

Southern Nevada Regional Housing Authority

Notice of Public Comment Period and Public Hearing

As required by the U.S. Department of Housing and Urban Development (HUD), Notice is hereby given that the Southern Nevada Regional Housing Authority (SNRHA) will hold a Public Hearing to solicit comments on Amendment-01 to SNRHA Annual Agency Plan for FY2018

The Public Hearing will be held at:

Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, Nevada 89101

Thursday, November 30, 2017 at 5:30pm

Amendment-01 to our Plan will be available on Monday, October 16, 2017, at all Public Housing Community Offices as well as in the main lobby area of SNRHA Administrative Offices located at:

Howard Cannon Center – 340 North 11th Street, Las Vegas, NV 89101
W.F. Cottrell Administrative Building – 5390 E. Flamingo Rd., Las Vegas, NV 89122
Housing Programs Building – 380 North Maryland Parkway Las Vegas, NV 89101

Amendment-01 to our Plan will also be available on our website at www.snvrha.org, Welcome Page, scroll down to Agency Plans section, click on “Click here for all Agency Plans” and scroll down to the pdf icon for this plan.

If you wish to comment on this Amendment, require additional information, and/or need special accommodations, please call 702-477-3112.

Written comments will be accepted from Monday, October 16, 2017 through Thursday, November 30, 2017 at 5:30pm at the above address.



PUB: October 15, 2017

Autoridad en la Vivienda Regional Del Sur de Nevada

Aviso del Periodo de Comentario Público y Audiencia Pública

Como es requerido por el Departamento de Vivienda y Desarrollo Urbano de U.S. (HUD) este aviso es emitido para anunciarles que la Autoridad en la Vivienda Regional del Sur de Nevada (SNRHA) tendrá una Audiencia Pública para escuchar sus comentarios en la Enmienda-01 al Plan Anual del año Fiscal 2018 de SNRHA

La Audiencia Pública tomará lugar en el:
Centro Howard Cannon
Salón de Los Comisionados
340 Norte de la Calle 11
Las Vegas, NV 89101

Jueves, Noviembre 30, 2017 a las 5:30pm

La Enmienda-01 a nuestro plan estará disponible el día Lunes, Octubre 16, 2017 en todas las oficinas de nuestras propiedades de vivienda pública como también en el área de recepción de las siguientes oficinas administrativas del SNRHA:
Howard Cannon Center at 340 North 11th Street, Las Vegas, NV 89101.
W. F. Cottrell Admin Building at 5390 E. Flamingo Rd, Las Vegas, NV. 89122
Housing Programs at 380 North Maryland Pkwy, Las Vegas, NV. 89101

La Enmienda -01 a nuestro plan también estará disponible en nuestra página de internet www.snvrha.org, página de bienvenida, desplácese al final de la página hasta la sección Planes de Agencias, haga clic en "haga clic aquí para ver todos los Planes de la Agencia" y desplácese hacia abajo hasta el icono de pdf para este plan.

Si Usted desea comentar en esta enmienda, ó si necesita información adicional, y/ó necesita asistencia especial, por favor comuníquese al 702-477-3112.

Comentarios por escrito serán recibidos desde el día Lunes, Octubre 16, 2017, hasta las 5:30pm del día Jueves, Noviembre 30, 2017 en la dirección indicada anteriormente.



PUB: Octubre 15, 2017



**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY**

**Amendment 01 to the
FY 2018 Annual Plan**

PUBLIC COMMENT PERIOD
October 16, 2017 through November 30, 2017

PUBLIC HEARING
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101
Thursday, November 30, 2017 at 5:30 p.m.

Proposed Changes to the Current Agency Plan

Form HUD-50075-ST
Annual PHA Plan Form
(Please see attached)

Attachment B.2.d
Conversion of Public Housing to Project Based Assistance under RAD

Attachment B-6
Resident Advisory Board (RAB) Comments

Attachment B-7
Certification by State or Local Officials

(Please see attached)

Annual PHA Plan <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.

