$0.00	\$0.00	\$0.00	\$0.00			
	Site Upgs.CompMod (portion of)	1450			\$0.00	\$0.00	\$0.00	\$0.00			
	Units Upg CompMod (portion of)	1460			\$741,406.00	\$241,406.00	\$0.00	\$0.00			Reduced
	Relocation	1495.1			\$100,000.00	\$100,000.00	\$0.00	\$0.00			
	SUB-TOTAL				\$841,406.00	\$341,406.00	\$0.00	\$0.00			
Jones Gardens AMP 407	A/E Design Services	1430			\$10,000.00	\$10,000.00	\$0.00	\$0.00			
	Site Upgs.Parking Lots Upg.	1450			\$200,000.00	\$200,000.00	\$0.00	\$0.00			
	UnitsUpg- Windows/Ext.Paint/Roofing	1460			\$500,000.00	\$500,000.00	\$0.00	\$0.00			
	SUB-TOTAL				\$710,000.00	\$710,000.00	\$0.00	\$0.00			
Hampton Court AMP 404	A/E Design Services	1430			\$10,000.00	\$10,000.00	\$0.00	\$0.00			
	Unit Upg-2nd Floor Decking Upggs.	1460			\$100,000.00	\$100,000.00	\$0.00	\$0.00			
	SUB-TOTAL				\$110,000.00	\$110,000.00	\$0.00	\$0.00			

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Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: NV01P018501-17			2017	
Southern Nevada Regional Housing Authority		CFPP (Yes/No):				
Development Name/PHA-Wide Activities		Replacement Housing Factor Grant No:				
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
Scattered Sites AMP 310	A/E Design & Consulting Services	1430		\$16,000.00	\$0.00	\$0.00
	SiteUpgs.-Landscape-Xeriscape	1450		\$19,200.00	\$0.00	\$0.00
	Units Upg Ext. Energy Upg (est.4 units)	1460		\$114,800.00	\$0.00	\$0.00
	Units Upg Int. Energy Upg (est. 4 units)	1460		\$49,200.00	\$0.00	\$0.00
	Appliances - Energy Star	1465		\$7,600.00	\$0.00	\$0.00
	Relocation	1495.1		\$5,600.00	\$0.00	\$0.00
	SUB-TOTAL			\$212,400.00	\$0.00	\$0.00
Scattered Sites AMP 316	A/E Design & Consulting Services	1430		\$12,000.00	\$0.00	\$0.00
	SiteUpgs.-Landscape-Xeriscape	1450		\$14,400.00	\$0.00	\$0.00
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$86,100.00	\$0.00	\$0.00
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$36,900.00	\$0.00	\$0.00
	Appliances - Energy Star	1465		\$5,700.00	\$0.00	\$0.00
	Relocation	1495.1		\$4,200.00	\$0.00	\$0.00
	SUB-TOTAL			\$159,300.00	\$0.00	\$0.00
Scattered Sites AMP 409	A/E Design & Consulting Services	1430		\$12,000.00	\$0.00	\$0.00
	SiteUpgs.-Landscape-Xeriscape	1450		\$14,400.00	\$0.00	\$0.00
	Units Upg Ext. Energy Upg (est. 3 units)	1460		\$86,100.00	\$0.00	\$0.00
	Units Upg Int. Energy Upg (est. 3 units)	1460		\$36,900.00	\$0.00	\$0.00
	Appliances - Energy Star	1465		\$5,700.00	\$0.00	\$0.00
	Relocation	1495.1		\$4,200.00	\$0.00	\$0.00
	SUB-TOTAL			\$159,300.00	\$0.00	\$0.00
Rose Gardens	Demolition	1485		\$0.00	\$0.00	Added
	TOTAL			\$3,157,888.00	\$0.00	\$0.00

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 6/30/2017

Part III: Implementation Schedule						
PHA Name: Southern Nevada Regional Housing Authority						
Capital Fund Program No: NV01P018501-17						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2017	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates	
Mgmt Improvement	Estimated 08/16/19		Estimated 08/16/21			
Administration	08/16/19		08/16/21			
Fees & Cost	08/16/19		08/16/21			
Site Improvement	08/16/19		08/16/21			
Dwelling Structure	08/16/19		08/16/21			
Dwelling Equipment	08/16/19		08/16/21			
Relocation	08/16/19		08/16/21			

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

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)Espinoza Terrace (404), 5)Hullum Homes (AMP407), 6)Jones Gardens (AMP407), 7)Sartini Plaza (AMP402) & 8)Sartini Annex (AMP402), 9)Archie Grant (South Parcel) (AMP401) and 10)Ernie Cragin Terrace (AMP406) totaling 844 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.
- The RAD portfolio is pending HUD review and issuance of Commitment to enter into a Housing Assistance Payment contract (CHAP) for the First Group 1.

In 2015 SNRHA submitted Espinoza Terrace (AMP 404) as part of the First Group of its RAD portfolio application. The CHAP was received March 2017. The SNRHA is planning to submit in FY 2017 a 9% Tax Credit Application for the Re-development of all 100 senior units. The project has received HOME Funds allocation in the amount of \$1MIL from Clark County and \$750K from City of Henderson. Financing closing is anticipated March 2018 with a construction completion of April 2019. 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 with a construction completion of April 2018. SNRHA will self-develop this project.

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

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 28th 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 ESG 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 [28th Street & Cedar]. The Library District in partnership with the city completed a land swap with the SNRHA vacant parcel located at 28th Street & Bonanza (Parcel 2) and Library District vacant parcel located at 28th and Sunrise in July 2016.

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.

AMENDMENT 01:

Following the ECT Master Plan the SNRHA is planning to submit 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 (80) 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 2.5 acres fronting Bonanza Road or Harris Street will be available for future construction of a civic building. The proposed unit mix includes public housing, project based vouchers, tax credits and unrestrictive apartments targeted to low-income families continuing on their path to self-sufficiency. 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.