A.	PHA Information.
A.1	<p>PHA Name: Southern Nevada Regional Housing Authority (SNRHA) PHA Code: NV018 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2017 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 2755 Number of Housing Choice Vouchers (HCVs) 11,013 Total Combined Units/Vouchers 13,768 PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission FY2018 Amendment 01</p> <p>Availability of Information.</p> <p><u>SUMMARY OF RESIDENT/STAFF/PUBLIC CONSULTATION AND INPUT</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 04/10/2017 10/15/2017 coinciding with the first advertisement of the Public Hearing. A copy of the PHA Plan Amendment-01 and associated documents were/are available to view a copy on our website www.snvrha.org, 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"> - Howard Cannon Center at 340 North 11th Street, Las Vegas, NV 89101. - W. F. Cottrell Admin Building at 5390 East Flamingo Rd., Las Vegas, NV 89122. - Housing Programs at 380 North Maryland Pkwy., Las Vegas, NV 89101. <p>The comment period for Amendment-01 ended with a Public Hearing held at the Howard Cannon Center Board Chambers located at 340 North 11th Street, Las Vegas, NV 89101 on May 24, 2017 November 30, 2017 at 5:30pm. The written comments either received in writing prior to the Public Hearing or received at the Public Hearing are included under Attachment – B6 FY2018 Amendment-01 Attachment – B6</p>

<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <u>Not Applicable</u>					
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: All Statistical Data has been updated, however, at this time the Strategy for Addressing Housing Needs remains the same. See Attachment B1a

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions: Deconcentration Policies are included in the attachments. See Attachment B1b

Financial Resources: All statistical Data has been updated, however, the Financial Resources remain the same. See Attachment B1c

Rent Determination: Adjustments were made to the Payment Standards. See Attachment B1d

Operation and Management: All Statistical Data has been updated, updates made as shown. All Policy Revisions and New Policies, including revisions to the HCV Admin Plan and ACOP, are included in the attachments. See Attachment B1e

Grievance Procedures: Changes Have been made to the existing Grievance Procedures. See Attachment B1f

Homeownership Programs: Minor Revisions have been made to the existing Homeownership Policies. See Attachment B1g

<p>B.1 (Cont.)</p>	<p><u>Community Service and Self-Sufficiency Programs:</u> All Statistical and Provider Data have been updated. See Attachment B1h</p> <p><u>Safety and Crime Prevention:</u> No changes have been made to the current Safety and Crime Prevention Policies. See Attachment B1i</p> <p><u>Pet Policy:</u> Updates have been made to the current Pet Policy. See Attachment B1j</p> <p><u>Asset Management:</u> No Changes have been made to the current Asset Management Plan. See Attachment B1k</p> <p><u>Substantial Deviation:</u> No changes have been made to the Substantial Deviation criteria. See Attachment B1l</p> <p><u>Significant Amendment/Modification:</u> No changes have been made to the Significant Amendment/Modification criteria. See Attachment B1m</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See Attachment B1b</p>
<p>B.2</p>	<p>New Activities.</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 checked="" type="checkbox"/> <input 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. <u>FY2018 Amendment-01</u></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" 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><u>Hope VI or Choice Neighborhoods:</u> SNRHA is planning to apply for Hope VI Revitalization or CNI grant in the Plan year. See Attachment B2a</p> <p><u>Mixed Finance Modernization or Development:</u> Please refer to Demolition and/or Disposition for proposed SNRHA Mixed Finance or Development Plans. See Attachment B2b</p> <p><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. See Attachment B2b</p> <p><u>Designated Housing for Elderly and/or Disabled Families:</u> Currently, Harry Levy Gardens (NV208), James Down Towers (NV2-12), Espinoza Terrace (NV13-02), Lubertha Johnson (NV18-21), Rose Gardens (NV18-20), 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). See Attachment B2c</p> <p><u>Conversion of Public Housing to Tenant-Based Assistance:</u> There have been no changes to this plan for the upcoming fiscal year.</p> <p><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. <u>See Attachment B2d FY2018 Amendment-01 See attachment B2d</u></p>

<p>B.2 (Cont.)</p>	<p><u>Occupancy by Over-Income Families:</u> There have been no changes to this Policy. At this time SNRHA does not admit families who are over income at time of initial lease up.</p> <p><u>Occupancy by Police Officers:</u> There have been no changes to this Policy.</p> <p><u>Non-Smoking Policies:</u> SNRHA has revised its Public Housing Non-Smoking Policy in compliance with HUD's Final Rule. See Attachment B2e</p> <p><u>Project-Based Vouchers:</u> No changes have been made to this Policy.</p> <p><u>Units with Approved Vacancies for Modernization:</u> Statuses have been updated, but no new units have been added to the list. See Attachment B2f</p> <p><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.</p>
<p>B.3</p>	<p>Civil Rights Certification. 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. See Attachment B3</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</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: See Attachment B4</p>
<p>B.5</p>	<p>Progress Report.</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. See Attachment B5</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" 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. See Attachment B6 FY2018 Amendment-01 See Attachment B6</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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. See Attachment B7 FY2018 Amendment-01 See Attachment B7</p>
<p>B.8</p>	<p>Troubled PHA.</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: N/A</p>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. 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. See HUD Form-50075.2 approved by HUD on 2/13/2017. See Attachment C



**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY**

**Amendment 01 to the
FY 2018 Annual Plan**

PUBLIC COMMENT PERIOD
October 16, 2017 through November 30, 2017

PUBLIC HEARING
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101
Thursday, November 30, 2017 at 5:30 p.m.

Proposed Changes to the Current Agency Plan

Attachment B.2.d
Conversion of Public Housing to Project Based Assistance under RAD
(Please see attached)

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

FY2018 ANNUAL PLAN AMENDMENT-01

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 conversions ~~complies~~ **comply** and will continue to comply with all applicable site selection and neighborhood reviews standards and all appropriate procedures have been and will continue to be followed.

Below please find a table listing ~~out~~ each of the provisions affecting residents' rights, ~~and~~ participation, waiting list and grievance procedures. The table lists ~~out~~ 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.

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

Project Based Voucher (PBV) Requirements (Section 1.6 of PIH Notice 2012-32, REV-2 REV-3 and the Joint Housing PIH Notice H-2014-09/ PIH-2014-17) Notice H 2016-17; PIH2016-17	Project Based Rental Assistance (PBRA) Requirements (Section 1.7 of PIH Notice 2012-32, REV-2 REV-3 and the Joint Housing PIH Notice H-2014-09/ PIH-2014-17) Notice H 2016-17; PIH2016-17
Tenant Protections (Under Joint Housing PIH Notice H-2014-09/ PIH-2014-17) Under Notice H 2016-17; PIH 2016-17	
1. Right to Return and Relocation Assistance	1. Right to Return and Relocation Assistance
Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)	
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
Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)	
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: Under the Rental Assistance Demonstration the SNRHA converted in 2016 Vera Johnson Manor B a 112-unit family public housing development located in the City of Las Vegas, Nevada to Project Based Section 8. 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 units reached 100% lease-up in June 2016. After construction was completed 104 public housing units at Vera Johnson Manor B were converted to RAD in~~

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

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 ~~from~~ and HOME funds from the City of Las Vegas.

The property renovations included comprehensive modernization of all 112 family units [104 Public 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, ~~and~~ 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 ~~units are anticipated to be 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 multi-purpose room, warming kitchen, classrooms, a computer lab, a library/reading room, leasing office, and space for supportive service providers site upgrades and included upgrading the site and the on-site Administrative Building~~ 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.

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

Landsman Gardens is an important housing asset for the Las Vegas Valley ~~that~~ 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.

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 March 2015 the SNRHA submitted a RAD application for Biegger Estates (AMP 406) for conversion of assistance to Project Based Voucher (PBV) under RAD. The Conditional Housing Assistance Payment (CHAP) agreement was received July 2015. On May 2015 the SNRHA submitted a 9% Tax Credit Application for the Rehabilitation of all 119 units at this site and received a 9% Tax Credit Award Allocation on July 2015. The SNRHA will 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
119		101,428 SF

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.

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.

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.

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

Estimated Project Schedule

RAD Application: March 2015 (actual)
 NHD 9% LIHTC Application: May 2015 (actual)
 Construction Start: May 2016 (actual)
 Construction Completion: ~~June 2017~~ July 2017 (actual)
 Full Occupancy: ~~August 2017~~ July 2017 (actual)

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 ~~is also planning to submit in FY 2015 early-~~ submitted in FY 2016 a Bond/4% Tax Credit Application for the re-development of all 120 units (~~on-site or~~ off-site). The SNRHA ~~may self-develop or partner~~ partnered with ~~a developer~~ NV HAND for this project.

Rose Gardens was constructed in 1972 and acquired and opened in 1975, as the ~~2th~~ 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
120		52,380 SF

~~At this time we are not anticipating to change of changing the number of units-~~ The unit numbers will not change however; ~~we are anticipating to change changing~~ 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> ROSE GARDENS	<u>PIC Development ID:</u> NV018007001	<u>Conversion type (i.e., PBV or PBRA):</u> PBV	<u>Transfer of Assistance:</u> <u>Yes Proposed Location:</u> 1731 Yale Street. NLV, NV. 89030 APN: 139-22-801-002 <u>No. of Units</u> Transferring: 120
<u>Total Units:</u> 120	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> Senior	<u>Capital Fund allocation of Development:</u> \$112,549.27

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion:	Change in Number of Units per Bedroom Type and Why?
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	
Six Bedroom	0	0	
Total:	120	120	
(If Performing a Transfer of Assistance)	<p>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. It is We proposed to relocate the tenants into the new building once the construction of the new building is complete at the new location and then demolish the existing Rose Gardens structures. Therefore; 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.</p>		

Estimated Project Schedule

RAD Application: March 2015 (actual)
 Bond 4% LIHTC Application: July 2016 (actual)
 Construction Start: ~~May 2017~~ October 2017
 Construction Completion: ~~August 2018~~ December 2018
 Full Occupancy: ~~December 2018~~ March 2019

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 ~~is planning to submit~~ 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

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

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 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
100		45,680 SF	52,328 SF

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: April 2018
 Construction Completion: April 2019
 Full Occupancy: June 2019

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)

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

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. 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 aged of construction and/or due to recent modernization therefore; relocation will not be required at these properties.

These properties are as follows:

DEVELOPMENT # 1 - AMP 405			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
OTTO MERIDA DESERT VILLAS	NV018002315	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
3901 East Charleston, Las Vegas, NV 89104	2007	140-31-402-001	8.13
<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>Capital Fund allocation of Development:</u>
60	FAMILY	FAMILY	\$168,783.33
<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	0	0	No changes on No. of Units or Bdrm. Type
One Bedroom	0	0	
Two Bedroom	27	27	
Three Bedroom	30	30	
Four Bedroom	3	3	
Total:	60	60	
<u>(If Performing a Transfer of Assistance):</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with no Rehabilitation	
<u>Type of Relocation:</u>		No Relocation Required	
<u>Property Information:</u>		The property was constructed in 2007 under the Federal Low-Income Public Housing Mixed Finance Program.	
<u>Anticipated RAD Conversion:</u>		2018	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

DEVELOPMENT # 2 - AMP 401			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
LUBERTHA JOHNSON ESTATES	NV018013021	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
3900 E. Perry Street, Las Vegas, NV 89122	2012	161-16-401-006	6.35
<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>Capital Fund allocation of Development:</u>
112	SENIOR	SENIOR	\$113,912.98
<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	0	0	No changes on No. of Units or Bdrm Type
One Bedroom	89	89	
Two Bedroom	23	23	
Three Bedroom	0	0	
Four Bedroom	0	0	
Total:	112	112	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with no Rehabilitation	
<u>Type of Relocation:</u>		No Relocation Required	
<u>Property Information:</u>		The property was constructed in 2012 under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		2018	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

DEVELOPMENT # 3 - AMP 413			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
MARION BENNETT PLAZA	NV018002316	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
1818 Balzar Avenue, Las Vegas, NV 89106	2010	139-21-102-008	4.38
<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>Capital Fund allocation of Development:</u>
65	SENIOR	SENIOR	\$123,033.49
<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	0	0	No changes on No. of Units or Bdrm. Type
One Bedroom	60	60	
Two Bedroom	5	5	
Three Bedroom	0	0	
Four Bedroom	0	0	
Total:	65	65	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with no Rehabilitation	
<u>Type of Relocation:</u>		No Relocation Required	
<u>Property Information:</u>		The property was constructed in 2010 under the Federal Low-Income Public Housing Mixed Finance Program.	
<u>Anticipated RAD Conversion:</u>		2018	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

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.

Funds sources includes but are not limited to:

- o Tax-Exempt bonds supported by project-based rental assistance
- o Federal Low Income Housing Tax Credit (LIHTC), from State of Nevada
- o Public Housing Capital Funds (CFP) including Replacement Housing Factor (RHF) Funds from HUD
- o Federal Home Loan Bank of San Francisco (FHLB SF) Affordable Housing Program
- o HOME Funds from applicable jurisdictions and Clark County
- o SNRHA Operating Reserves and/or Development Funds

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:

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

DEVELOPMENT # 4 - AMP 401			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
ARCHIE GRANT PARK	NV018002302	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
1720/1721 Searles Ave. Las Vegas, NV 89101	1963	139-26-102-008 139-26-201-005	13.14
<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>Capital Fund allocation of Development:</u>
125	SENIOR	SENIOR	\$92,862.99
<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>
<u>Studio/Efficiency</u>	40	40	No changes on No. of Units or Bdrm Type
<u>One Bedroom</u>	72	72	
<u>Two Bedroom</u>	13	13	
<u>Three Bedroom</u>	0	0	
<u>Four Bedroom</u>	0	0	
<u>Total:</u>	125	125	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		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]	
<u>Property Information:</u>		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]	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

DEVELOPMENT # 5 - AMP 407			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
HULLUM HOMES	NV018013007	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
4980 E. Owens Ave. Las Vegas, NV 89115	1982	140-20-804-006	4.36
<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>Capital Fund allocation of Development:</u>
59	FAMILY	FAMILY	\$142,658.64
<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	0	0	No changes on No. of Units or Bdrm. Type
One Bedroom	0	0	
Two Bedroom	42	42	
Three Bedroom	13	13	
Four Bedroom	4	4	
Total:	59	59	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The property was constructed in 1982 under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

DEVELOPMENT # 6 - AMP 407			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
JONES GARDENS	NV018013010	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
1750 Marion Drive, Las Vegas, NV 89115	1984	140-20-801-001	8.56
<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>Capital Fund allocation of Development:</u>
90	FAMILY	FAMILY	\$149,700.92
<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	0	0	No changes on No. of Units or Bdrm. Type
One Bedroom	0	0	
Two Bedroom	60	60	
Three Bedroom	22	22	
Four Bedroom	8	8	
Total:	90	90	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The property was constructed in 1982 under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

Development # 7 - AMP 402			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
SARTINI PLAZA & SARTINI PLAZA ANNEX	NV018002303	PBV	No
<u>Address 1</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
900 Brush Street, Las Vegas, NV 89107	1983	138-36-801-003	4.33
<u>Address2</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
5200 Alpine Place, Las Vegas, NV 89107	1984	138-36-801-004	4.39
<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>Capital Fund allocation of Development:</u>
259	SENIOR	SENIOR	\$105,631.34
<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>
<u>Studio/Efficiency</u>	0	0	No changes on No. of Units or Bdrm. Type
<u>One Bedroom</u>	254	254	
<u>Two Bedroom</u>	5	5	
<u>Three Bedroom</u>	0	0	
<u>Four Bedroom</u>	0	0	
<u>Total:</u>	259	259	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The properties were constructed in early 1980s under the Federal Low-Income Public Housing Program.	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

Development # 8 - AMP 406			
<u>Name of Public Housing Project</u>	<u>PIC Dev ID:</u>	<u>Conversion type (PBV or PBRA):</u>	<u>Transfer of Assistance:</u>
ERNIE CRAGIN TERRACE	NV018002304	PBV	No
<u>Address</u>	<u>Yr. Built</u>	<u>APN No.</u>	<u>No. of Acres:</u>
2900 Valley Street, Las Vegas, NV 89101	1965	139-36-402-016	5.11
<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>Capital Fund allocation of Development:</u>
40	FAMILY	FAMILY	\$132,624.20
<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	0	0	No changes on No. of Units or Bdrm. Type
One Bedroom	7	7	
Two Bedroom	18	18	
Three Bedroom	13	13	
Four Bedroom	2	2	
Total:	40	40	
<u>(If Performing a Transfer of Assistance)</u>		N/A	
<u>RAD Conversion Type:</u>		Acquisition with Rehabilitation	
<u>Type of Relocation:</u>		Temporary relocation [on-site or off-site] required for units in the first groups of construction.	
<u>Property Information:</u>		The property was constructed in 1965 under the Federal Low-Income Public Housing Program. Last Comprehensive Modernization completed in 2003.	
<u>Anticipated RAD Conversion:</u>		TBD	

Conversion of Public Housing (RAD)

ATTACHMENT B2.d

RAD Portfolio Second Group: 1) Schaffer Heights (AMP 404), 2) Aida Brents (AMP 403), 3) Levy Gardens (AMP 403), 4) James Down Towers (AMP 402), 5) Hampton Court (AMP 404), 6) John Simmons Manor (AMP 406) and 7) Sherman Gardens Annex (AMP 408) totaling 564 public housing units.

RAD application for the properties listed in the RAD Portfolio Second Group will be under review and consideration for submission late 2018.

~~The RAD portfolio is pending HUD review and issuance of Commitment to enter into a Housing Assistance Payment contract (CHAP) for Group 1.~~

~~RAD applications are now broken down in six categories, SNRHA portfolio award is listed under Category 6—“Uncategorized” (application review not completed) total units over the 185,000 cap is 10,046 units as of 11/30/15. We are last in our category with a waitlist of 3,344. RAD will provide monthly updates.~~

~~FYI: President’s Budget for 2016 has requested Congress to eliminate the cap on the number of units to be converted.~~



**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY**

**Amendment 01 to the
FY 2018 Annual Plan**

PUBLIC COMMENT PERIOD
October 16, 2017 through November 30, 2017

PUBLIC HEARING
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101
Thursday, November 30, 2017 at 5:30 p.m.

Proposed Changes to the Current Agency Plan

Attachment B-6
Resident Advisory Board (RAB) Comments
(Please see attached)



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Attachment B6

DATE: [ENTER DATE]

TO: **Chairman Dora LaGrande**

FROM: Resident Advisory Board (RAB) Members

RE: SNRHA Annual Plan FY2018 Amendment-01

We, the members of the Resident Advisory Board (RAB), have reviewed the proposed revisions under **Amendment 01** to the Southern Nevada Regional Housing Authority Annual Agency Plan for **FY2018**. We have had the opportunity to ask questions, review all of the proposed changes, and have submitted comments as needed.

We commend the SNRHA on preparing the Plan Amendment 01 in-house utilizing staff instead of paying an outside firm.

Please contact Theresa Davis, RAB President (702) 580-5991 if you require additional information.

<i>PRINT NAME</i>		<i>SIGNATURE</i>	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

cc: Amparo Gamazo, Interim Executive Director

Complete form with comments to be submitted by the PHA as an electronic attachment to the PHA Plan Amendment



**SOUTHERN NEVADA REGIONAL
HOUSING AUTHORITY**

**Amendment 01 to the
FY 2018 Annual Plan**

PUBLIC COMMENT PERIOD
October 16, 2017 through November 30, 2017

PUBLIC HEARING
Howard Cannon Center
Commission Chambers
340 North 11th Street
Las Vegas, NV 89101
Thursday, November 30, 2017 at 5:30 p.m.

Proposed Changes to the Current Agency Plan

Attachment B-7
Certification by State or Local Officials
(Please see attached)

**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

Attachment B7

**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

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

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.

SNRHA FY 2018 ANNUAL PLAN AMENDMENT-01

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

Complete form to be submitted by the PHA as an electronic attachment to the PHA Plan Amendment